

FOR LEASE

Freestanding Industrial Building

370 Keewatin Street, Winnipeg, Manitoba



M1
ZONING



PYLON
SIGNAGE



2 TRANSIT STOPS
ON KEEWATIN



SITE AREA
+/- 3.10 ACRES



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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

Available	+/- 20,075 SF
Possession	Feb 1, 2025
Land Area	+/- 1.40 Acres
Net Lease Rate	\$12.00/SF
Additional Rent (est.)	\$2.34/SF*
Zoning	M1

*plus management fee

FEATURES

- Can be leased with 380 Keewatin Street.
- Ceiling heights range from 20 to 22 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.
- Built in 1998, steel frame construction.
- Showroom, service desk, private offices, and staff area.
- 300 amp 240 volt single phase power.
- Five dock and one grade loading door.
- Potential +/- 10,000 SF compound area.

LOCATION

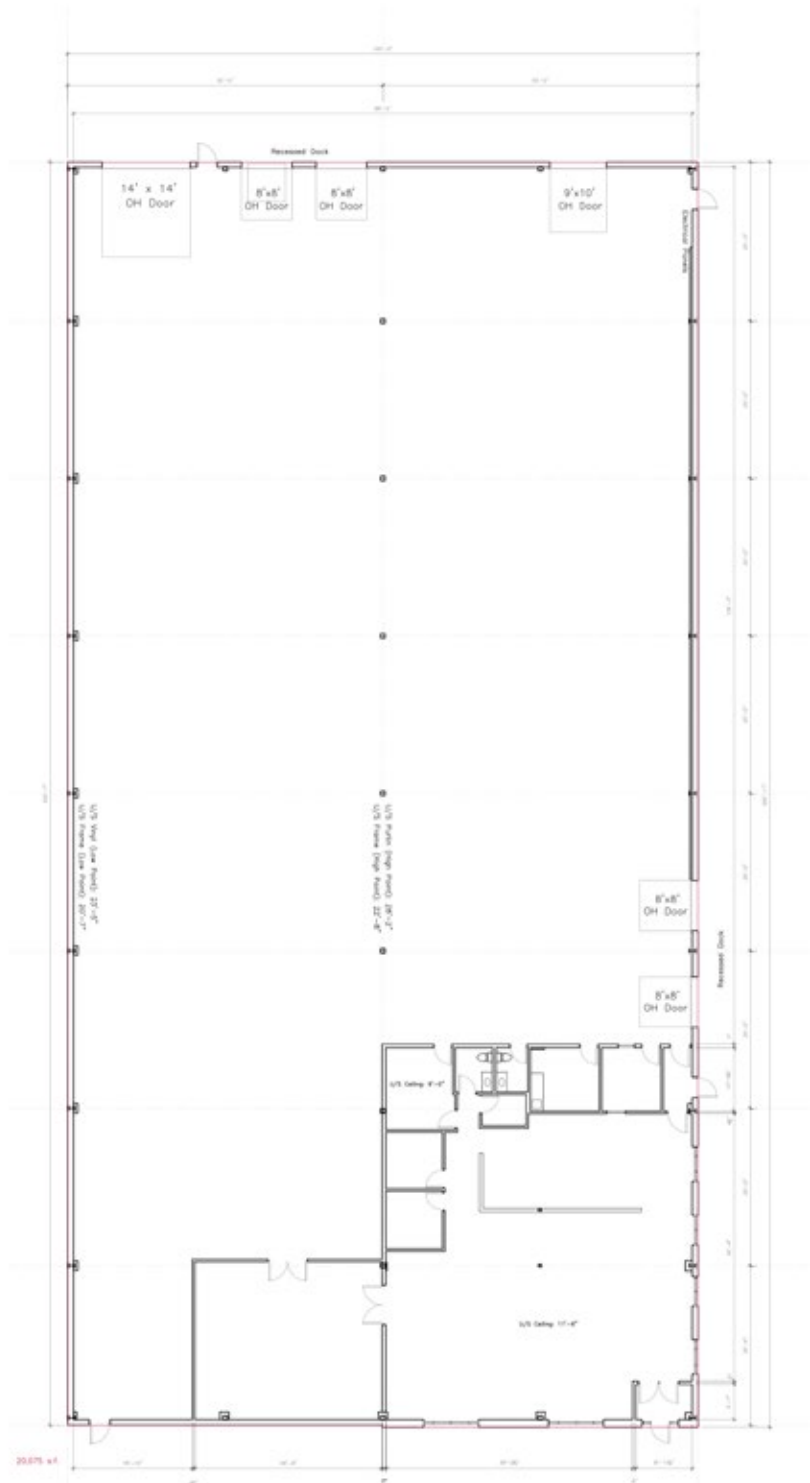
- Very rare industrial site with large compound area within the City of Winnipeg.
- Service and shopping amenities nearby for employee convenience.
- 10 minutes away from Winnipeg Richardson International Airport
- Situated near Inkster Industrial Park.
- Access points via Keewatin, and Park Lane.



