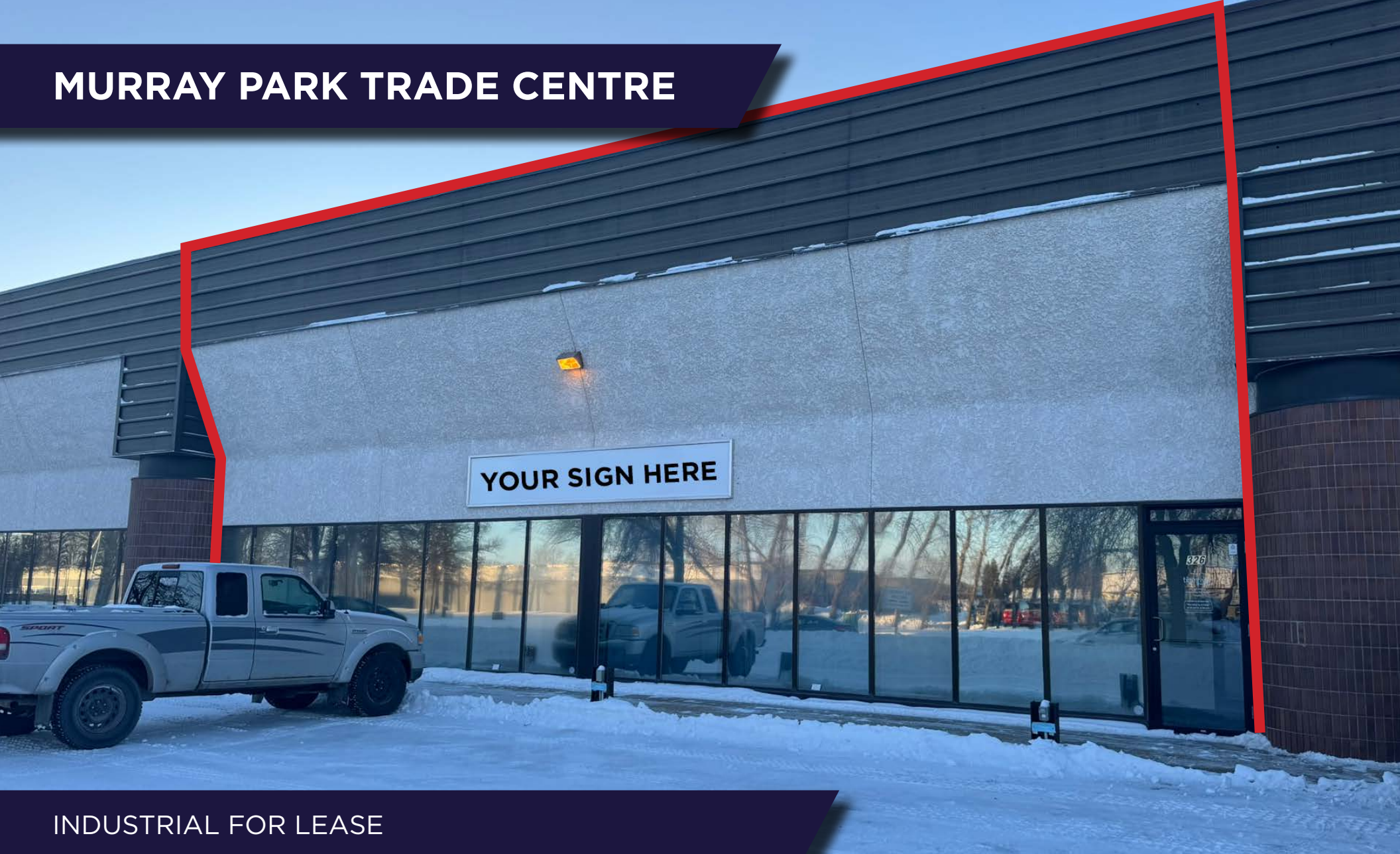


MURRAY PARK TRADE CENTRE



INDUSTRIAL FOR LEASE

326 SAULTEAUX CRESCENT

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**CUSHMAN &
WAKEFIELD**
Winnipeg



