NEWLY CONSTRUCTED FLEX SPACE FOR LEASE

4 STONE FORT ROAD

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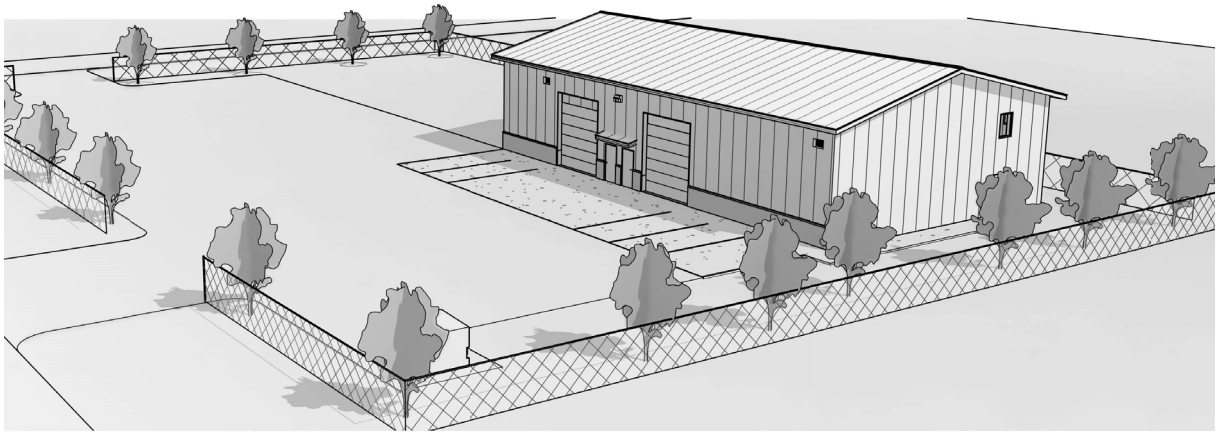
CUSHMAN & WAKEFIELD
Winnipeg

** Artist's rendering for illustrative purposes only*

PROPERTY HIGHLIGHTS

(+/-) 1,800 SF

- Available Q1 2026
- Ceiling Height: 18' Clear
- Grade Loading: 12' x 14' Automatic OH Door
- 1 Over Head Grade Door: 14' x 16'
- Gas Heating
- Power supply: 240V/200A
- Built-Out Washrooms
- Ample Surface Parking Available
- Zoning: M1
- Located only 3 Mins from St. Andrews Airport