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FLOOR PLAN



204.474.2000

Shindico

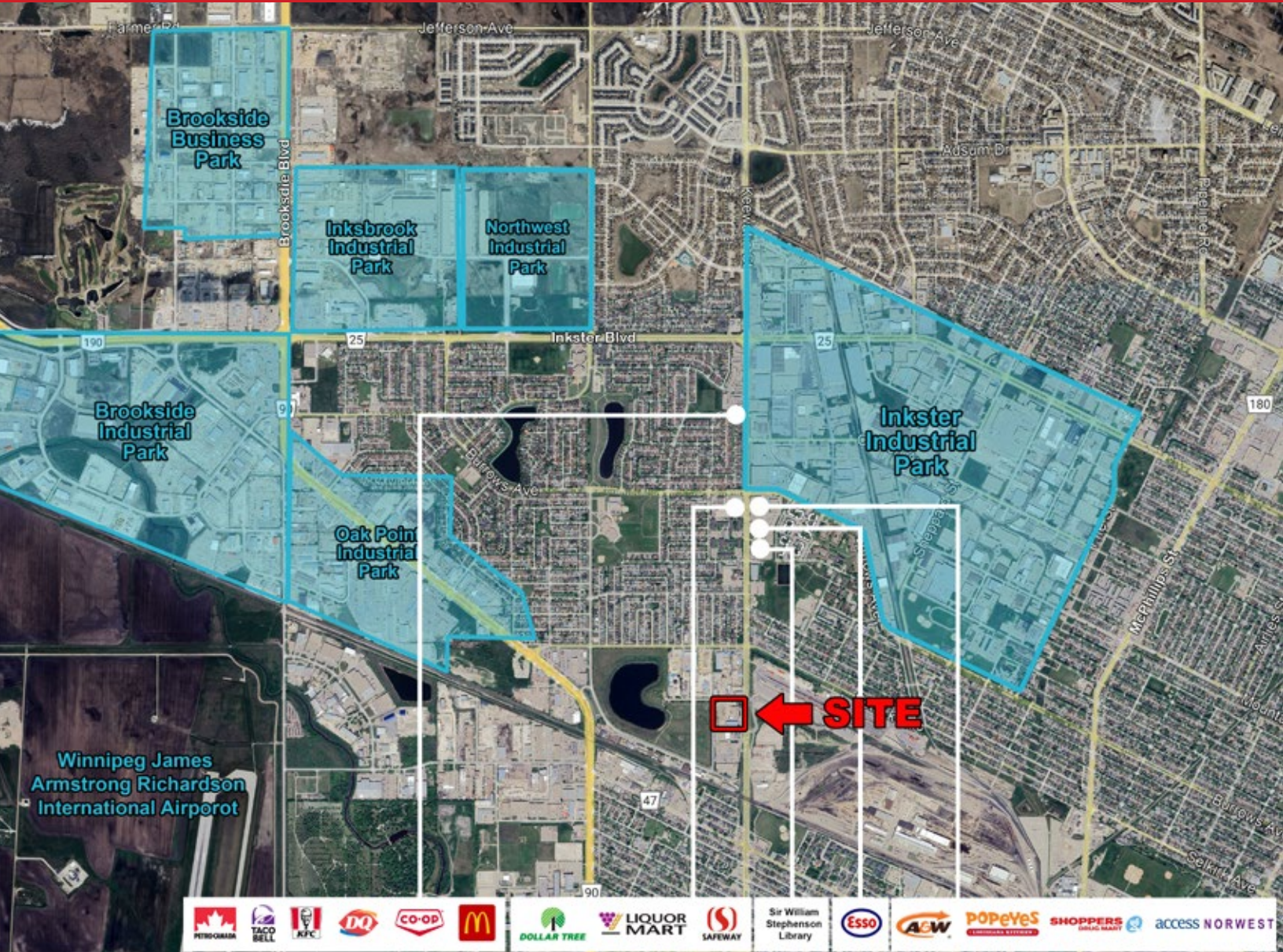
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FOR MORE INFORMATION, PLEASE CONTACT:

Mark Scaletta

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

Robert Scaletta

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

Murray Goodman

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

Shindico Realty Inc.
200-1355 Taylor Avenue
Winnipeg, Manitoba R3M 3Y9
P (204) 474-2000
inquire@shindico.com
www.shindico.com



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