

FOR LEASE

Industrial Opportunity in the heart of Inkster Industrial Park

174 Wyatt Road, Winnipeg, Manitoba



**M2
ZONING**



**GREAT
ACCESS**



**6 TRANSIT
ROUTES NEARBY**

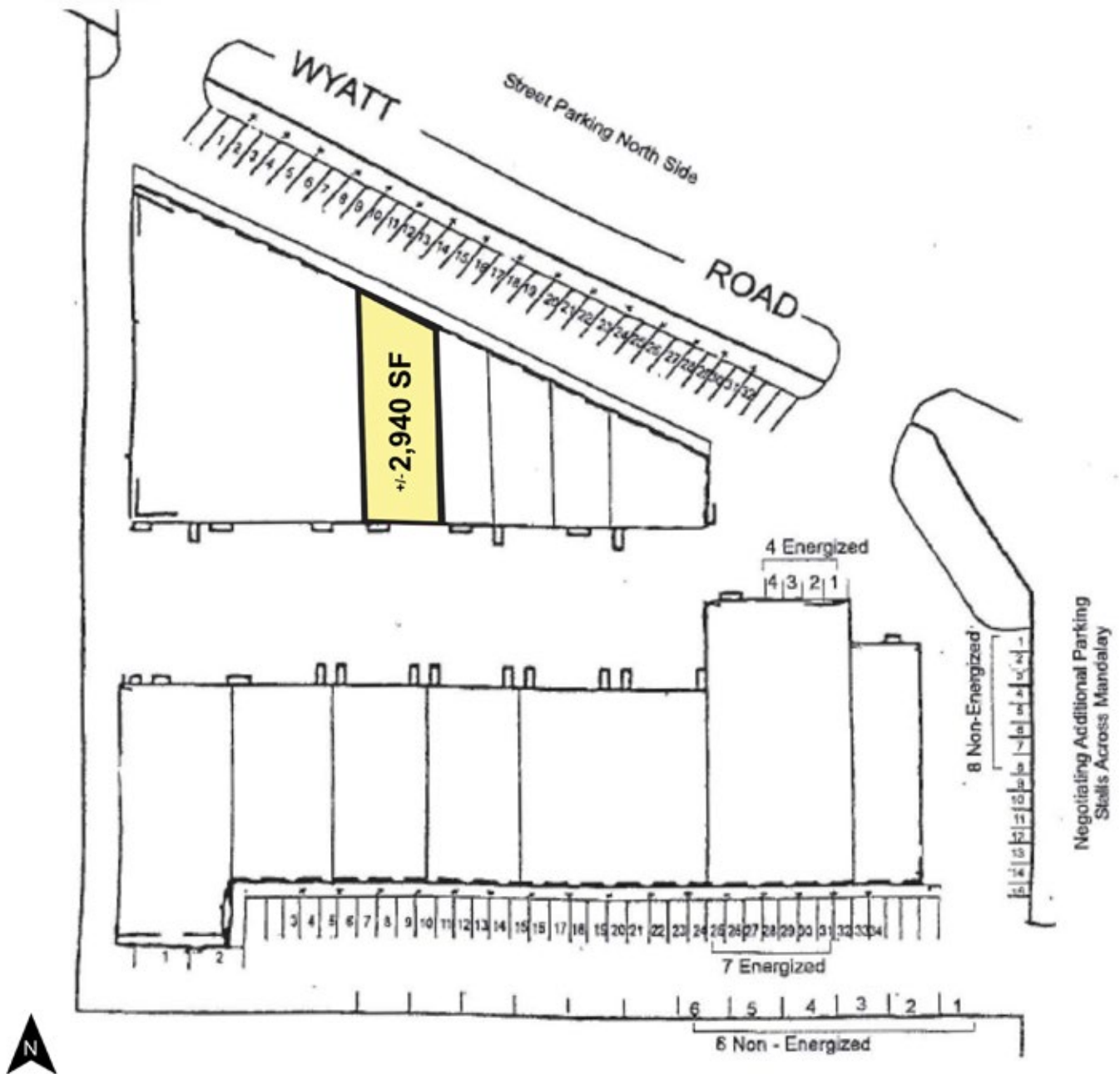
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174 Wyatt Road, Winnipeg, Manitoba

