

FOR LEASE

Industrial Opportunity in the Heart of Inkster Industrial Park

1099B Keewatin Street, Winnipeg, Manitoba



**ON-SITE
PARKING STALLS**



**M2
ZONING**



**GREAT
ACCESS**



**5 TRANSIT
ROUTES NEARBY**

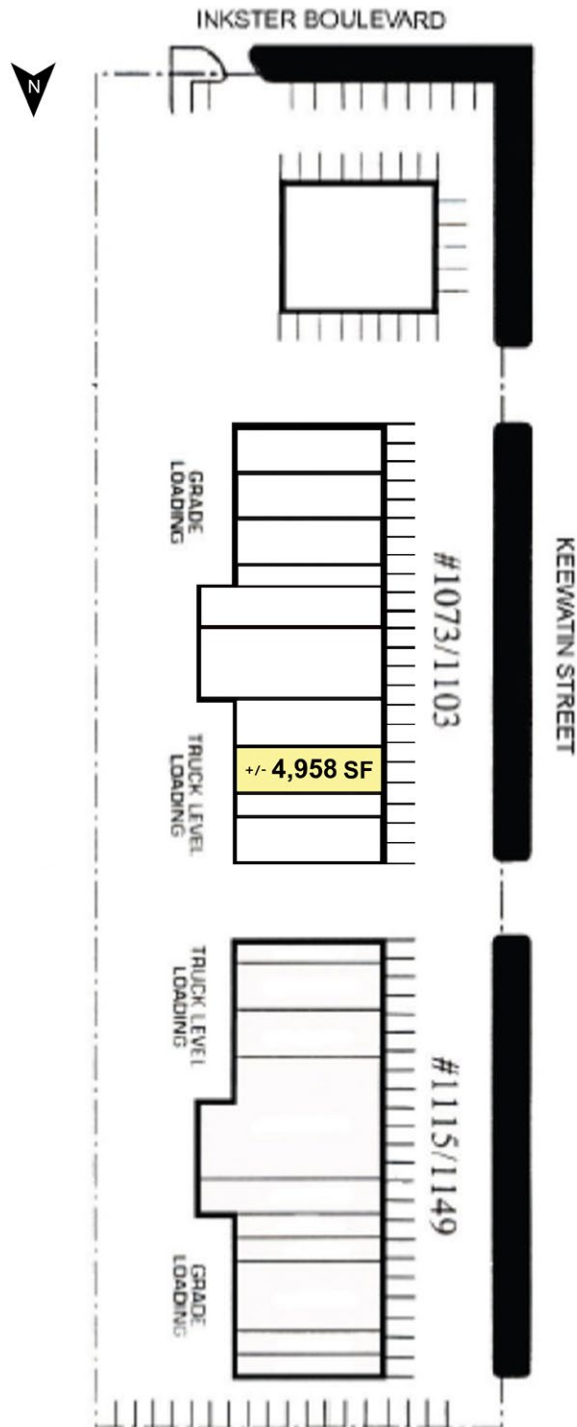
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SITE PLAN



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PROPERTY SUMMARY

Available	+/- 4,958 SF
Possession Date	June 1, 2025
Net Rent	\$9.95/SF
Additional Rent* (2025 est.)	\$4.30/SF
Zoning	M2

*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.

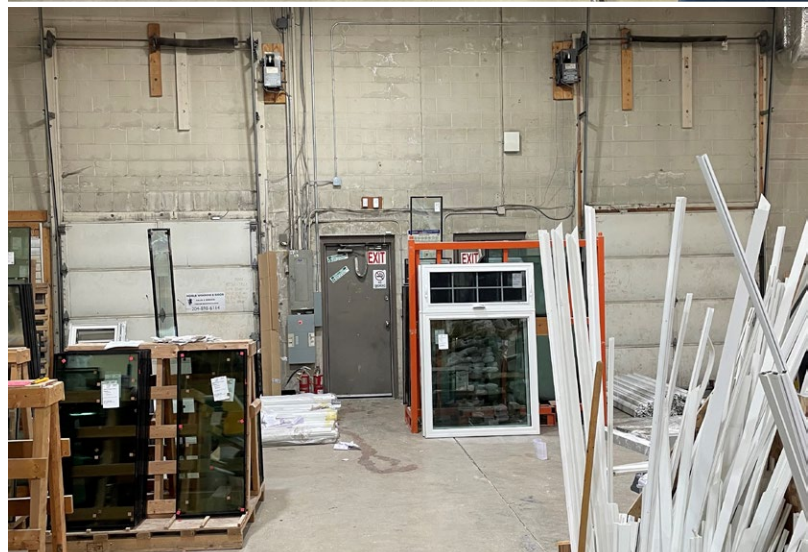
FEATURES

- Excellent frontage on Keewatin Street.
- Ample on-site parking available.
- Two dock level loading doors.
- Features 1 office, a kitchenette, and an open area/showroom.
- Fully sprinklered.

