

FOR LEASE

Freestanding Industrial Building

380 Keewatin Street, Winnipeg, Manitoba

RECENT UPGRADES: ROOF, LIGHTING AND HVAC SYSTEMS



**M1
ZONING**



**PYLON
SIGNAGE**



**2 TRANSIT STOPS
ON KEEWATIN**



**SITE AREA
+/- 3.10 ACRES**



FOR LEASE

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SITE PLAN



LEGEND

-  370 Keewatin Potential Compound +/- 10,000 SF
-  380 Keewatin Potential Compound +/- 1.4 Acres

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PROPERTY SUMMARY

Main Floor	+/- 19,480 SF
Mezzanine	+/- 1,511 SF
Total	+/- 20,991 SF

Land Area	+/- 3.10 Acres
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Net Lease Rate	\$14.00/SF
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Additional Rent (est.)	\$2.33/SF*
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Zoning	M1
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*plus management fee

FEATURES

- Can be leased with 370 Keewatin Street.
- Ceiling heights range from 15 to 25 feet.
- Parking available in the front.
- Fenced compound area available in the back.
- Gas fired unit heaters in warehouse.
- Heating and cooling in office area.
- Pylon signage available.
- Built in 1975, masonry construction.
- Private offices, showroom, washrooms, parts desk, and warehouse.
- Second floor with a boardroom and staff area.
- 400 amp 600 volt 3-phase power.
- Two dock and three grade loading doors.
- Multiple cranes available - 2x3 Ton/1x10 Ton.
- Floor drains.
- Potential +/- 1.4 Acre compound area.

LOCATION

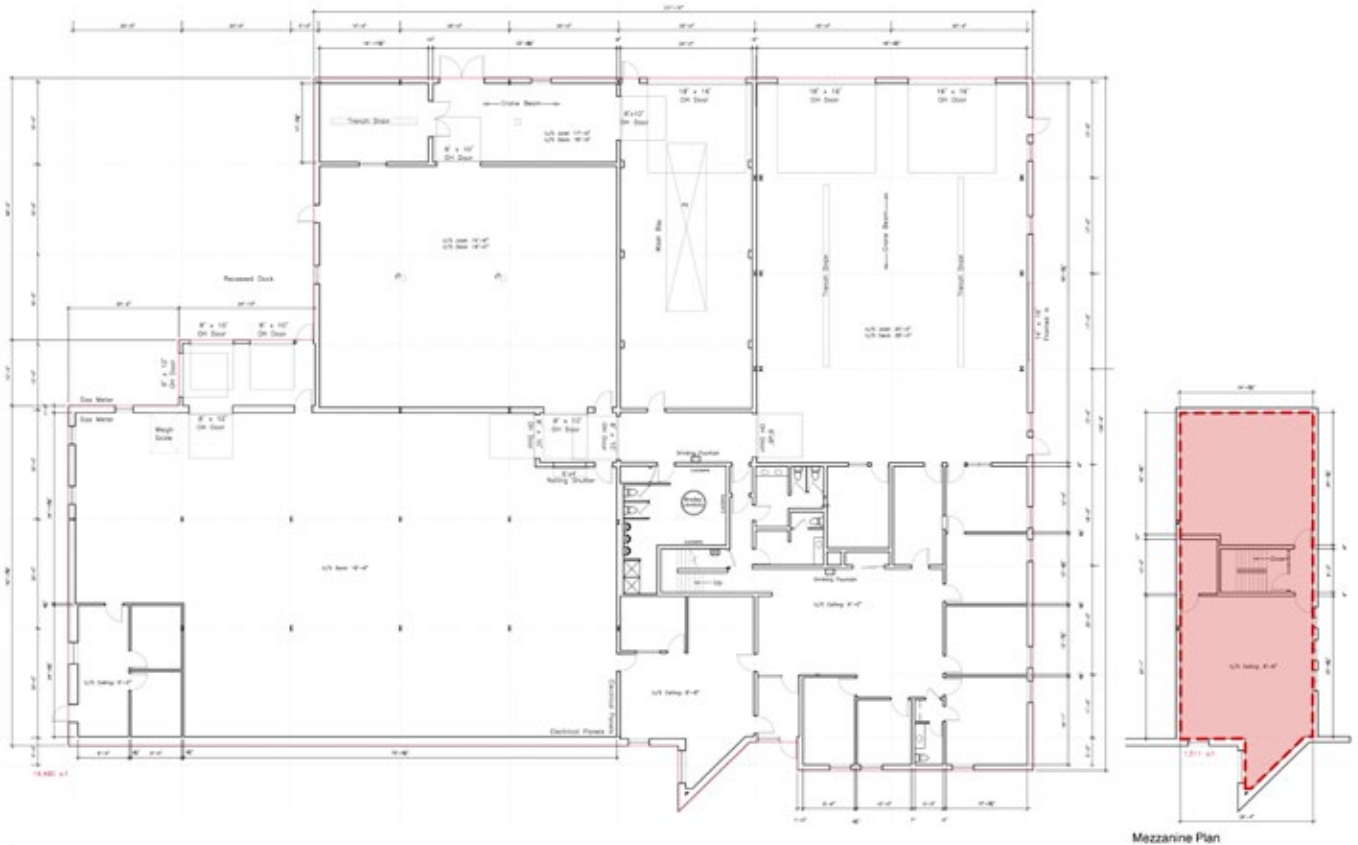
- Very rare industrial site with large compound area within the City of Winnipeg.
- Service and shopping amenities nearby for employee convenience.
- 10 minutes away from Winnipeg Richardson International Airport
- Situated near Inkster Industrial Park.
- Multiple access points via Keewatin, and Hekla.



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FLOOR PLAN



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