

# FOR LEASE

Industrial Opportunity in the heart of Inkster Industrial Park

174 Wyatt Road, Winnipeg, Manitoba



**M2  
ZONING**



**GREAT  
ACCESS**



**6 TRANSIT  
ROUTES NEARBY**

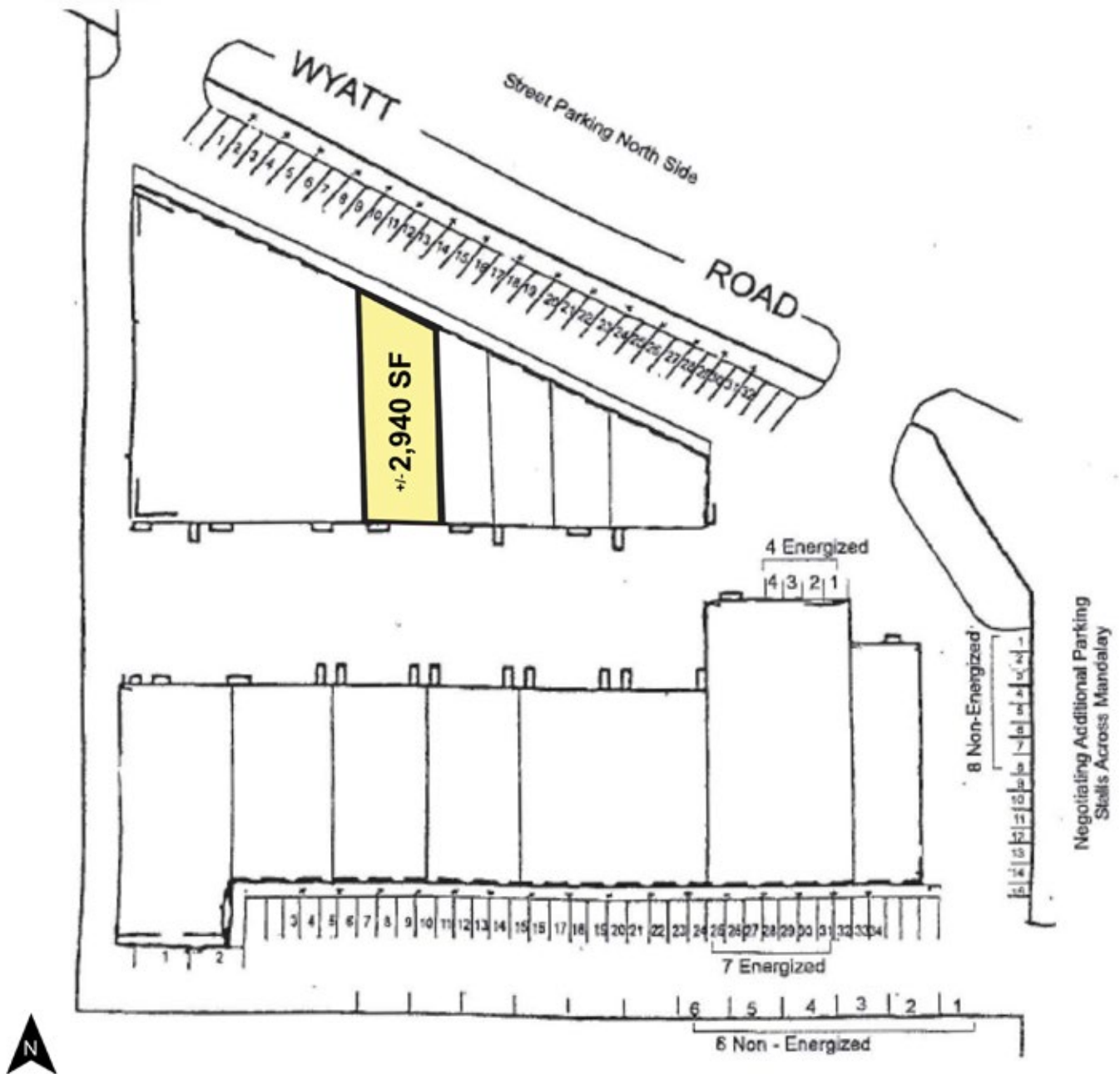
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## SITE PLAN



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## PROPERTY SUMMARY

Available	+/- 2,940 SF
Available Date	April 1, 2026
Net Rent	\$9.95/SF
CAM* & Tax (2025 est.)	\$4.88/SF
Zoning	M2

