

# NEWLY CONSTRUCTED FLEX SPACE FOR LEASE

## 4 STONE FORT ROAD



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**CUSHMAN &  
WAKEFIELD**  
Winnipeg

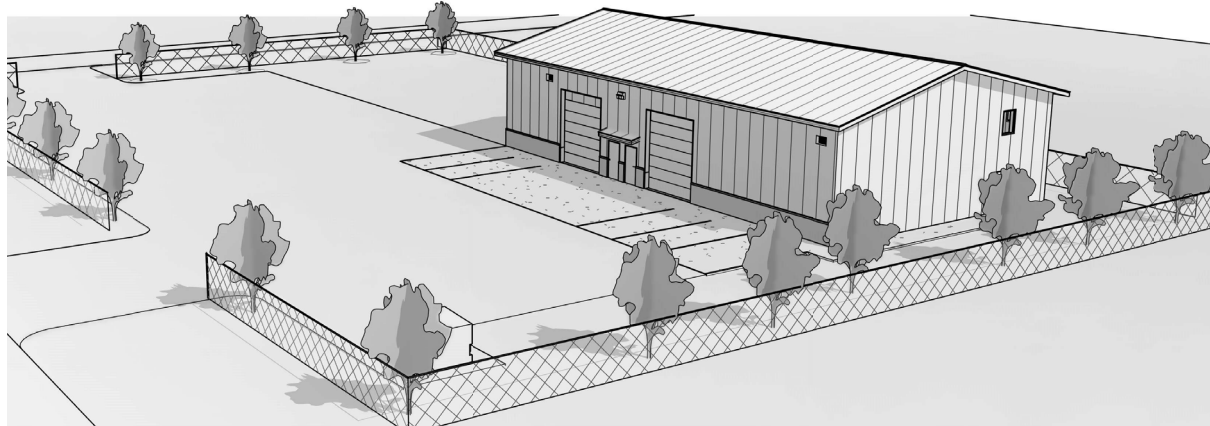
**Stevenson**



# PROPERTY HIGHLIGHTS

(+/-) 1,800 SF

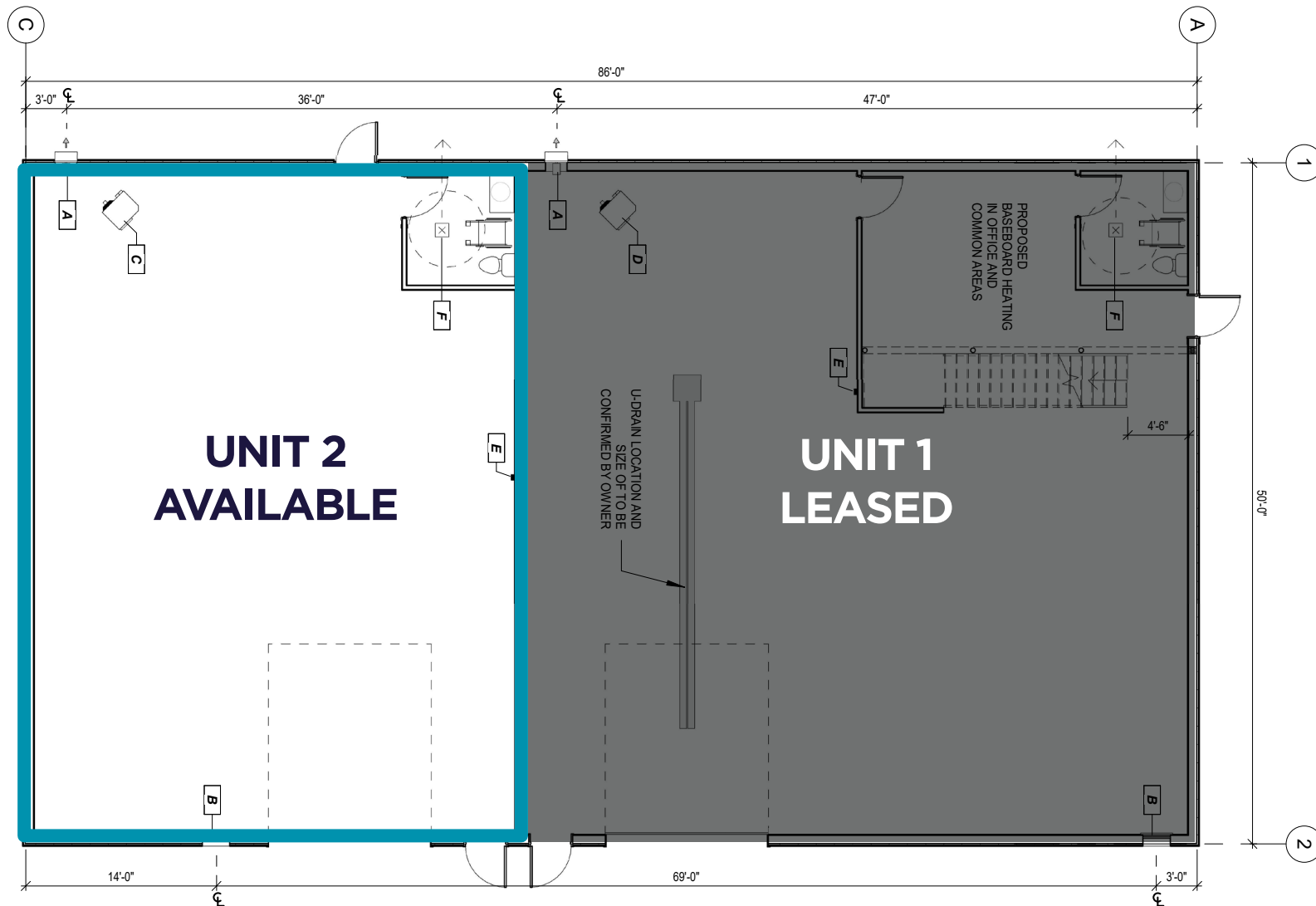
- Available Q1 2026
- Ceiling Height: 18' Clear
- Grade Loading: 12' x 14' Automatic OH Door
- Gas Heating
- Built-Out Washrooms
- Ample Surface Parking Available
- Zoning: M1
- Located only 3 Mins from St. Andrews Airport



