

FOR LEASE

Industrial Opportunity in the Heart of Inkster Industrial Park

1097 Keewatin Street, Winnipeg, Manitoba



**ON-SITE
PARKING STALLS**



**M2
ZONING**



**GREAT
ACCESS**



**5 TRANSIT
ROUTES NEARBY**

FOR LEASE

1097 Keewatin Street, Winnipeg, Manitoba

PROPERTY SUMMARY

Available	+/- 6,590 SF
Possession Date	November 1, 2026
Net Rent	\$10.95/SF
Additional Rent* (2025 est.)	\$4.30/SF
Zoning	M2
Ceiling Height	+/- 18'

*plus 6% management fee on base rent

LOCATION

- Located in the heart of Inkster Industrial Park.
- Close to major trucking routes for convenient access.
- Nearby retail amenities such as RBC, Mcdonalds, KFC, and Access Storage.

FEATURES

- Excellent frontage on Keewatin Street.
- Ample on-site parking available.
- Dock level and grade level loading doors.
- Features 3 offices, a kitchenette, and a large open area office.
- Parts counter and showroom area at front of premises.

TRAFFIC

- 26,500 vehicles per day on Keewatin Street between Inkster Boulevard and Jefferson Avenue.

City of Winnipeg Public Works Department 2024



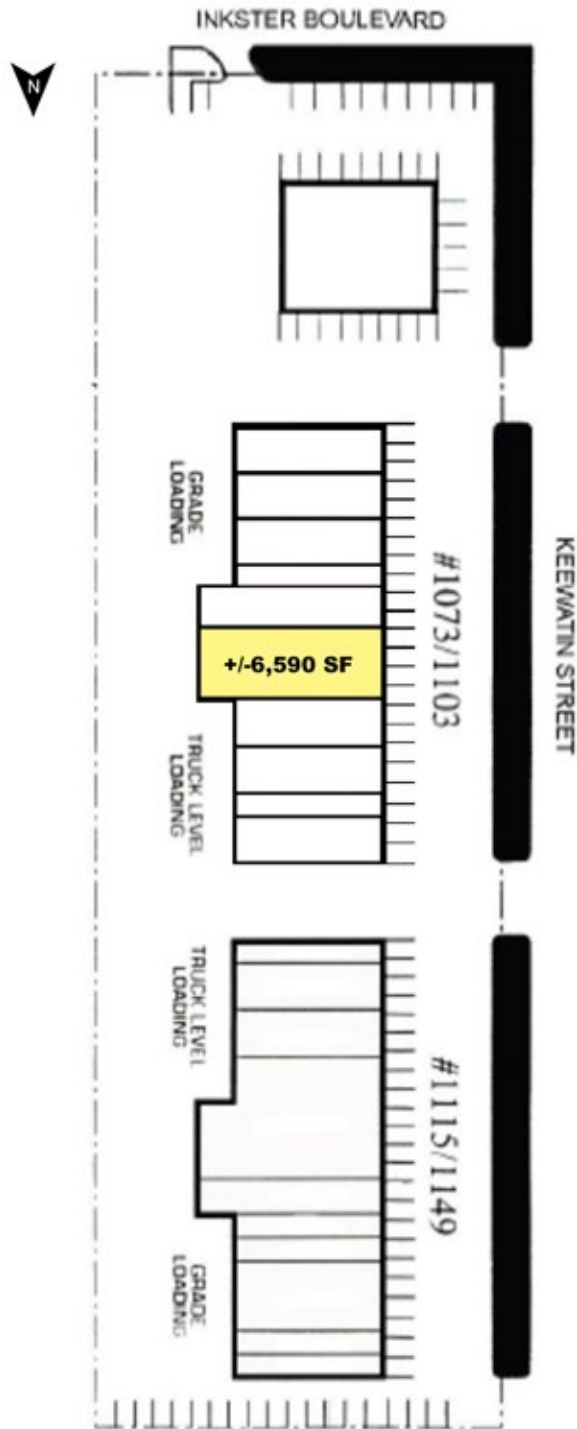
204.474.2000

Shindico

FOR LEASE

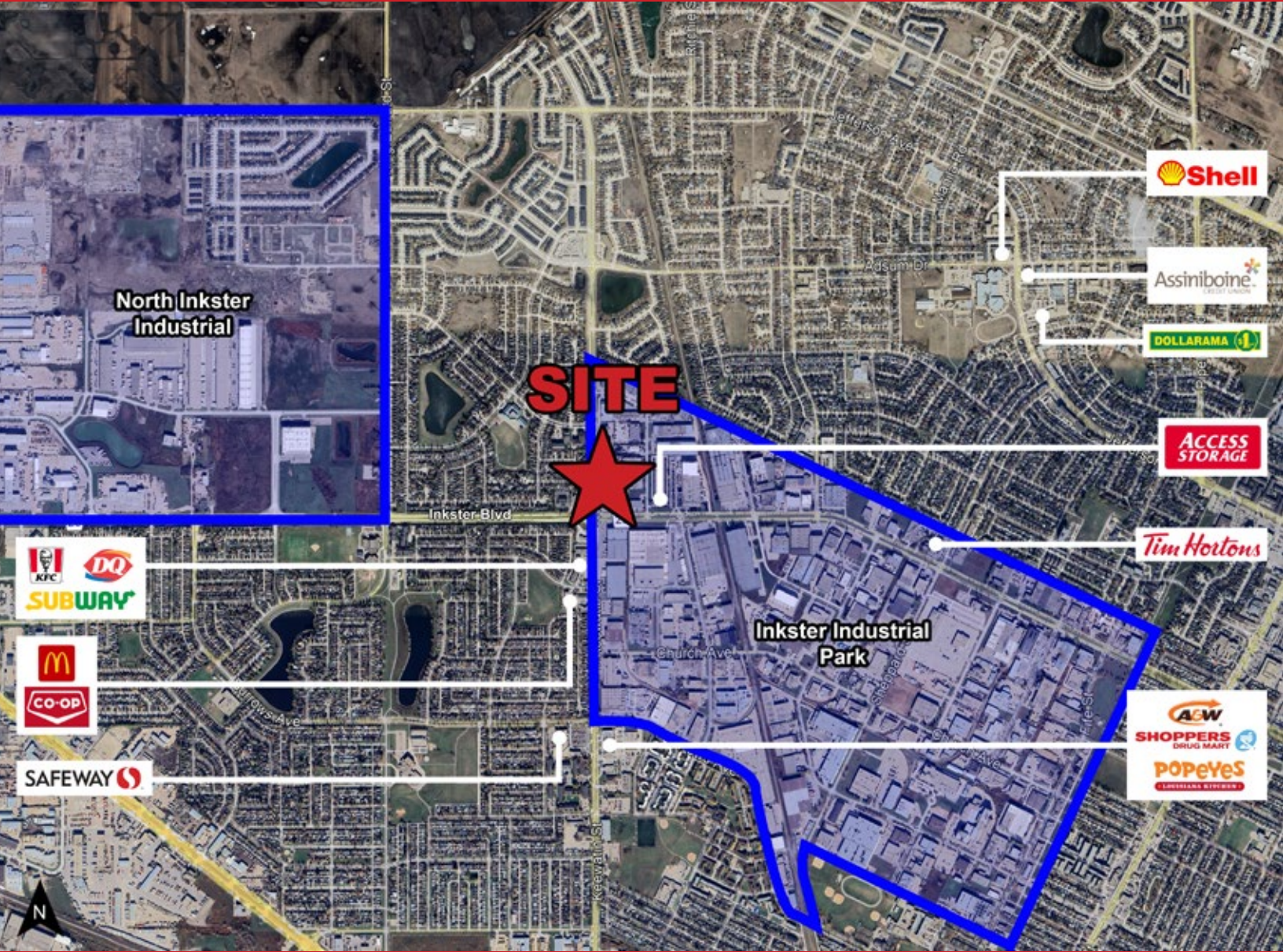
1097 Keewatin Street, Winnipeg, Manitoba

SITE PLAN



FOR LEASE

1097 Keewatin Street, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

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

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

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



Shindico
SUCCEEDING BY HELPING OTHERS SUCCEED



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

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies. 022026