

NEWLY CONSTRUCTED FLEX SPACE FOR LEASE

4 STONE FORT ROAD



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 **CUSHMAN &
WAKEFIELD**
Winnipeg

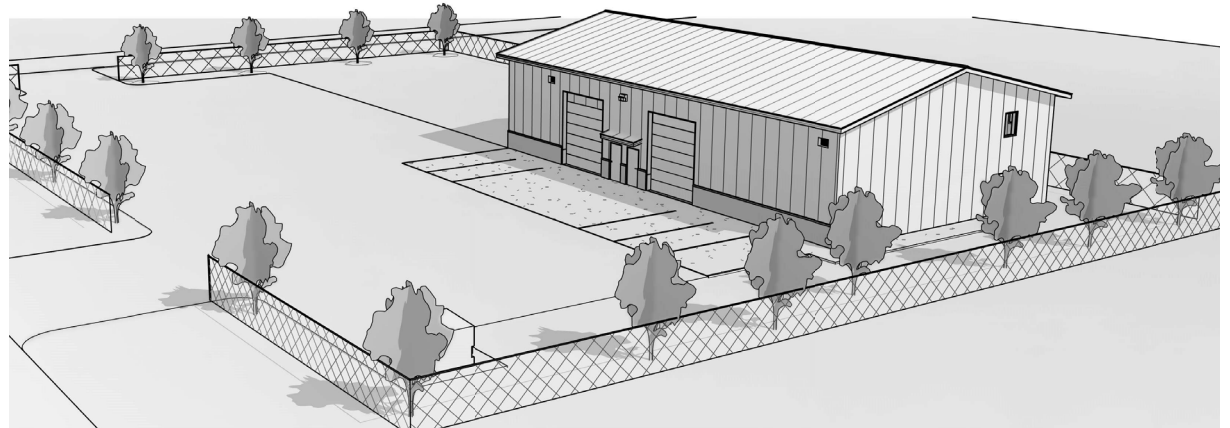


** Artist's rendering for illustrative purposes only*

PROPERTY HIGHLIGHTS

(+/-) 1,800 SF

- Available Q1 2026
- Ceiling Height: 18' Clear
- Grade Loading: 12' x 14' Automatic OH Door
- 1 Over Head Grade Door: 14' x 16'
- Gas Heating
- Power supply: 240V/200A
- Built-Out Washrooms
- Ample Surface Parking Available
- Zoning: M1
- Located only 3 Mins from St. Andrews Airport