**LEASE RATE:** \$14.50 PSF

**CAM & TAX:** TBD

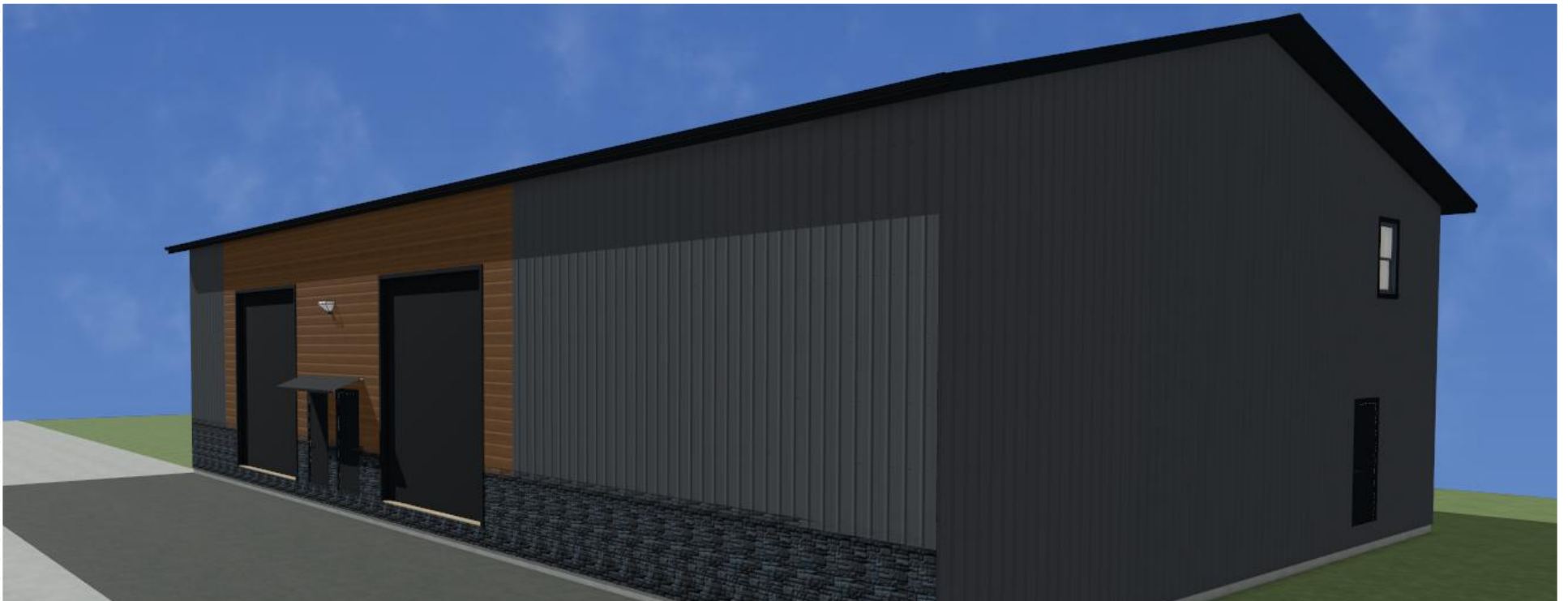
# FLOOR PLAN



# 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







## CONTACT

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