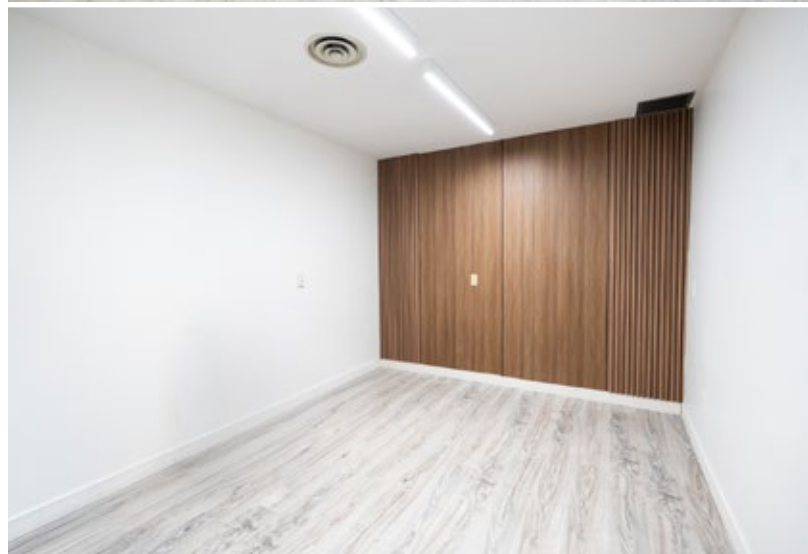


## FEATURES

- Features two offices and two washrooms.
- Includes one dock-level loading door.
- Approximately 15' ceiling height.
- Equipped with sufficient power.
- Utilities are additional.

## 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.



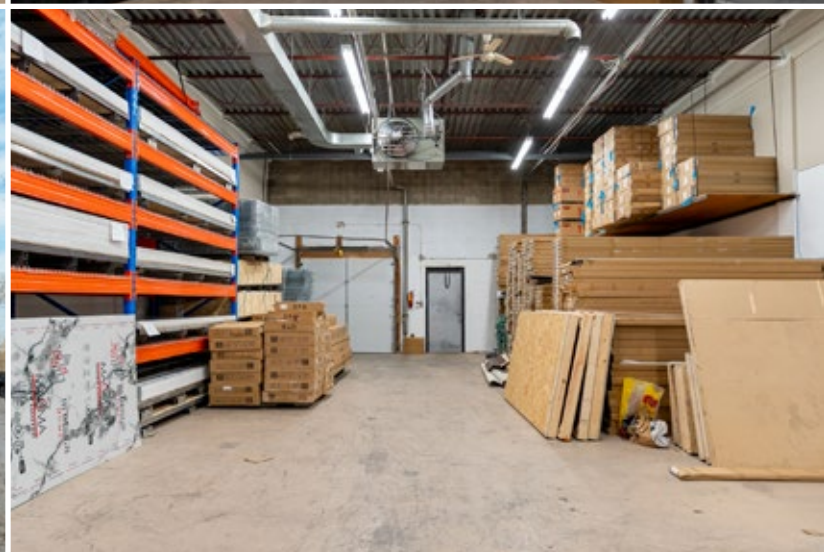
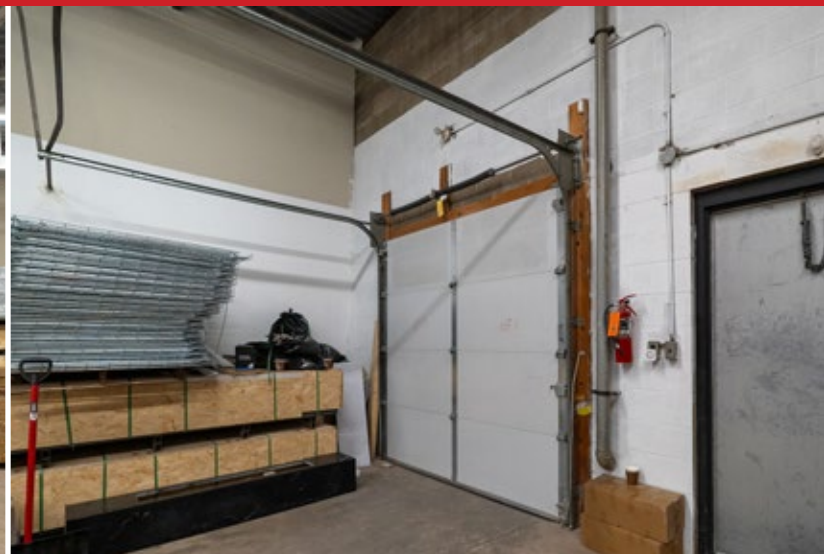
## TRAFFIC

