

# Industrial Space for Lease



## 700 Nairn Avenue | Winnipeg, MB

### Industrial Space For Lease

**Leasable Areas:** Unit 1: 4,060 SF  
Unit 7: 1,150 SF

**Zoning:** C3 Commercial

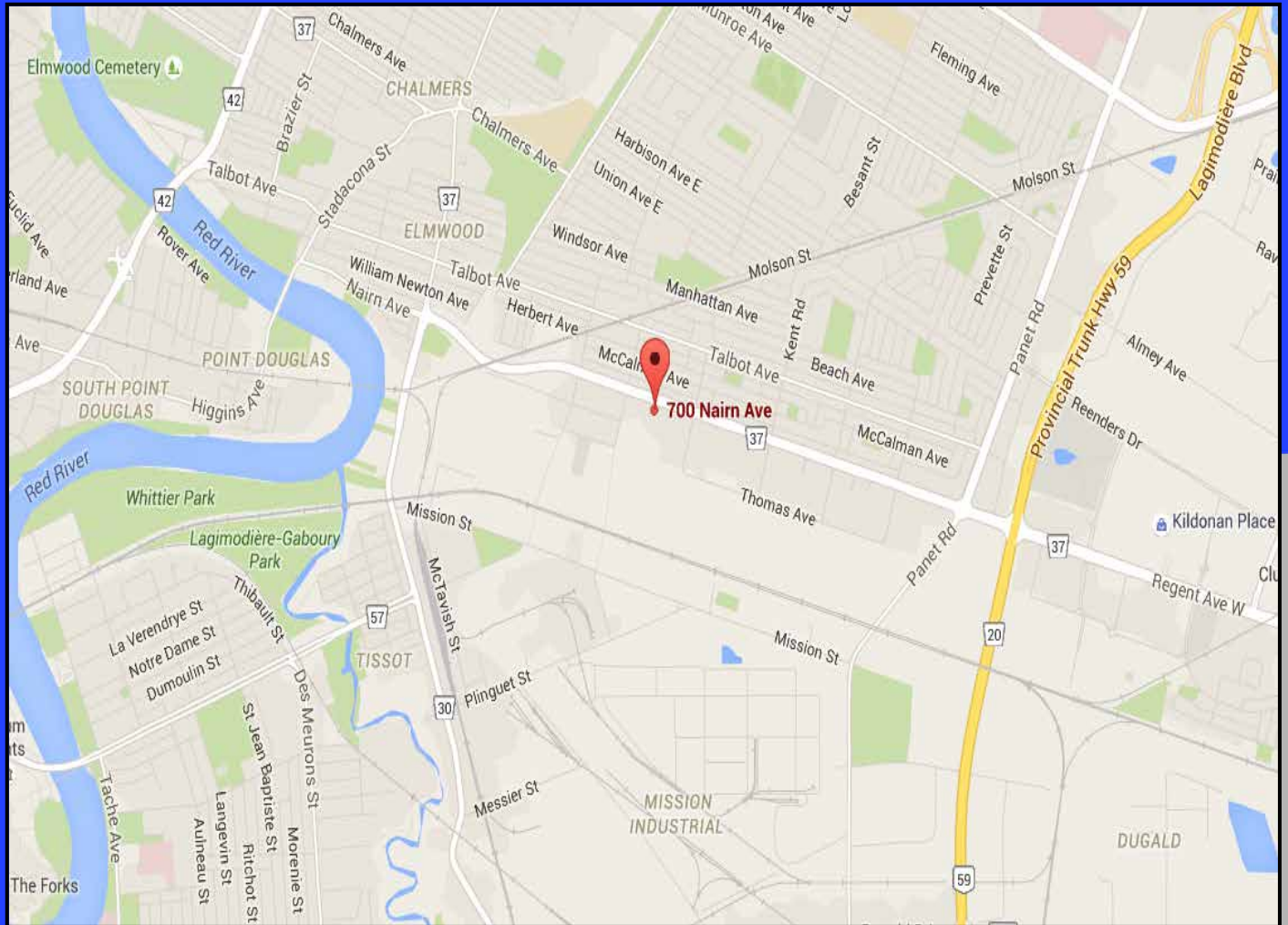
**Location Description:** Located near Lagimodiere Blvd. and Archibald St.

**Gross Rent:** \$15.00 per SF per annum (4,060 SF unit)  
\$12.00 per SF per annum (1,150 SF unit)

### **Property Description:**

- The 1,150 SF unit is ideal for storage or shop space.
- The 4,060 SF unit is currently operated as a car wash and there is the option to continue to operate the car wash or convert the space into storage or shop space.
- Located on a large lot that allows for lots of available parking.
- Loading: 2 grade level overhead doors per unit.





For more information, please contact:

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