

INDUSTRIAL FLEX SPACE AVAILABLE FOR SUBLEASE IN ST. JAMES

860 CENTURY ST



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PROPERTY HIGHLIGHTS

AVAILABLE SF: (+/-) 5,814 SF

Located on Century Street near the intersection of Wellington Avenue, this property offers exceptional exposure along Route 90 and features quality office buildout, functional warehouse space with the potential for a compound, and ample on-site parking. Just minutes from the Winnipeg James Armstrong Richardson International Airport, the site provides an ideal location for businesses seeking a centrally positioned facility with strong visibility and a professional presence.

- Buildout features an open showroom area and functional warehouse space with minimal private office development
- (+/-) 5,814 square feet of industrial warehouse/office space with flexible layout options
- 14' clear ceiling height
- Two grade-level loading doors providing efficient access for shipping and receiving
- Sprinklered
- Endcap unit offering enhanced visibility and natural light
- On-site parking available for staff and customers with the potential for a compound
- Suitable for a wide range of industrial, distribution, or service-commercial uses
- Available immediately
- Headlease expiry July 21, 2027
- Zoned: M2

SUBLEASE RATE: \$9.00

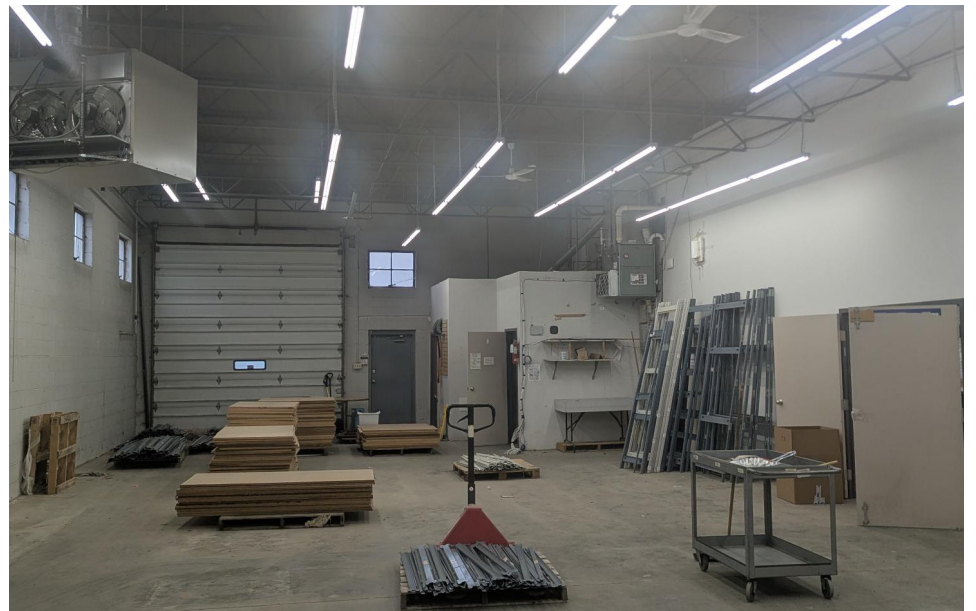
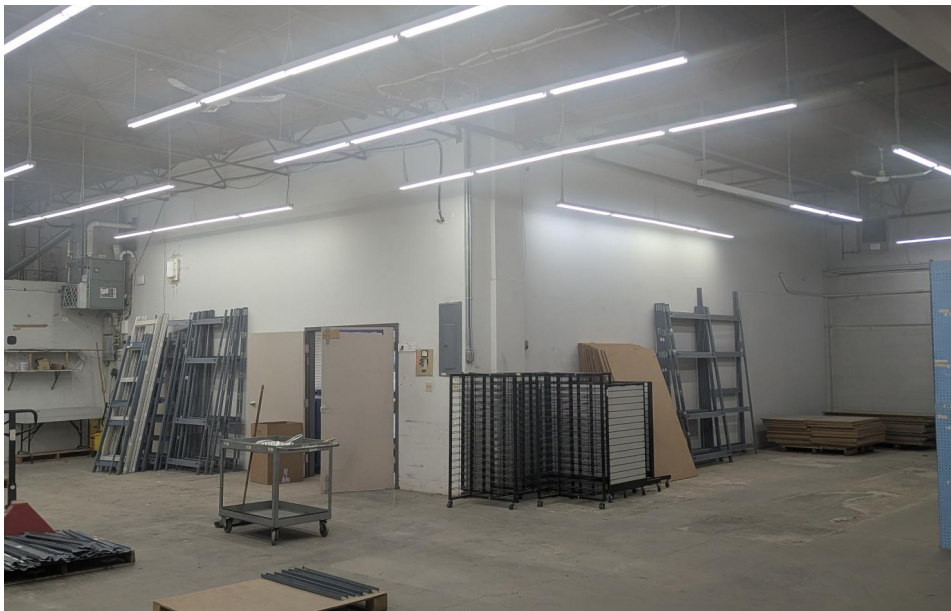
CAM: \$2.12 PER SF (2025 EST.)

