



791  
MARION STREET

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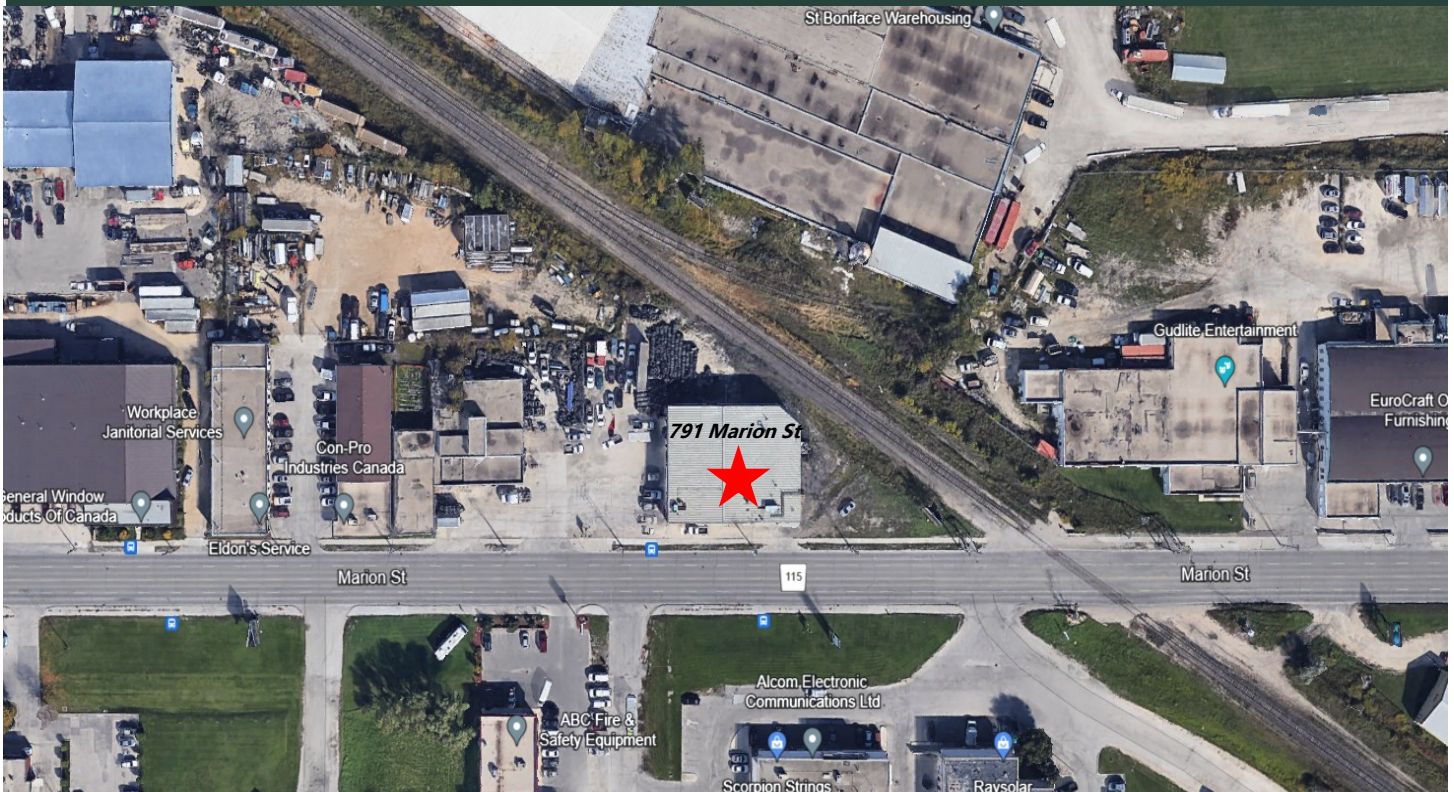
WINNIPEG, MANITOBA

**INDUSTRIAL FOR LEASE**

## PROPERTY FEATURES

- One storey shop with a small mezzanine office area
- Heating/cooling HVAC in office area and suspended gas heaters in warehouse area
- Main floor consists of reception/waiting area with washroom at the front and warehouse at the back; mezzanine consists of open office area, lunch room, private office and file room
- 3 grade level overhead doors
- Steel construction with 18' clear ceiling height
- Parking available on the west side of the building
- 225 amp service
- Ability to create small compound
- Amazing visibility on Marion Street

