

FOR LEASE

Freestanding Industrial Building

370 Keewatin Street, Winnipeg, Manitoba



**M1
ZONING**



**PYLON
SIGNAGE**



**2 TRANSIT STOPS
ON KEEWATIN**



**SITE AREA
+/- 1.40 ACRES**

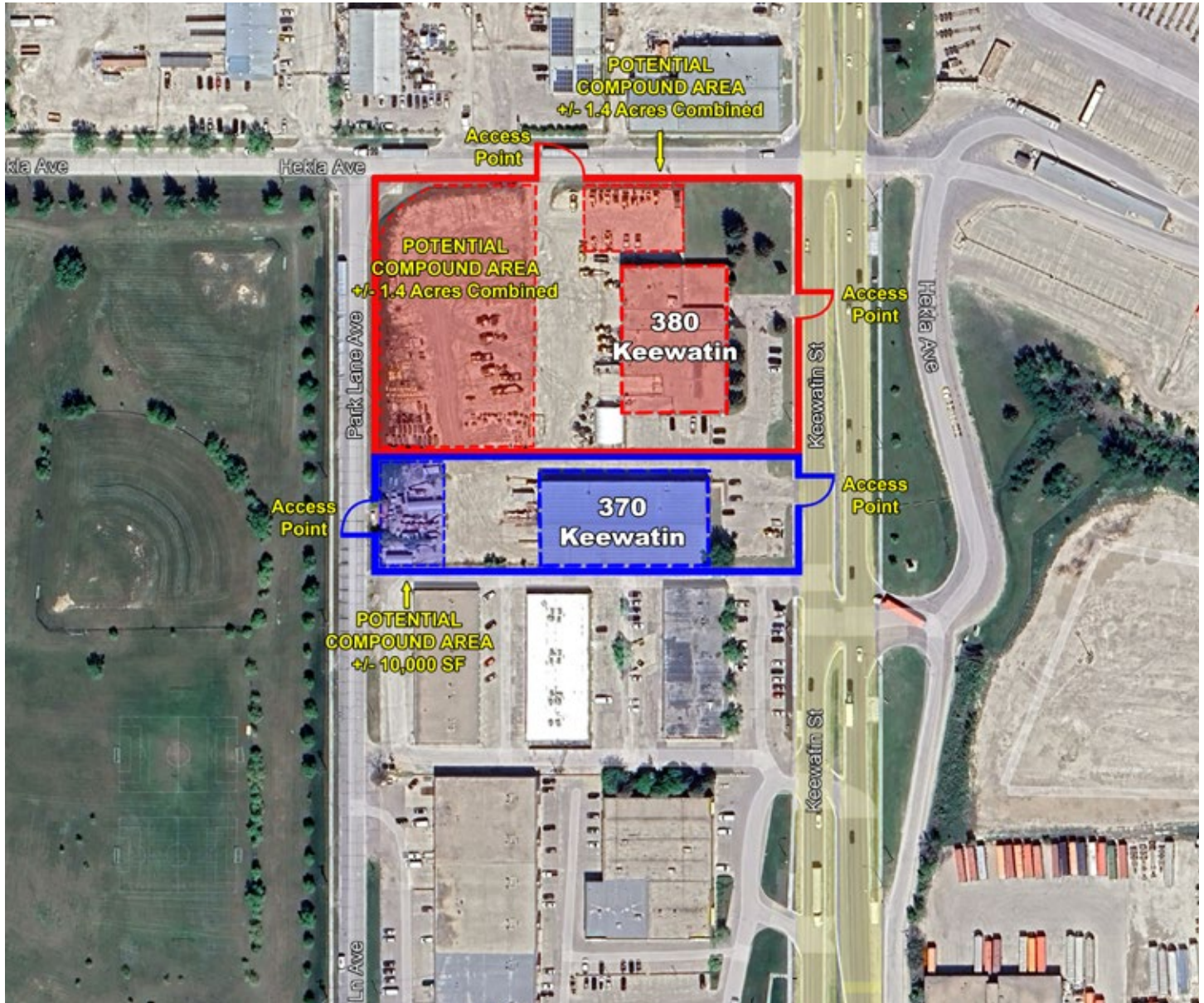
www.shindico.com

Shindico

FOR LEASE

370 Keewatin Street, Winnipeg, Manitoba

SITE PLAN



LEGEND

- 370 Keewatin Potential Compound +/- 10,000 SF
- 380 Keewatin Potential Compound +/- 1.4 Acres

