

# FOR LEASE

Industrial Opportunity in the heart of Inkster Industrial Park

170 Wyatt Road, Winnipeg, Manitoba



**M2**  
ZONING



**GREAT**  
ACCESS



**6 TRANSIT**  
ROUTES NEARBY

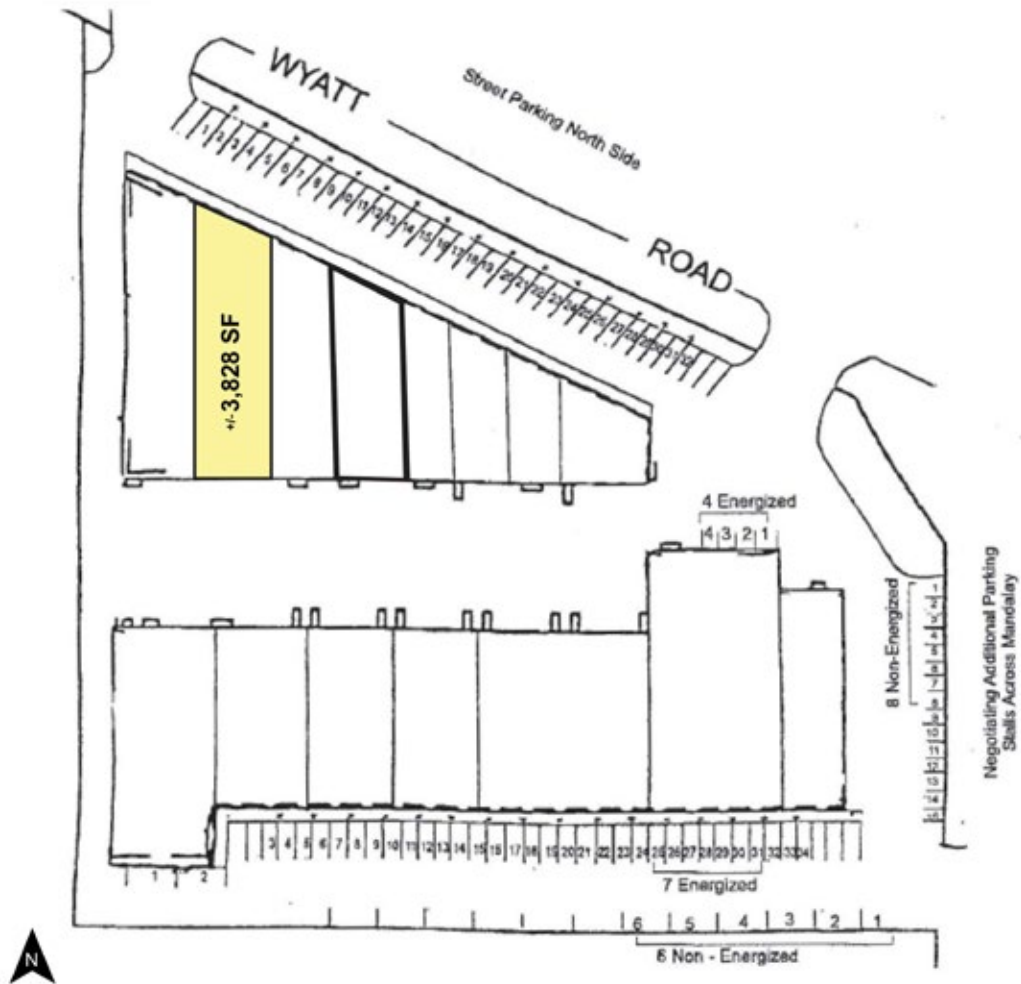
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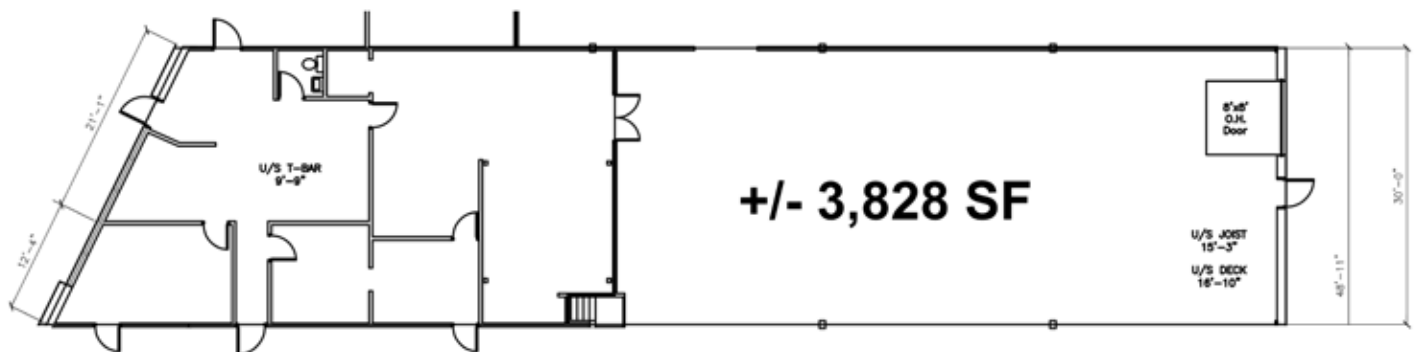
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## SITE PLAN



## FLOOR PLAN



204.474.2000

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## PROPERTY SUMMARY

Available	+/- 3,828 SF
Possession Date	February 1, 2026
Net Rent	\$9.95/SF
Additional Rent (2025 est.)	\$4.88/SF
Zoning	M2



## FEATURES

- Features three offices and one washroom.
- Includes one dock-level loading door.
- Approximately 15' ceiling height.



