

HIGH QUALITY INDUSTRIAL SPACE FOR LEASE



891 CENTURY STREET WINNIPEG, MB



CONTACT

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2
buildings

2.25 acres
total land area

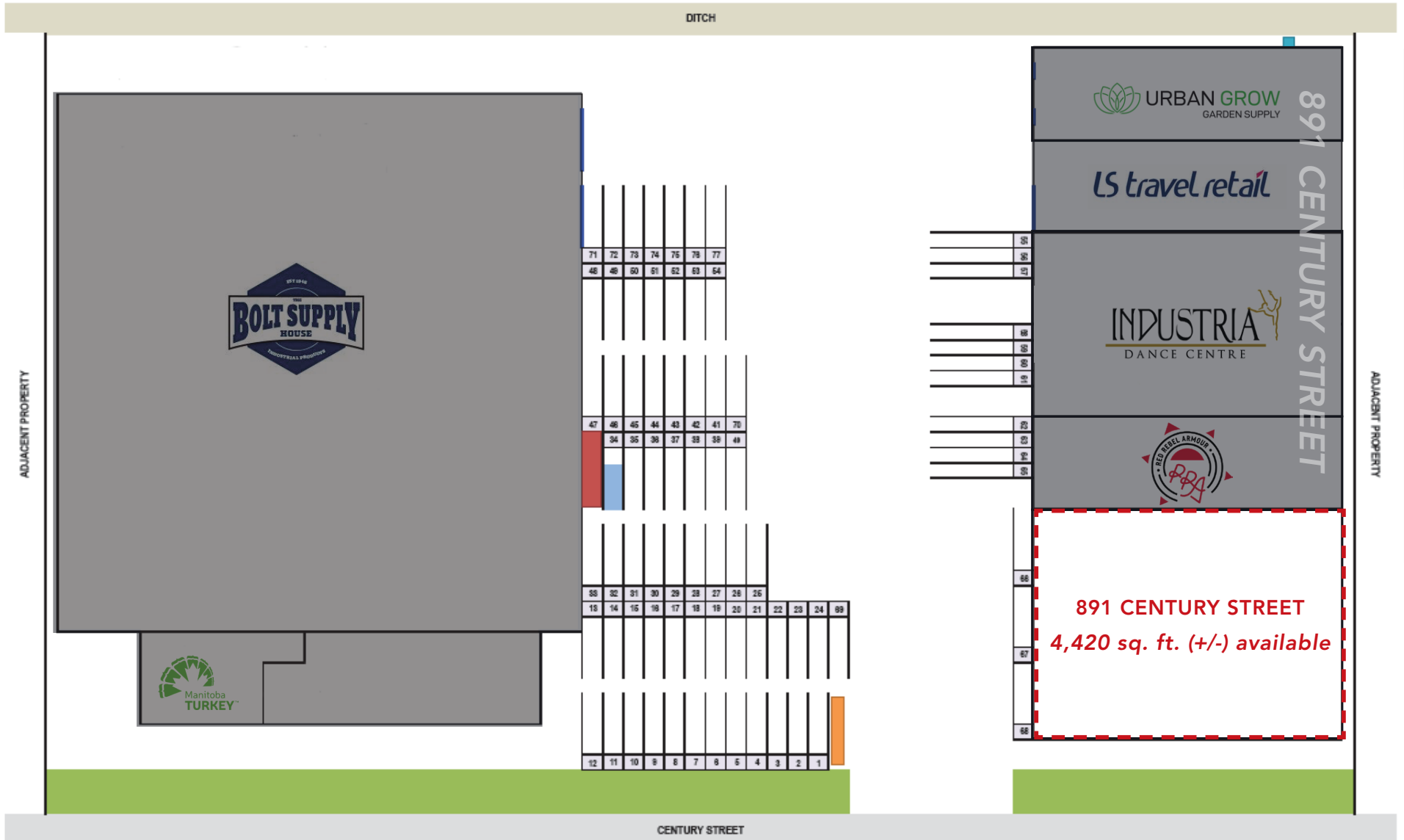
77
parking stalls

51,841 sq. ft.
total building area

4,420 sq. ft.
area available



SITE PLAN



PROPERTY OVERVIEW

891-895 Century Street is strategically located in St. James Industrial Park on a high-exposure artery with a daily traffic count of approximately 23,400 vehicles per day. The location benefits from its proximity to many national and needs-based retailers within the Polo Park retail node as well as to the Richardson International Airport. The site offers premium visibility and access directly off Century Street and is directly south of Saskatchewan Avenue providing easy access to surrounding communities. The property features ample on-site parking for staff and visitors directly adjacent to each unit and prominent building signage opportunities are available.