PROPERTY HIGHLIGHTS

- Located in Murray Park Industrial Park, situated on the corner of Murray Park Road and Saulteaux Crescent
- Close proximity to major trucking routes, CentrePort, and the Winnipeg Richardson International Airport
- Abundance of parking on-site in front of and behind units
- Ideally suited for groups looking for a mix of office and/or showroom and warehouse space
- 326 Saulteaux Crescent is a 50/50 split of office warehouse with one 8'x10' grade loading door and one 8'x10' dock loading door. Buildout consists of 7 offices, boardroom, breakout room, open office area and a large kitchen

UNIT	SQ FT (+/-)	LOADING	CEILING HEIGHT (+/-)	LEASE RATE	CAM & TAX
326 Saulteaux Cres	10,975	1 x 8'x10' Grade 1 x 8'x10' Dock	18'	\$9.95 psf	\$3.85 psf (2025 est.) *Plus Mgmt fee of %5 Gross Rent

SITE MAP



5 Minutes to CentrePort Canada Way
& Sturgeon Road
12 Minutes to the Airport



1

Nestled in Murray Industrial Park
at the intersection of
Murray Park Road &
Saulteaux Crescent

2

Close proximity to key
trucking routes, CentrePort, and
the Winnipeg Richardson
International Airport

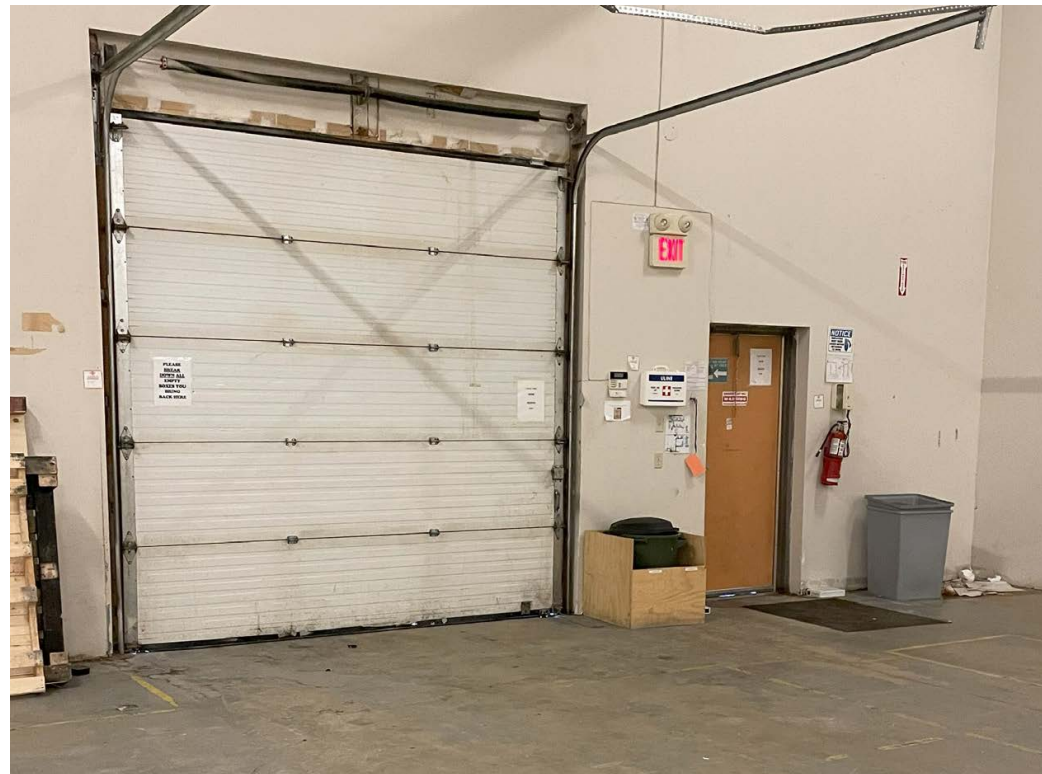
3

Enjoy seamless access to major
transportation hubs for enhanced
logistical efficiency

PHOTOS



A wide-angle photograph of a large, empty industrial warehouse. The space features a high ceiling with exposed metal trusses and several bright, rectangular fluorescent lights. The floor is made of polished concrete with some yellow painted lines. On the right wall, there is a large, white, roll-up garage door. To the left of this door, there is a smaller, yellow door and a fire extinguisher. In the background, another roll-up door is visible. On the right side of the foreground, there are some wooden pallets and a white washing machine. A dark blue banner with the word "PHOTOS" in white capital letters is overlaid on the top left corner of the image.





CONTACT

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