



951-977 Powell Avenue

Winnipeg, Manitoba

Unit 951
www.cbre.ca/winnipeg

Available for Lease

Property Information

Property Overview

951-977 Powell is a mid-bay industrial building located in the Northwest quadrant of Winnipeg.

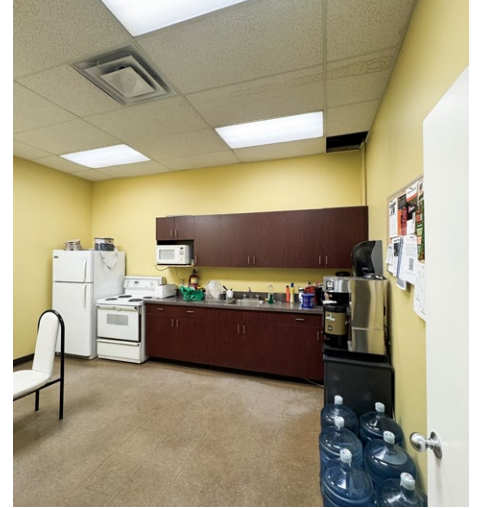
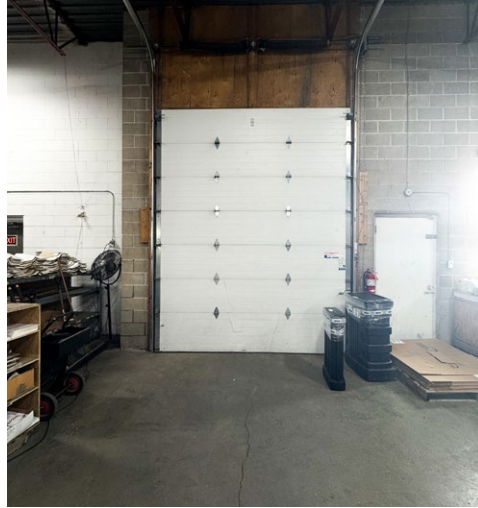
Unit 951 is an end cap unit featuring built-out office space, 1 grade & 8 dock loading doors.

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|-------------------------|--|
| Unit Size: | Unit 951 - 14,825 SF |
| Asking Net Rent: | \$10.95 PSF |
| Additional Rent: | \$3.96 PSF (2026 est) plus 5% management fee |
| Ceiling Height: | 18' clear |
| Loading: | 8 Dock & 1 Grade |
| Zoning: | M2 |
| Available: | Immediately |



