

NEWLY CONSTRUCTED FLEX SPACE FOR LEASE

4 STONE FORT ROAD



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 CUSHMAN &
WAKEFIELD
Winnipeg

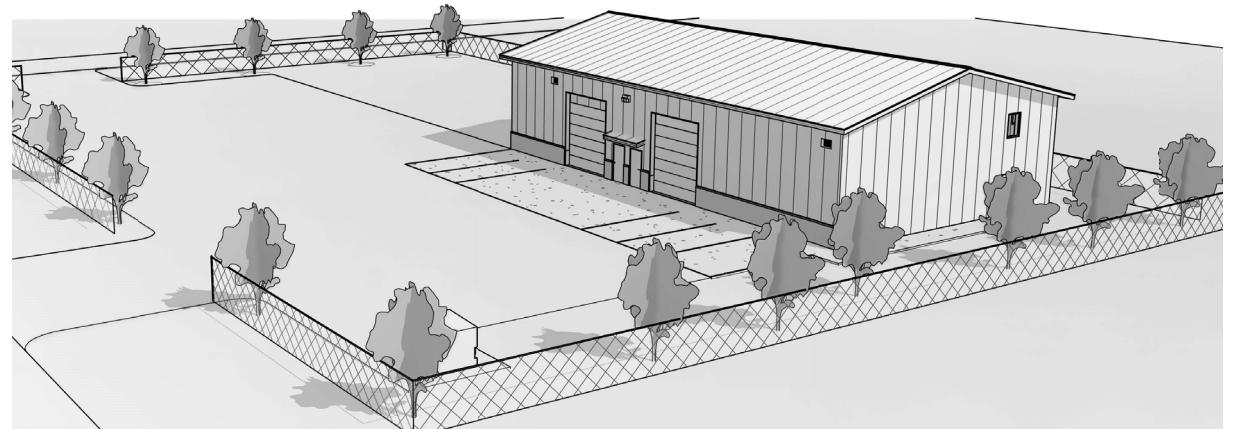
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PROPERTY **HIGHLIGHTS**

(+/-) 1,800 SF

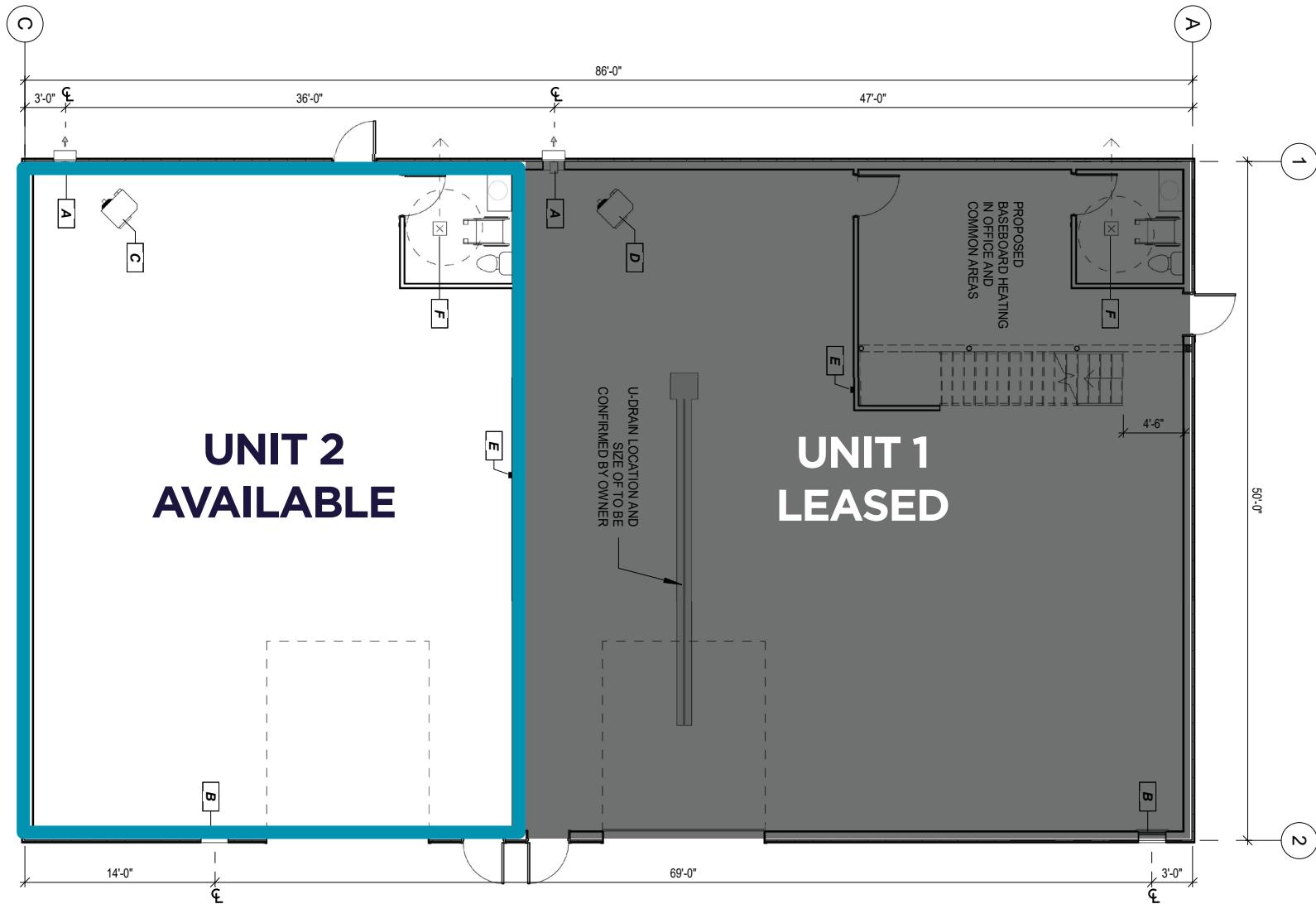
- Available Q1 2026
- Ceiling Height: 18' Clear
- Grade Loading: 12' x 14' Automatic OH Door
- Gas Heating
- Built-Out Washrooms
- Ample Surface Parking Available
- Zoning: M1
- Located only 3 Mins from St. Andrews Airport



LEASE RATE: \$14.50 PSF

CAM & TAX: TBD

FLOOR PLAN



SITE PLAN



BUILDING RENDERINGS



THE LOCATION

3 MINS
ST. ANDREWS AIRPORT

9 MINS
PERIMETER HWY

15 MINS
RESTAURANTS & AMENITIES
(WEST ST. PAUL & RIVERBEND)

15 MINS
SELKIRK, MB





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