

PRIME INDUSTRIAL SPACE FOR LEASE IN CENTREPORT CANADA

YOUR SIGN HERE

FOR LEASE
37 STEVENSON ROAD

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PROPERTY HIGHLIGHTS

(+/-) 34,500 SF AVAILABLE

- Layout features 2 private offices, open work space, boardroom, training room, 3 warehouse offices
- Fully-sprinklered
- 2 dock doors with levelers (8x8, 8x10)
- Loading:
 - (1) 8' x 8' Dock Door
 - (1) 8' x 10' Dock Door
- 13 - 18 ft clear ceiling height
- 25 x 40 column spacing
- Available April 1, 2025

LEASE RATE: \$8.95 PSF
CAM & TAX: \$4.88 (2024 EST.)

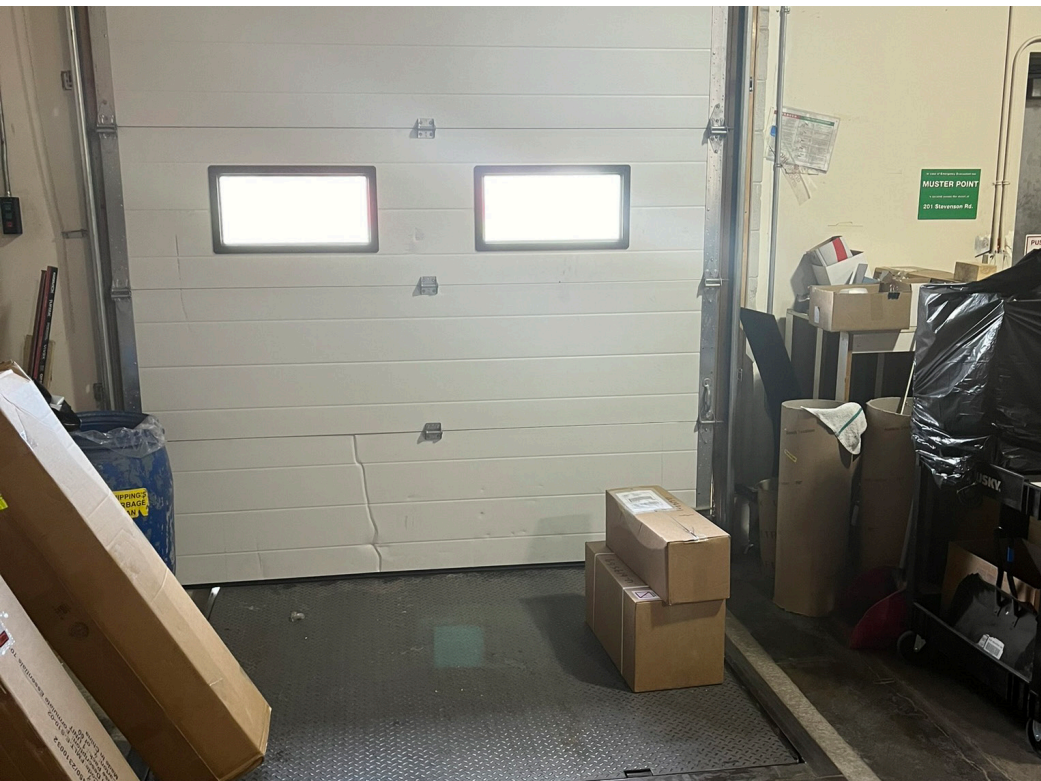
**PLUS MANAGEMENT FEE*



IMAGES



IMAGES



AMENITIES

CentrePort Rail Park

BrookPort Business Park

Brookside Business Park

Brookside Industrial Park

Winnipeg James Armstrong Richardson International Airport

Murray Industrial Park



Perimeter Hwy

Rosser Rd

Farmer Rd

Brookside Blvd

King Edward St

Jefferson Ave

Inkster Blvd

Burrows Ave

Oak Point Hwy

Church St

Burrows Ave

Selkirk Ave

CentrePort Canada Way

Sturgeon Rd

Provincial Trunk Hwy 190

Saskatchewan Ave

Hamilton Ave

Buchanan Blvd

Sturgeon Rd

Ferry Rd

King Edward St

Erin St

St James St

Ness Ave



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