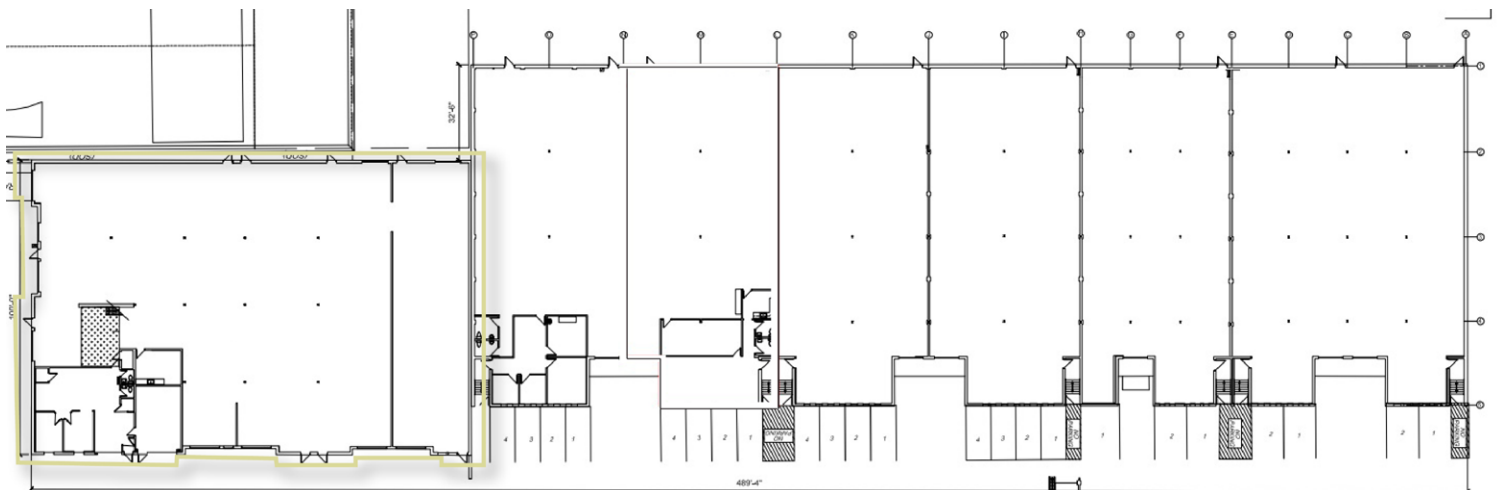
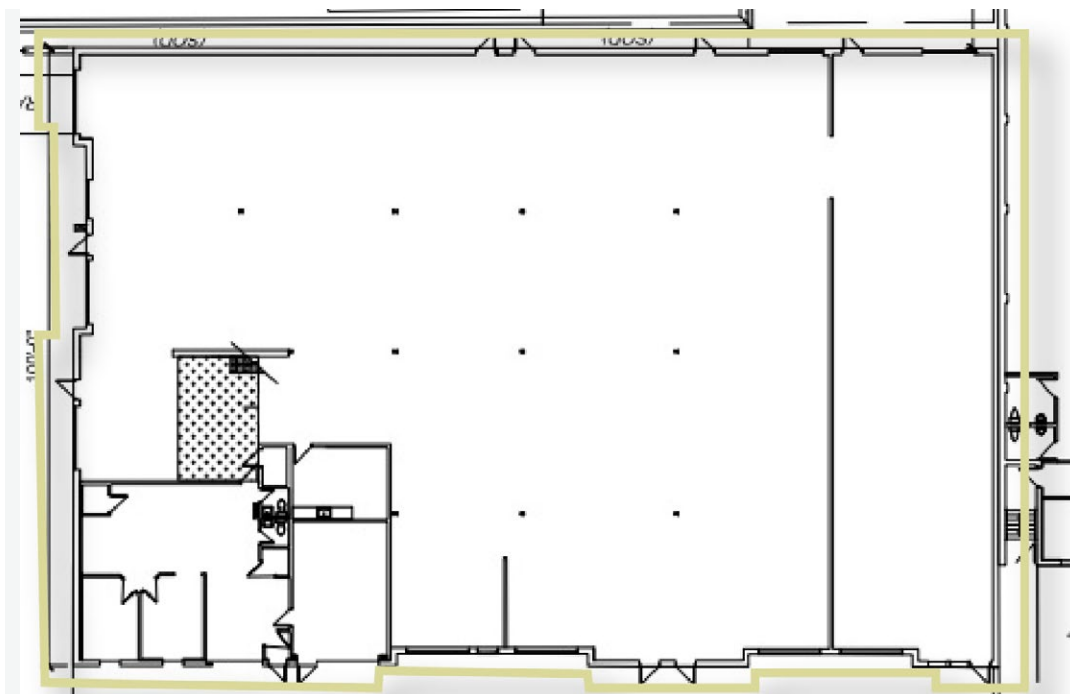
Property Photos