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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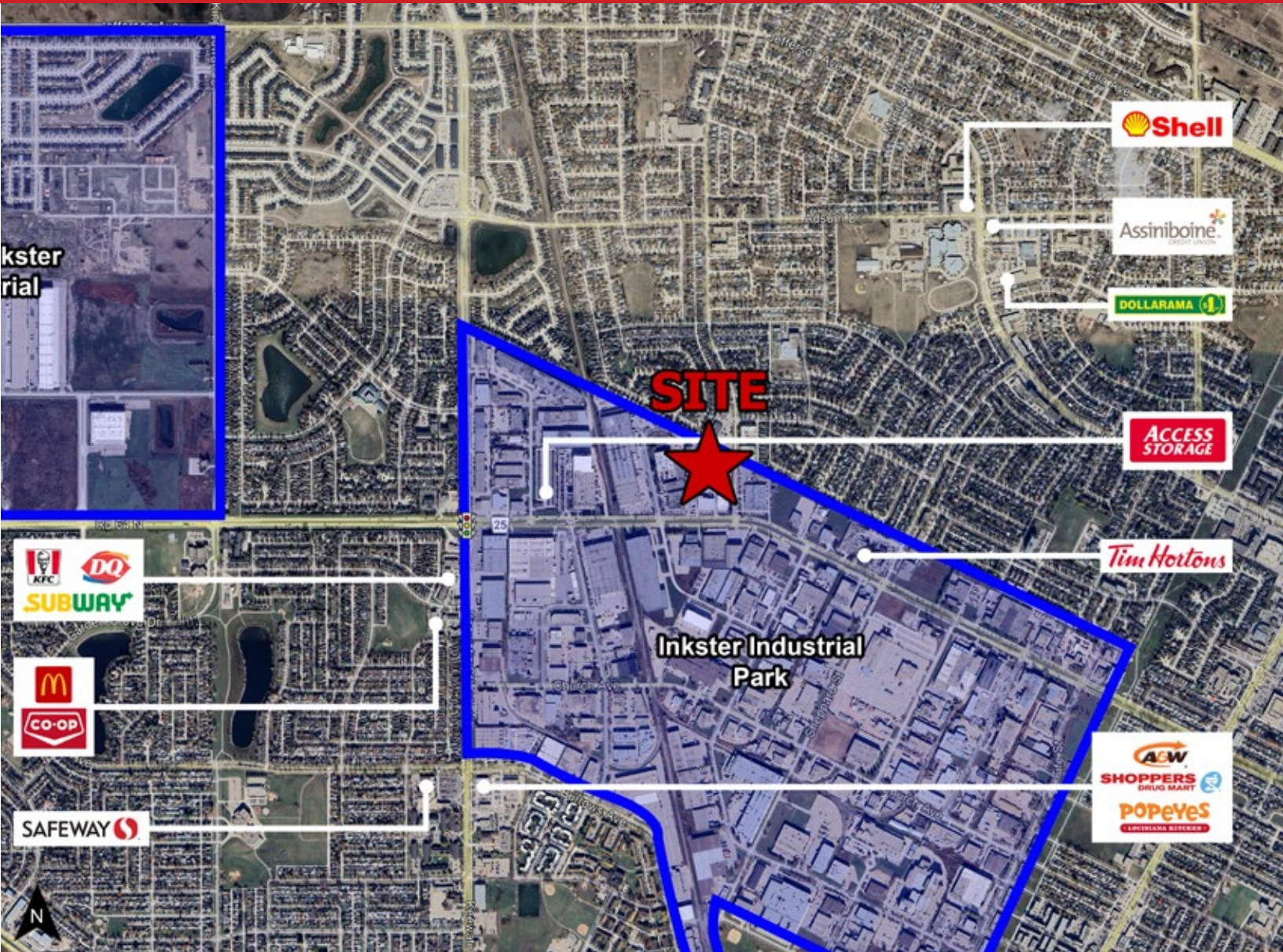


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