

SINGLE TENANT INDUSTRIAL BUILDING FOR LEASE IN ST JAMES

1801 SARGENT AVENUE



Stephen Sherlock
Vice President

T 204 928 5011
C 204 799 5526
steve.sherlock@cwinnipeg.com

 **CUSHMAN &
WAKEFIELD**
Winnipeg



PROPERTY HIGHLIGHTS

TOTAL BUILDING SIZE OF (+/-) 30,000 SF

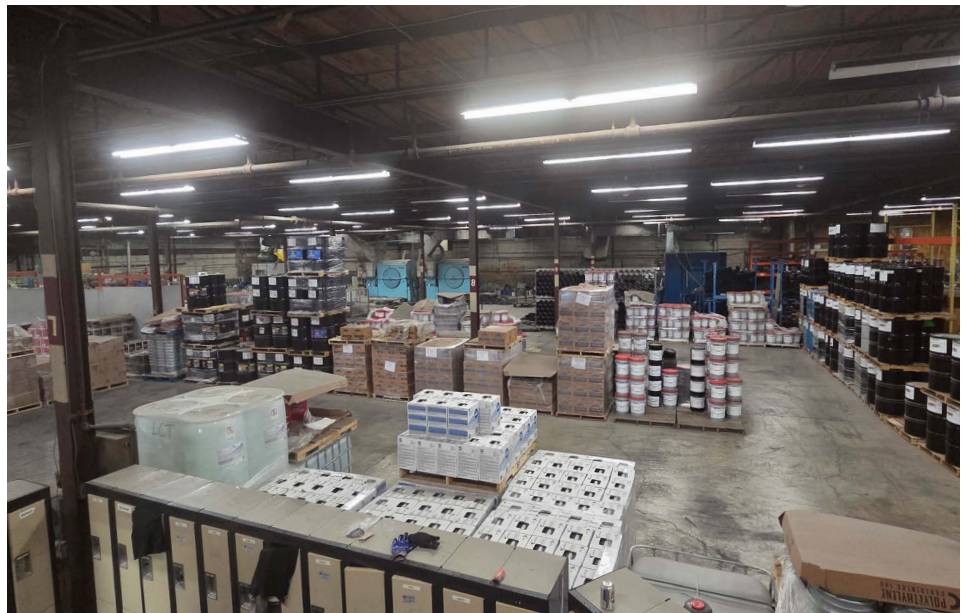
- Available November 1, 2026
- Located in the St. James Industrial area, with convenient access to the many amenities of Polo Park, Route 90 and Winnipeg Richardson International Airport
- Bright office space featuring ample windows and natural light
- Shipping/receiving office located within the warehouse, with a storage mezzanine above
- Functional office layout featuring an open workstation area, private offices, reception area, and lunchroom
- 3 dock-level loading doors and 2 grade-level loading doors accessed via steel ramps
- 16'9" ceiling height
- Zoning: M2