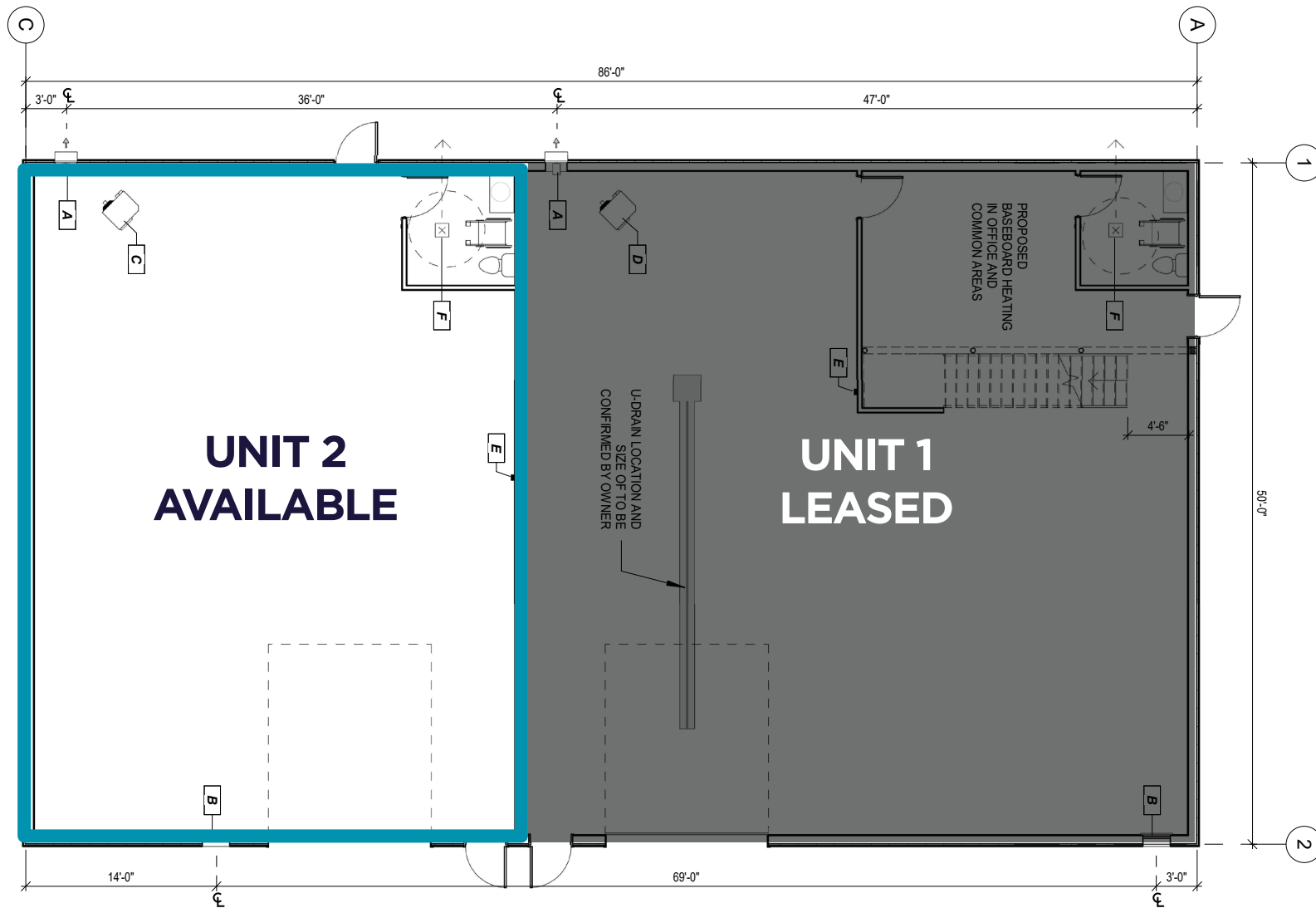


LEASE RATE: \$14.50 PSF

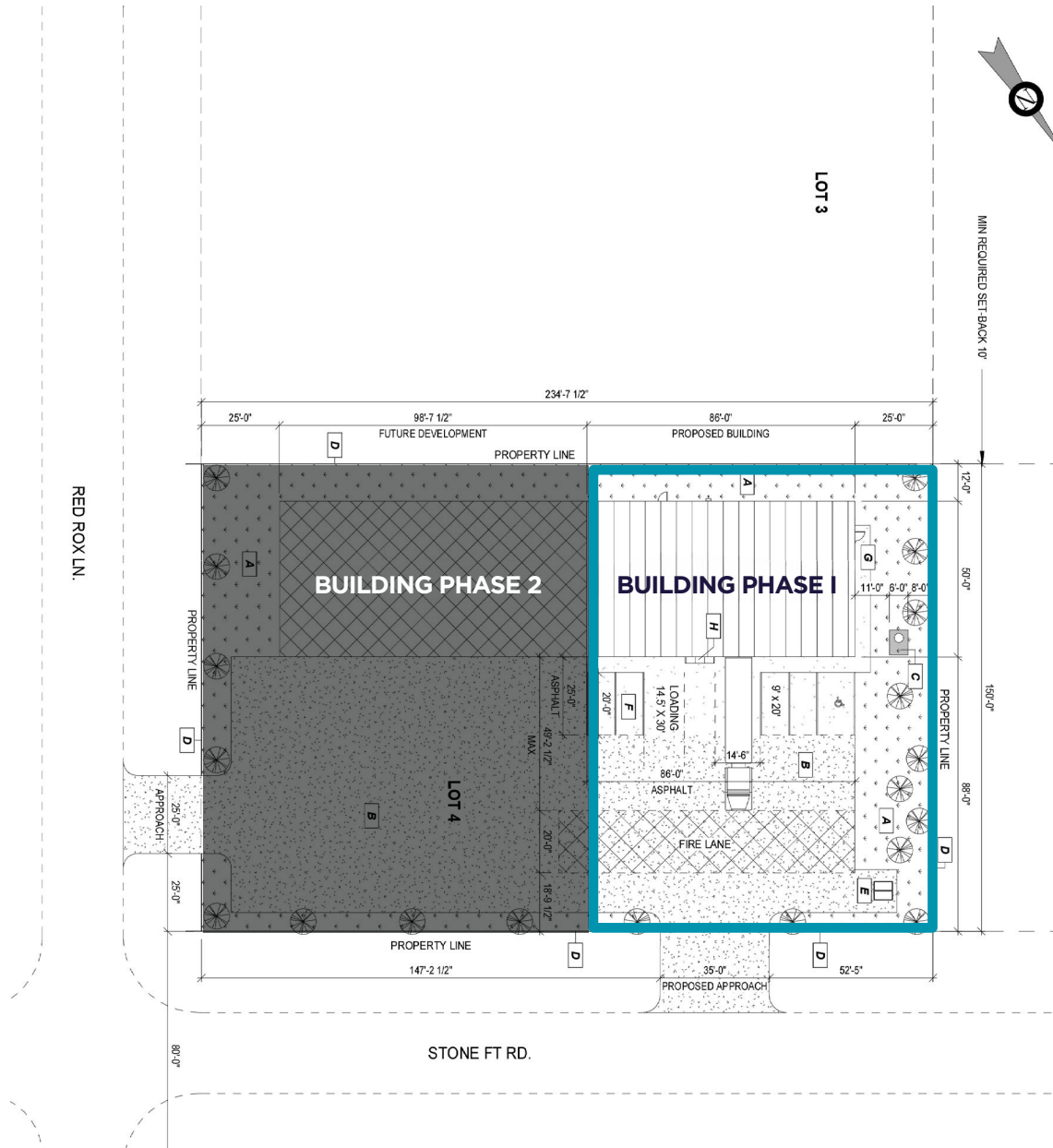
CAM & TAX: TBD

**Utilities & Waste Removal Separate*

FLOOR PLAN



SITE PLAN



BUILDING PHOTOS



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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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