

FOR LEASE

Industrial Opportunity in the heart of Inkster Industrial Park

178 Wyatt Road, Winnipeg, Manitoba



**M2
ZONING**



**6 TRANSIT ROUTES
NEARBY**



**31,200 VEHICLES
PER DAY**

Inkster Blvd. (2024)

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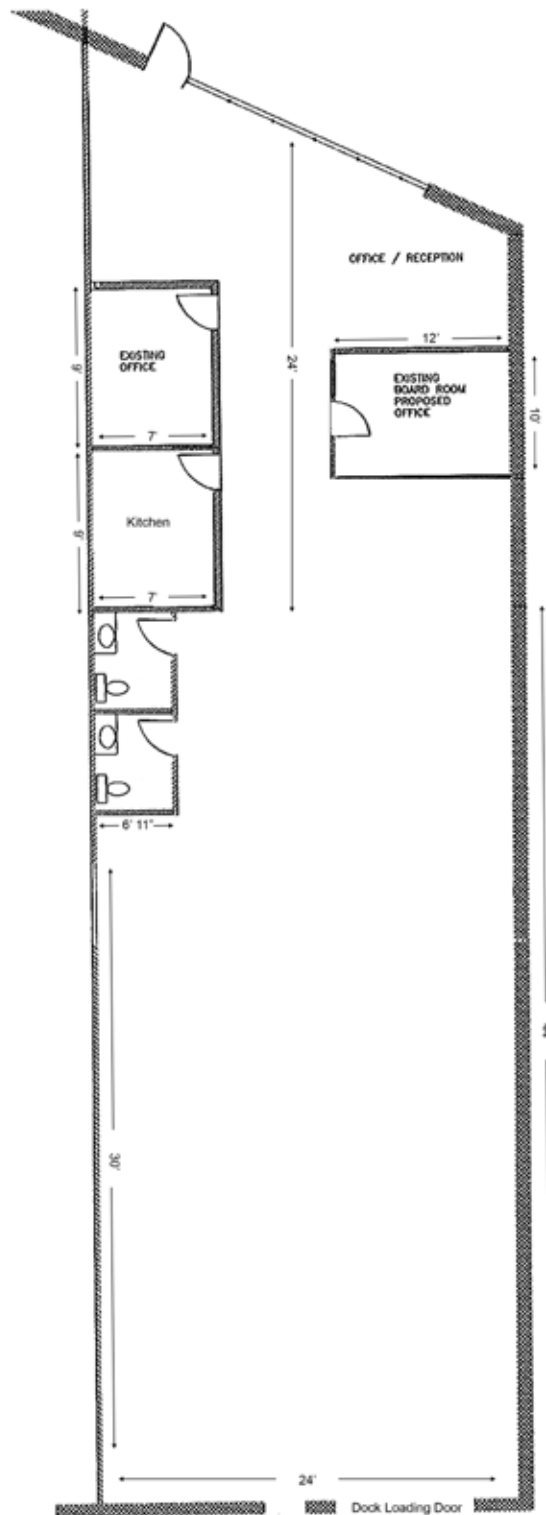
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FLOOR PLAN

*Approximated Floor Plan, Not to Scale



204.474.2000

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PROPERTY SUMMARY

Available (December 1, 2026)	+/- 1,800 SF
Net Rent	\$9.95/SF
Additional Rent (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

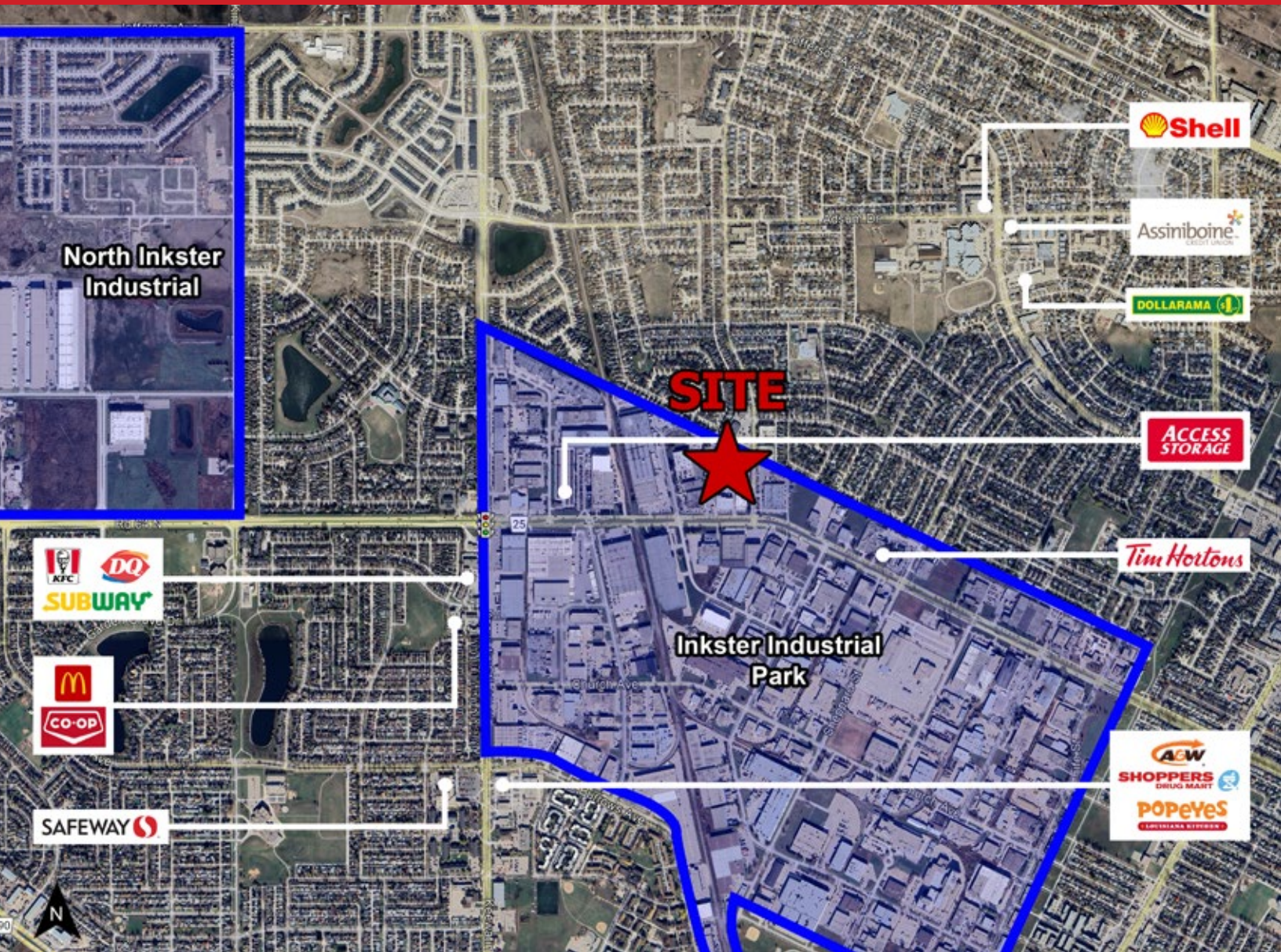
31,200 vehicles per day on Inkster Boulevard between Keewatin Street and McPhillips Street.

City of Winnipeg Public Works Department 2024



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FOR MORE INFORMATION, PLEASE CONTACT:

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