LEASE RATE: \$9.95

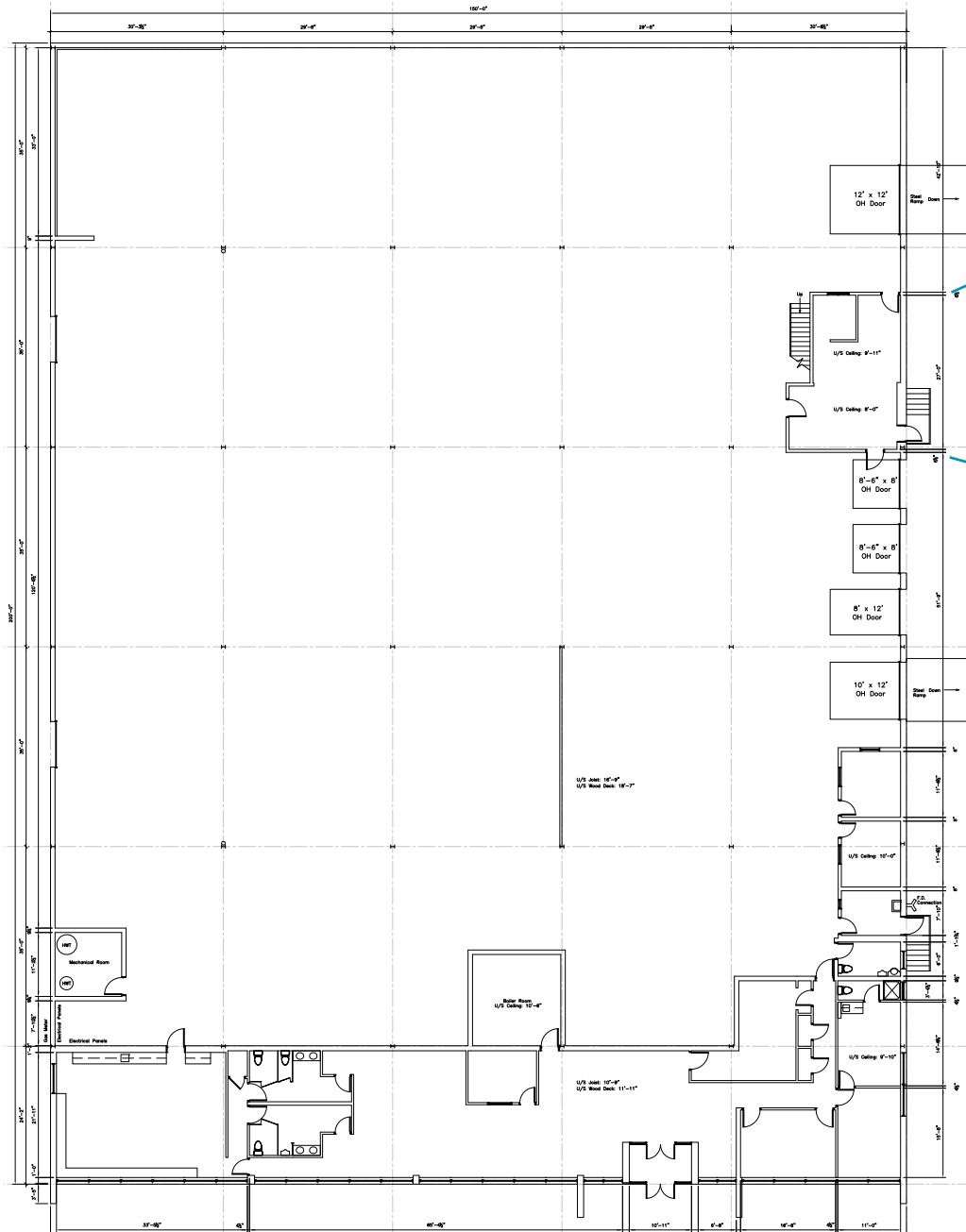
PROPERTY TAXES (2026): \$2.11 PSF



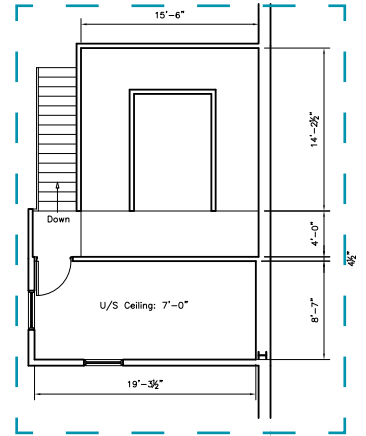
PROPERTY IMAGES



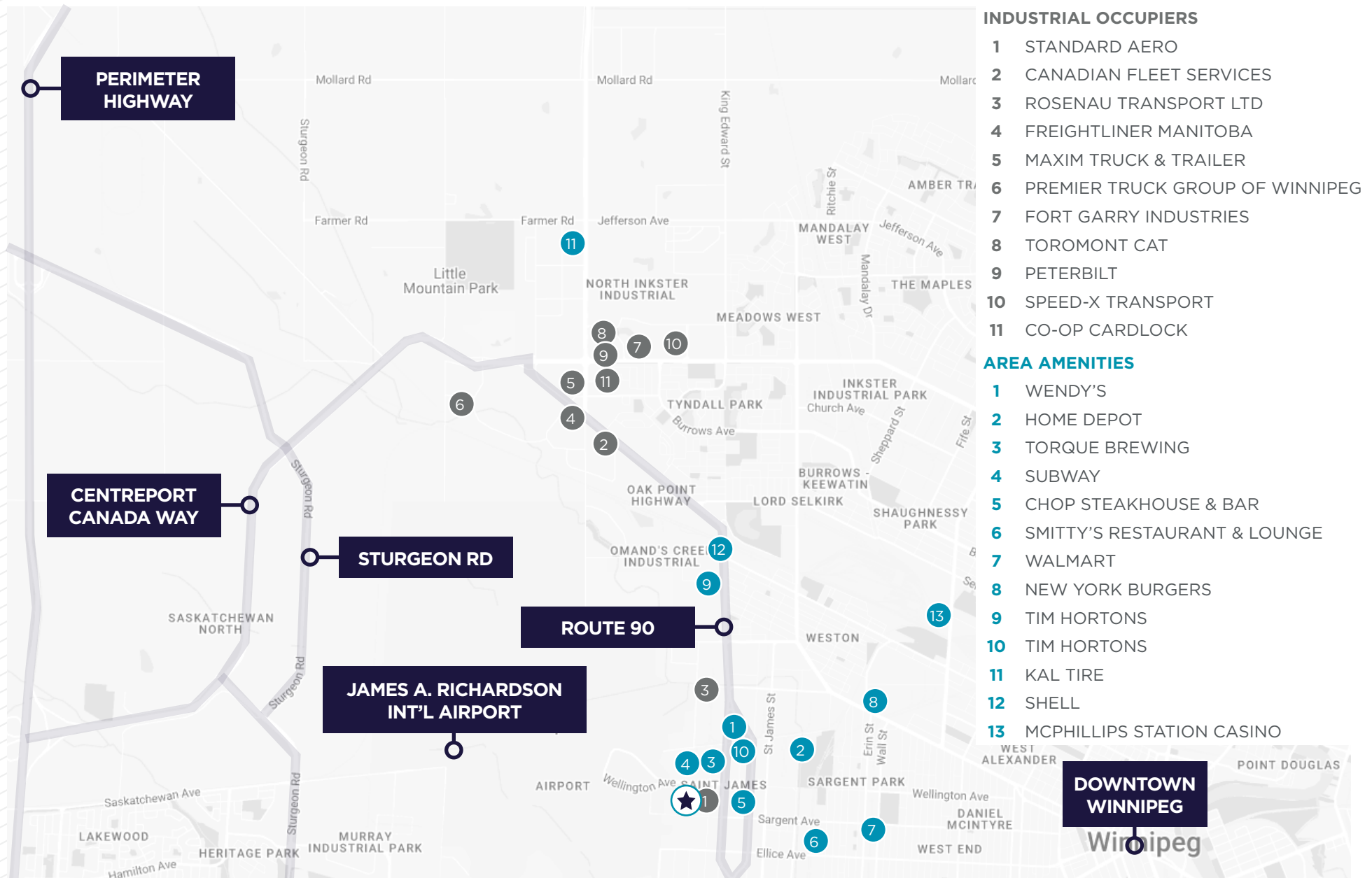
FLOOR PLAN



Mezzanine Plan



AMENITIES MAP





CONTACT

Stephen Sherlock
Vice President

T 204 928 5011

C 204 799 5526

steve.sherlock@cwwinipeg.com



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

1801 SARGENT AVENUE | CW WINNIPEG