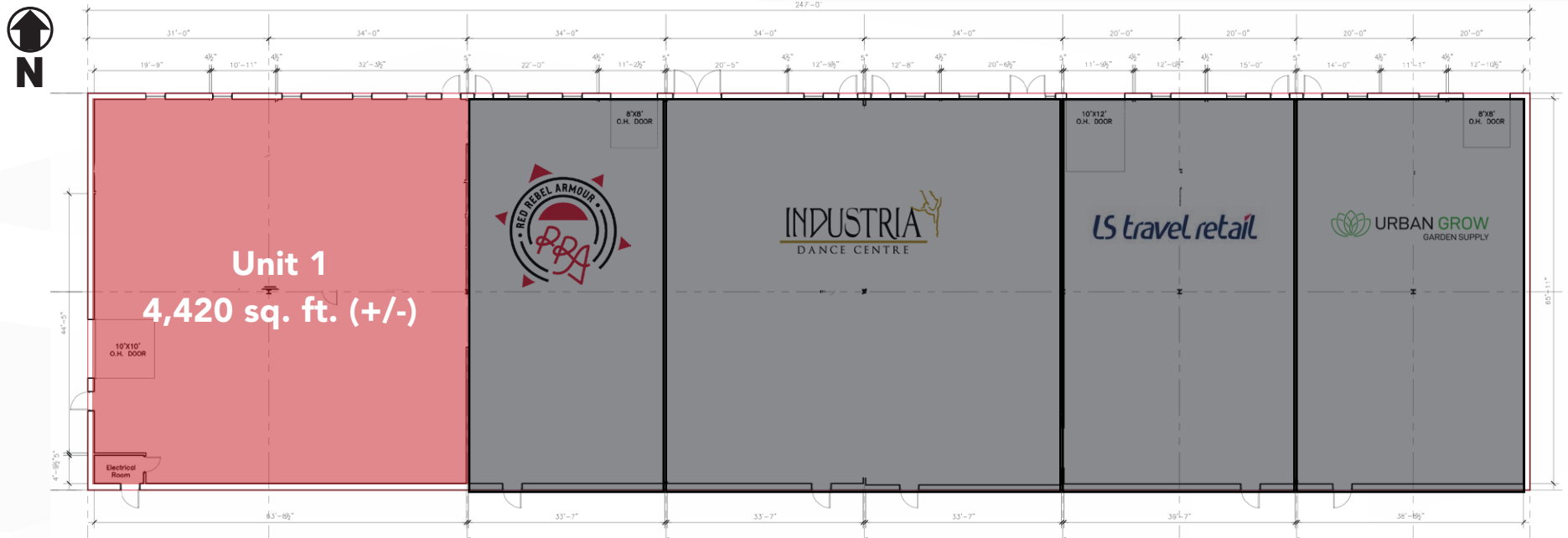


PROPERTY DETAILS

BUILDING AREA (+/-)	16,796 sq. ft.
AREA AVAILABLE (+/-)	Unit 1: 4,420 sq. ft.
NET RENTAL RATE	\$10.95 per sq. ft.
ADDITIONAL RENT	\$4.22 per sq. ft. plus 5% mgmt. fee
CLEAR HEIGHT (+/-)	16' 6"
LOADING	Grade Loading
ELECTRICAL	100 Amp, 240 Volt, 3 Phase, 4 Wire
ZONING	M2 - Manufacturing General
AVAILABILITY	February 1, 2026



FLOOR PLAN



St. James Industrial Park

The Property is ideally located in the St. James Industrial Park with direct access to all the major northwest transportation routes and in the vicinity of many high-profile neighboring tenants.



Surrounding Retail Landscape

891 & 895 Century Street is located just north of Winnipeg's main shopping destination, less than 1km away from CF Polo Park which draws 10,300,000 visitors annually.



CENTREPORT CANADA

CN RAIL LINE

CP RAIL LINE

PERIMETER HIGHWAY

CENTREPORT CANADA WAY

CHIEF PEGUIS TRAIL EXTENSION

Industrial Manufacturing & Logistics

CentrePort Canada Rail Park

Strategic Development

Future Residential

CP RAIL LINE

WINNIPEG RICHARDSON INTERNATIONAL AIRPORT

NORTH INKSTER IND.



INKSBROOK IND. PK.



NORTHWEST BUS. PK.



INKSTER IND. PK.



INKSTER BOULEVARD

OAK POINT IND.



WESTON SHOPS



BROOKPORT BUS. PK.



BROOKSIDE BUS. PK.



BROOKSIDE IND. PK.



OMAND'S CREEK IND.



ST. JAMES IND.



SITE

PP POLO PARK

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