

# **FOR LEASE**

249,359 square feet  
Office-Manufacturing/Warehouse

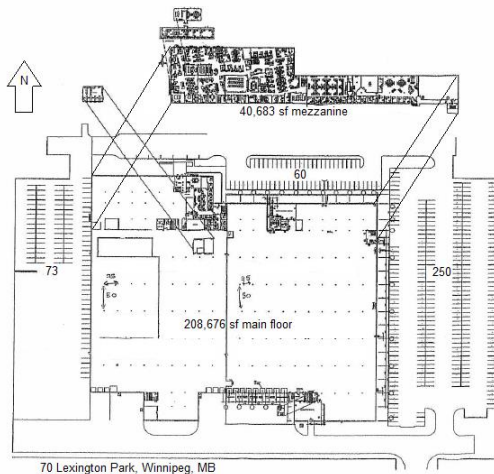
70 Lexington Park  
Winnipeg, Manitoba, R2G4H2



- Zoned M1 Industrial.
- 26' clear ceiling heights.
- Sprinklers.
- Dock and grade level doors.
- 3600 amp 600 volt service.
- On-site facility maintenance staff.
- Secure complex, C-TPAT verified.
- Ample outside parking and storage space is available in paved yard.
- Very competitive lease rate.
- Will demise for correct tenant.



This 249,359 sf building is currently owner occupied but the owner is able to relocate for the correct tenant. Well maintained, this building is located in northeast Winnipeg and is soon to be surrounded by the Lexington Village development. It has easy access to highways and a skilled, reliable labor pool. Has the ability to be easily demised.



## **For Further Information**

Joe Sobering, Facilities Manager  
204-782-5650  
[jsobering@palliser.ca](mailto:jsobering@palliser.ca)

Jordan Farber, Vice President, Real Estate  
204-294-1613  
[jfarber@palliser.ca](mailto:jfarber@palliser.ca)

**Lexington Real Estate Holdings Ltd., a Palliser Company**

Although the information above is from sources believed to be reliable, same should not be relied upon without independent verification.