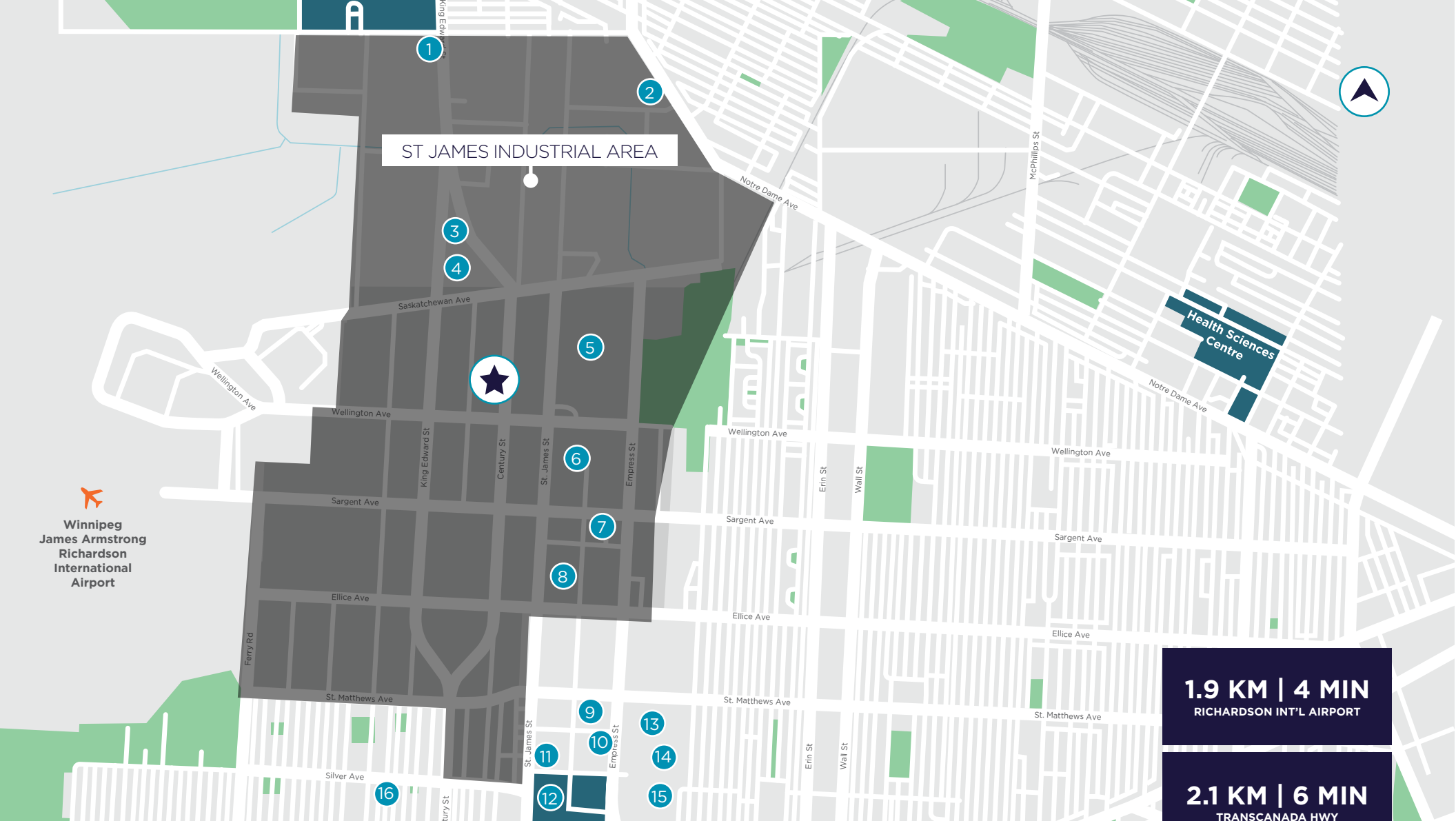
PROPERTY TAX: \$3.37 PER SF (2025 EST.)

**PLUS MANAGEMENT FEE*



PROPERTY PHOTOS





AMENITIES MAP

- | | | | |
|---|-------------|----|---------------------------|
| 1 | A&W | 9 | WINNERS |
| 2 | TIM HORTONS | 10 | PF CHANGS |
| 3 | WENDY'S | 11 | CINEPLEX |
| 4 | TIM HORTONS | 12 | POLO PARK SHOPPING CENTRE |
| 5 | COSTCO | 13 | HOME DEPOT |
| 6 | SUPERSTORE | 14 | BURGER KING |
| 7 | WALMART | 15 | CHAPTERS |
| 8 | STAPLES | 16 | CANADIAN TIRE |

1.9 KM | 4 MIN
RICHARDSON INT'L AIRPORT

2.1 KM | 6 MIN
TRANSCANADA HWY

5.2 KM | 20 MIN
PORTAGE & MAIN

1.7 KM | 5 MIN
CF POLO PARK



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