TRAFFIC

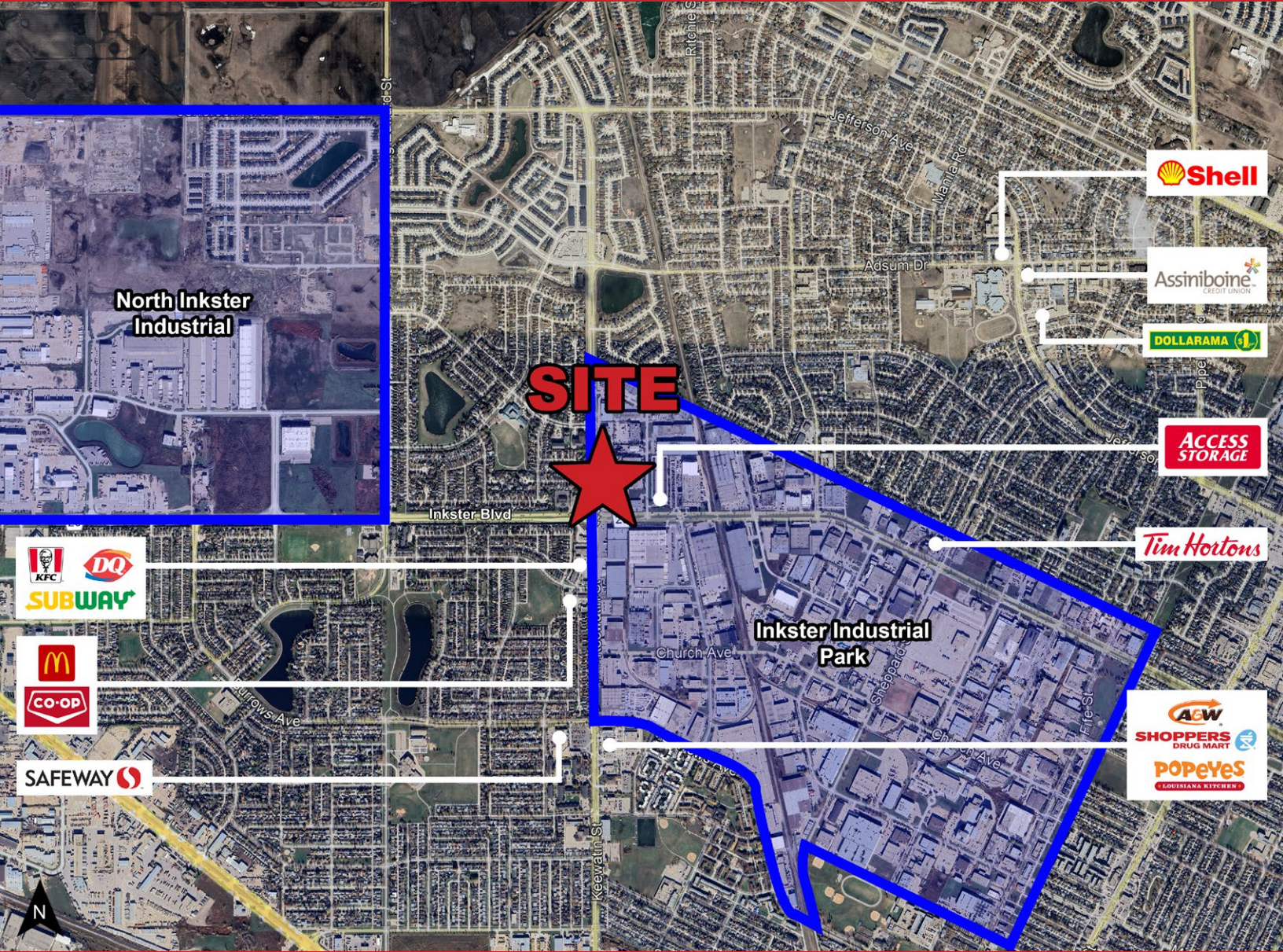
- 20,400 vehicles per day on Keewatin Street between Inkster Boulevard and Jefferson Avenue.

City of Winnipeg Public Works Department 2023



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FOR MORE INFORMATION, PLEASE CONTACT:

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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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