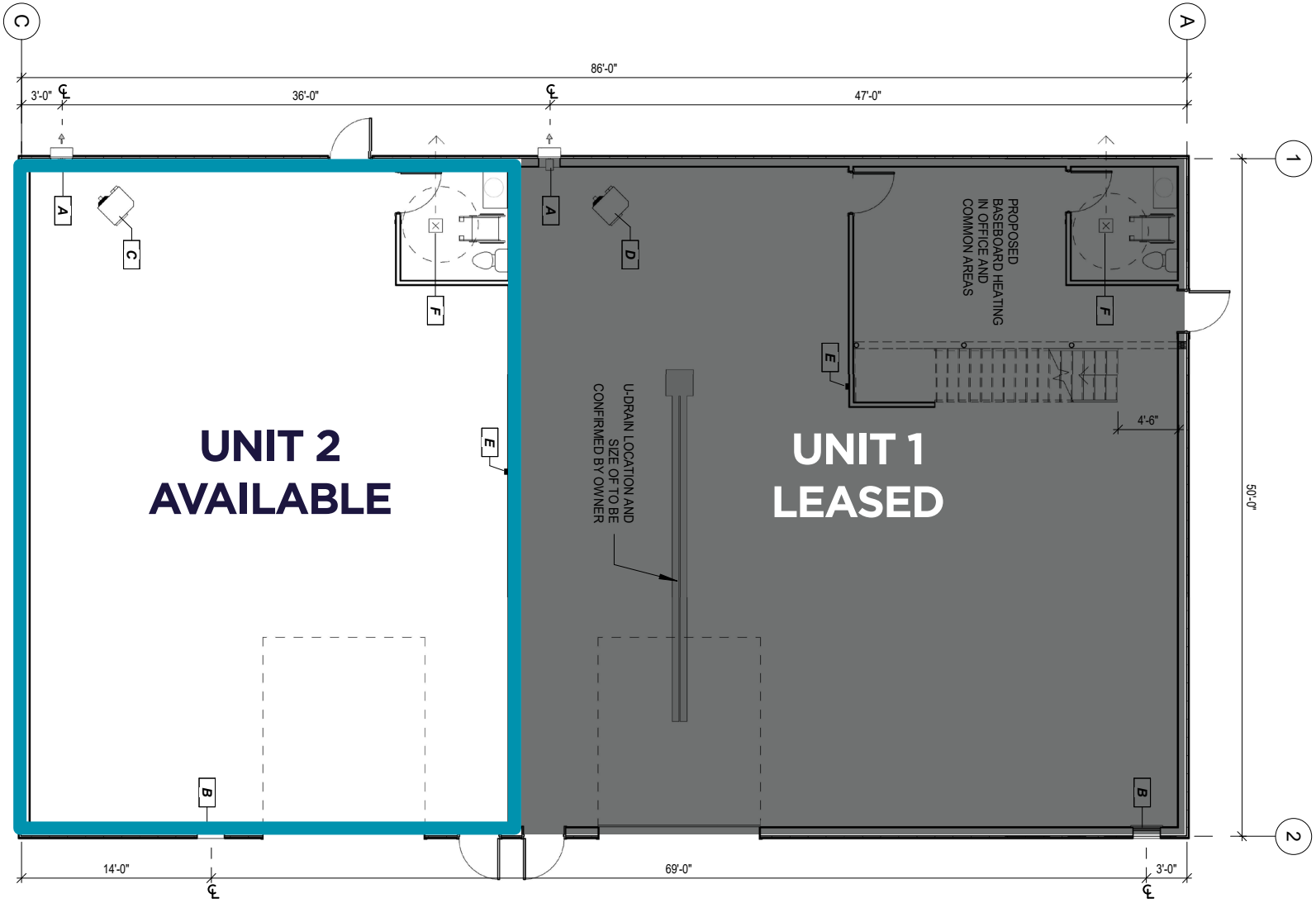


LEASE RATE: $14.50 PSF

CAM & TAX: TBD

**Utilities & Waste Removal Separate*

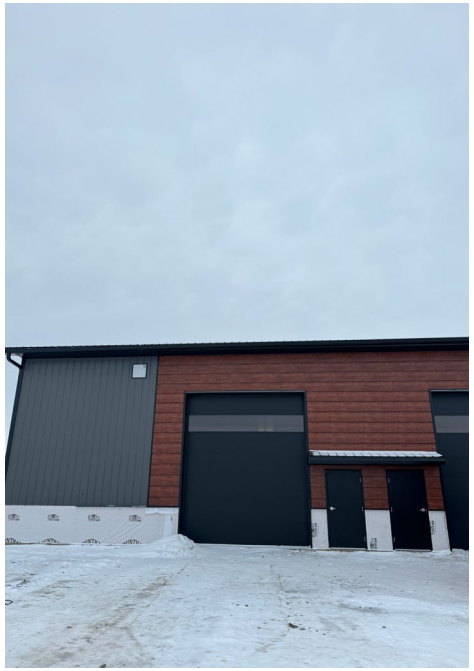
FLOOR PLAN


C
A
86'-0"
3'-0"
36'-0"
47'-0"
1
2
50'-0"
UNIT 2
AVAILABLE
UNIT 1
LEASED
PROPOSED
BASEBOARD HEATING
IN OFFICE AND
COMMON AREAS
U-DRAIN LOCATION AND
SIZE OF TO BE
CONFIRMED BY OWNER
4'-6"
14'-0"
69'-0"
3'-0"
A
B
C
D
E
F

SITE PLAN

LOT 3
MIN REQUIRED SET-BACK 10'
234'-7 1/2"
25'-0"
98'-7 1/2"
86'-0"
25'-0"
FUTURE DEVELOPMENT
PROPOSED BUILDING
PROPERTY LINE
BUILDING PHASE 2
BUILDING PHASE I
12'-0"
50'-0"
150'-0"
88'-0"
11'-0"
6'-0"
8'-0"
LOADING
14.5' X 30'
9' x 20'
20'-0"
14'-6"
66'-0"
ASPHALT
FIRE LANE
25'-0"
ASPHALT
49'-3 1/2"
MAX.
20'-0"
18'-9 1/2"
LOT 4
PROPERTY LINE
APPROACH
25'-0"
25'-0"
PROPERTY LINE
147'-2 1/2"
35'-0"
52'-5"
PROPOSED APPROACH
RED ROX LN.
STONE FT RD.
80'-0"

BUILDING
PHOTOS



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THE LOCATION

3 MINS
ST. ANDREWS AIRPORT

9 MINS
PERIMETER HWY

15 MINS
RESTAURANTS & AMENITIES
(WEST ST. PAUL & RIVERBEND)

15 MINS
SELKIRK, MB

CONTACT

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