## LOCATION

- Situated in Northwest Winnipeg at the intersection of Mandalay Drive and Wyatt Road.
- In the heart of Inkster Industrial Park, near North Inkster Park.
- Conveniently located near major transportation routes.
- Close to numerous amenities, such as restaurants, shops, and services.



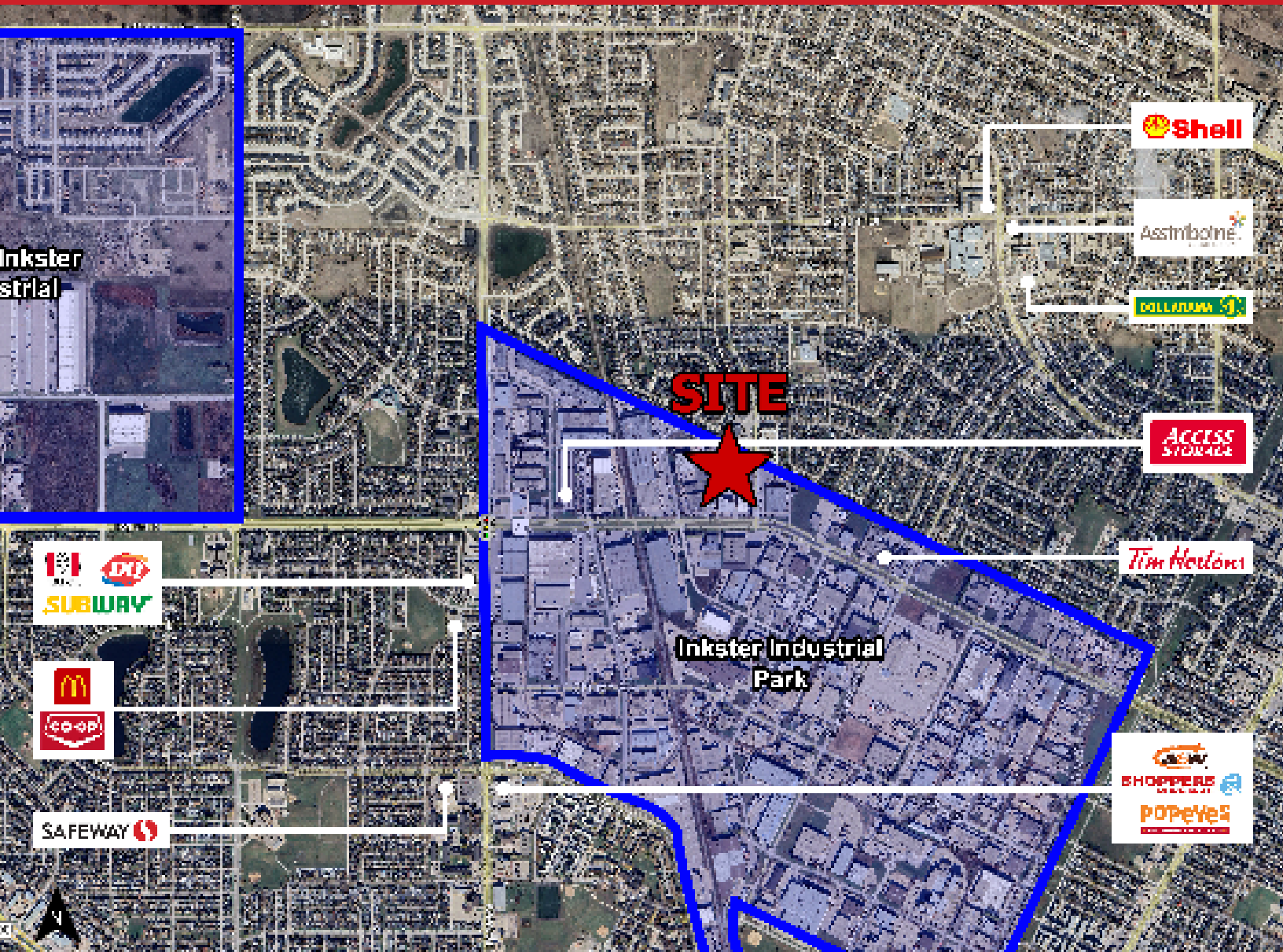
## TRAFFIC

31,600 vehicles per day on Inkster Boulevard between Keewatin Street and McPhillips Street.

City of Winnipeg Public Works Department 2023

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FOR MORE INFORMATION, PLEASE CONTACT:

**Murray Goodman**

Senior Vice President, Industrial & Investment  
P (204) 928-8228  
C (204) 990-4800  
[mgoodman@shindico.com](mailto:mgoodman@shindico.com)

**Mark Scaletta**

Vice President, Industrial  
P (204) 928-8223  
C (204) 510-3754  
[mscaletta@shindico.com](mailto:mscaletta@shindico.com)

**Robert Scaletta**

Senior Vice President, Industrial  
P (204) 928-8242  
C (204) 223-9777  
[rscaletta@shindico.com](mailto:rscaletta@shindico.com)

**Shindico Realty Inc.**

200-1355 Taylor Avenue  
Winnipeg, Manitoba R3M 3Y9  
P (204) 474-2000  
[inquire@shindico.com](mailto:inquire@shindico.com)  
[www.shindico.com](http://www.shindico.com)



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*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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