SITE PLAN



204.474.2000

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PROPERTY SUMMARY

Available	+/- 2,940 SF
Possession Date	May 1, 2025
Net Rent	\$9.95/SF
CAM* & Tax (2024 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

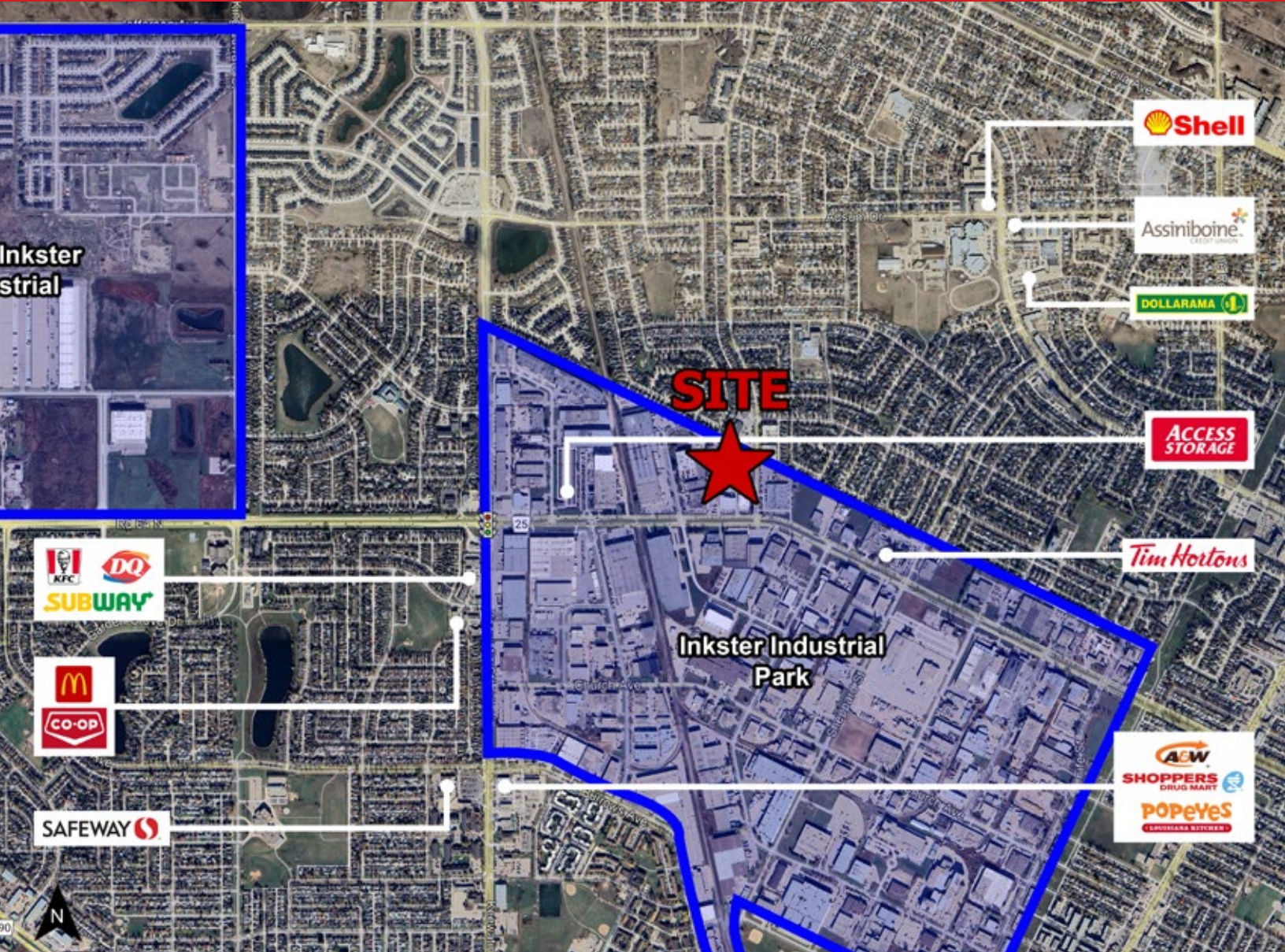
31,600 vehicles per day on Inkster Boulevard between Keewatin Street and McPhillips Street.

City of Winnipeg Public Works Department 2023



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FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

Succeeding by Helping Others Succeed



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