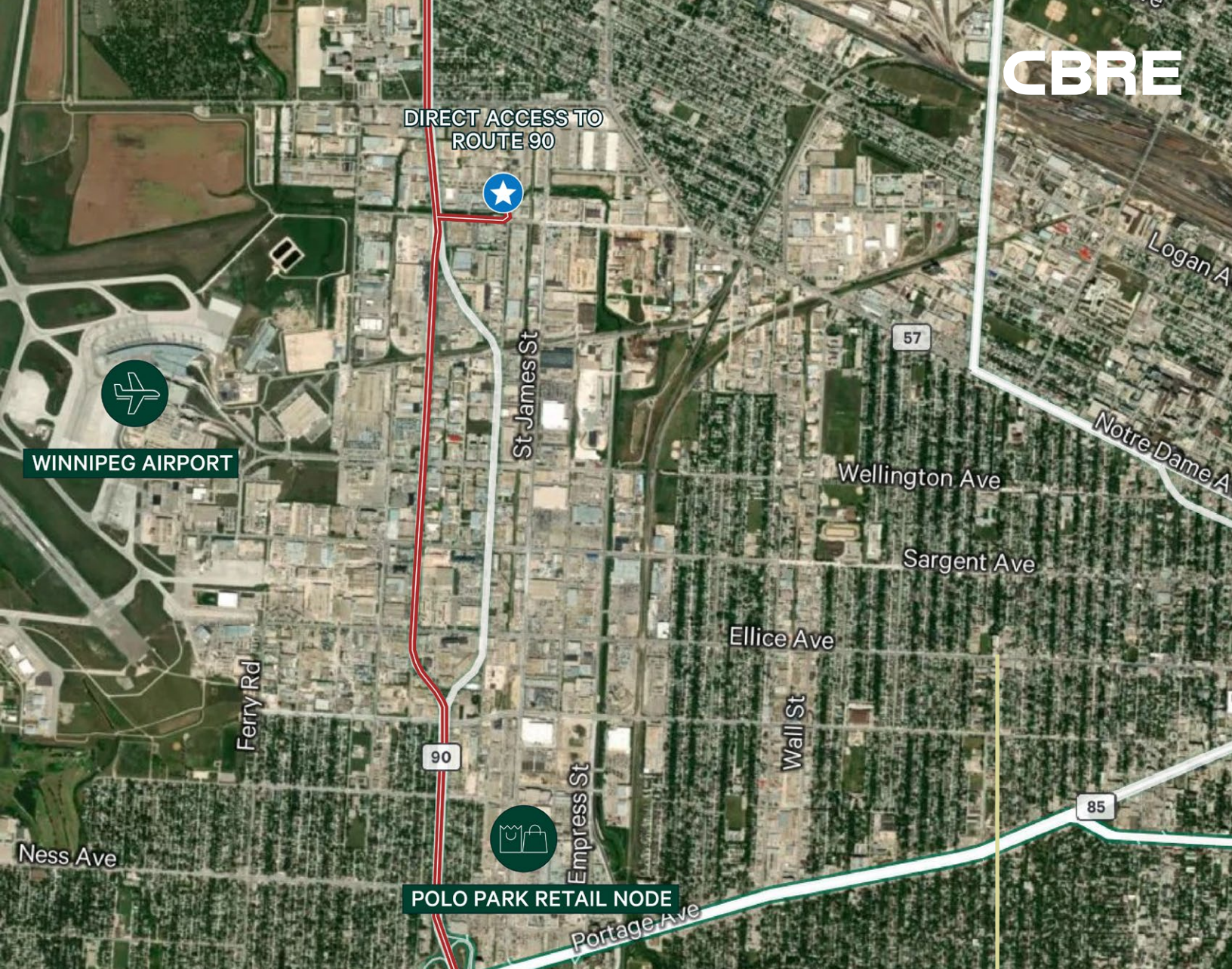
UNIT 951 14,825 SQ. FT. AVAILABLE



Floor Plan

UNIT 951 14,825 SQ. FT. AVAILABLE





The Location

Prime Industrial Location

The property is located on the corner of Powell Avenue and Border Street, with easy access to Route 90 and in close proximity to the Winnipeg James Armstrong International Airport.

Great access to nearby transit routes, and surrounded by amenities. Just 4km to the Polo Park retail node and just under 10km to the Perimeter Highway.





For more information, please contact:

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