## PROPERTY LOCATION - Located on Marion Street



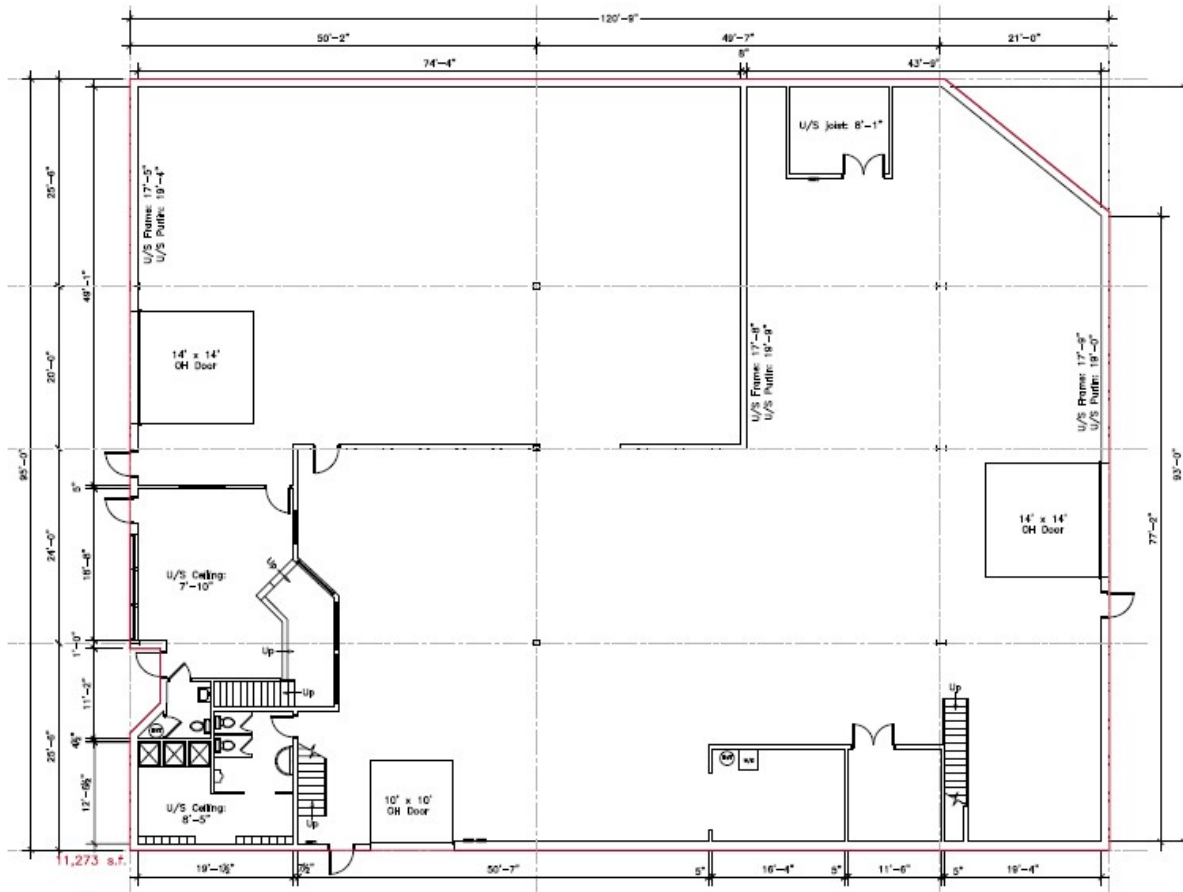
**NET RENT: \$12.00 PSF PLUS GST**  
**CAM & TAX: \$3.95 PSF PLUS GST (estimate 2024)**

## PROPERTY DETAILS

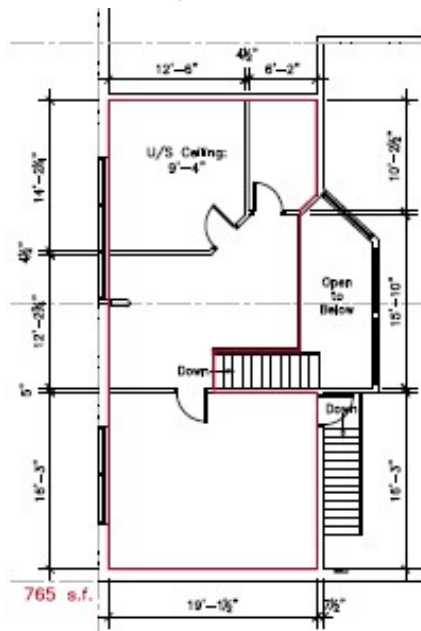
**AREA AVAILABLE:** +/- 11,180 SF

**ZONING:** M3

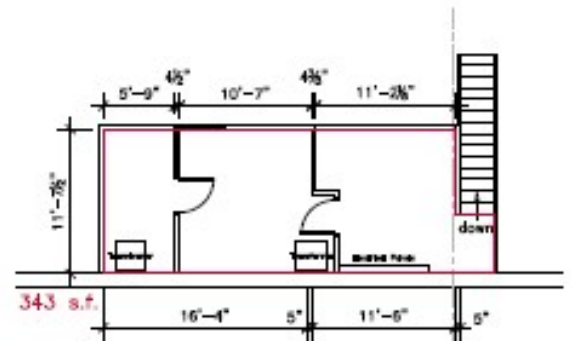
## PROPERTY FLOOR PLAN



Main Floor Plan



Mezzanine 1 Plan



Mezzanine 2 Plan

PROPERTY IMAGES



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