



551 Ferry Road, Winnipeg, Manitoba

# Freestanding Building in the St. James Industrial Park

For Lease 

## Property Details

**+/- 1,370 to 4,200 sq. ft.**

AVAILABLE SPACE

**TBD**

NET LEASE RATE

**TBD**

CAM & TAXES

**600V 3 Phase**

POWER

**10' 6" - 16' clear**

CEILING HEIGHT

**M1 - Manufacturing Light**

ZONING

## Features

- Excellent manufacturing or excess storage facility opportunity
- On-site parking available
- Great exposure and visibility
- Strategically located near major transportation routes and Winnipeg James Armstrong Richardson International Airport
- Businesses in the St. James area have access to a range of amenities and services including restaurants, retail stores and healthcare facilities



## Highlights



### Located

IN THE ST. JAMES  
INDUSTRIAL PARK



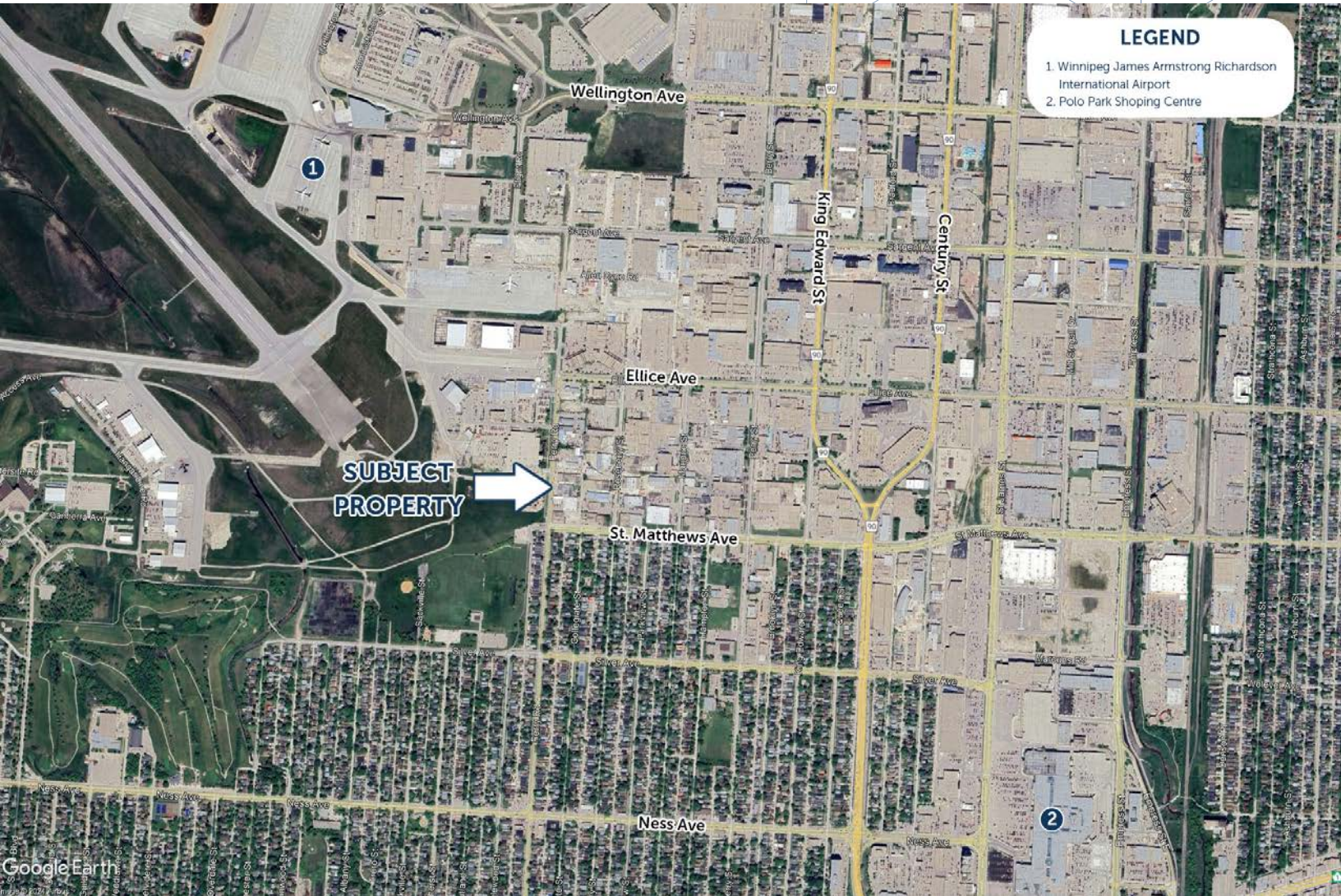
### Access

TO PUBLIC TRANSIT



### On-site

PARKING AVAILABLE



Connect with us today!

[iciproperties.com](http://iciproperties.com)

**Ken Zacharias**

VICE PRESIDENT

[kzacharias@icproperties.com](mailto:kzacharias@icproperties.com)

204-795-8040

**Tyson Preisentanz\***

SENIOR VICE PRESIDENT

[tpreisentanz@icproperties.com](mailto:tpreisentanz@icproperties.com)

204-782-6183

**DISCLAIMER** Information herein has been obtained from sources deemed reliable; however, neither the Vendor/Landlord nor ICI Properties guarantees, warrants, or represents, expressly or impliedly, its completeness or accuracy. Projections, opinions, assumptions, or estimates, if any, are provided as examples only and may differ materially from actual results. Purchasers and tenants are responsible for conducting their own due diligence. The property may be withdrawn without notice. Neither the Vendor/Landlord nor ICI Properties assumes liability for any loss or damage arising from reliance on this information. If the recipient has executed a confidentiality agreement related to this matter, such information is subject to its terms. ©2025 ICI Properties. All rights reserved.

*\*Services provided by 2023 Tyson Preisentanz Personal Real Estate Corporation*

**For Lease** ➤

551 Ferry Road, Winnipeg, Manitoba  
[icproperties.com](http://icproperties.com)