204.474.2000

Shindico

FOR LEASE

370 Keewatin Street, Winnipeg, Manitoba

PROPERTY SUMMARY

Available	19,200 +/- SF
Possession	Feb 1, 2025
Land Area	+/- 1.40 Acres
Net Lease Rate	\$14.00/SF
Additional Rent (est.)	\$1.19/SF*
Zoning	M1

*plus management fee

FEATURES

- Can be leased with 380 Keewatin Street.
- Ceiling heights range from 20 to 22 feet.
- Parking available in the front
- Fenced compound area available in the back.
- Gas fired unit heaters in warehouse.
- Heating and cooling in office area.
- Pylon signage available.
- Built in 1998, steel frame construction.
- Showroom, service desk, private offices, and staff area.
- 300 amp 240 volt single phase power.
- Five dock and one grade loading door.
- Potential +/- 10,000 SF compound area.

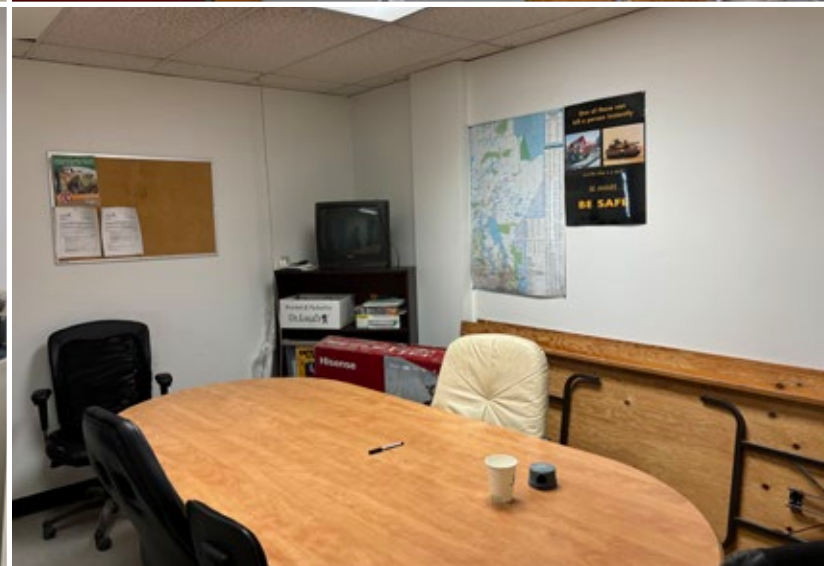
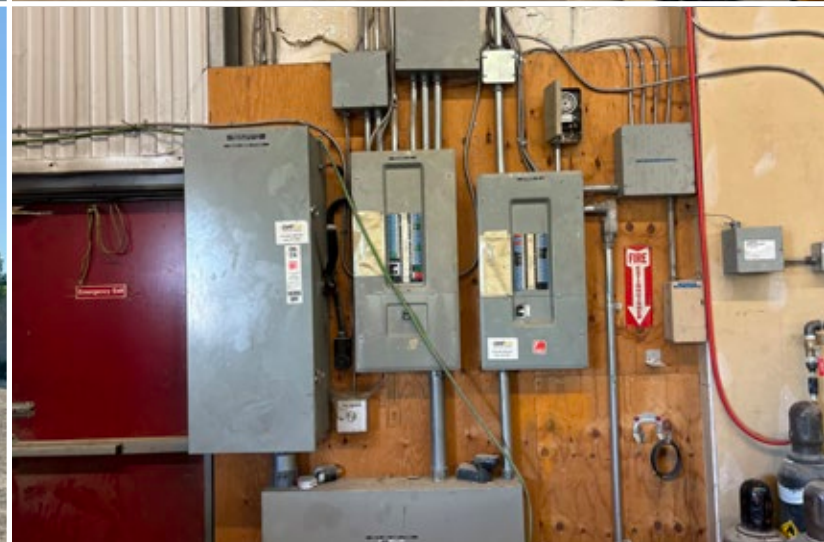
LOCATION

- Very rare industrial site with large compound area within the City of Winnipeg.
- Service and shopping amenities nearby for employee convenience.
- 10 minutes away from Winnipeg Richardson International Airport
- Situated near Inkster Industrial Park.
- Access points via Keewatin, and Park Lane.



FOR LEASE

370 Keewatin Street, Winnipeg, Manitoba

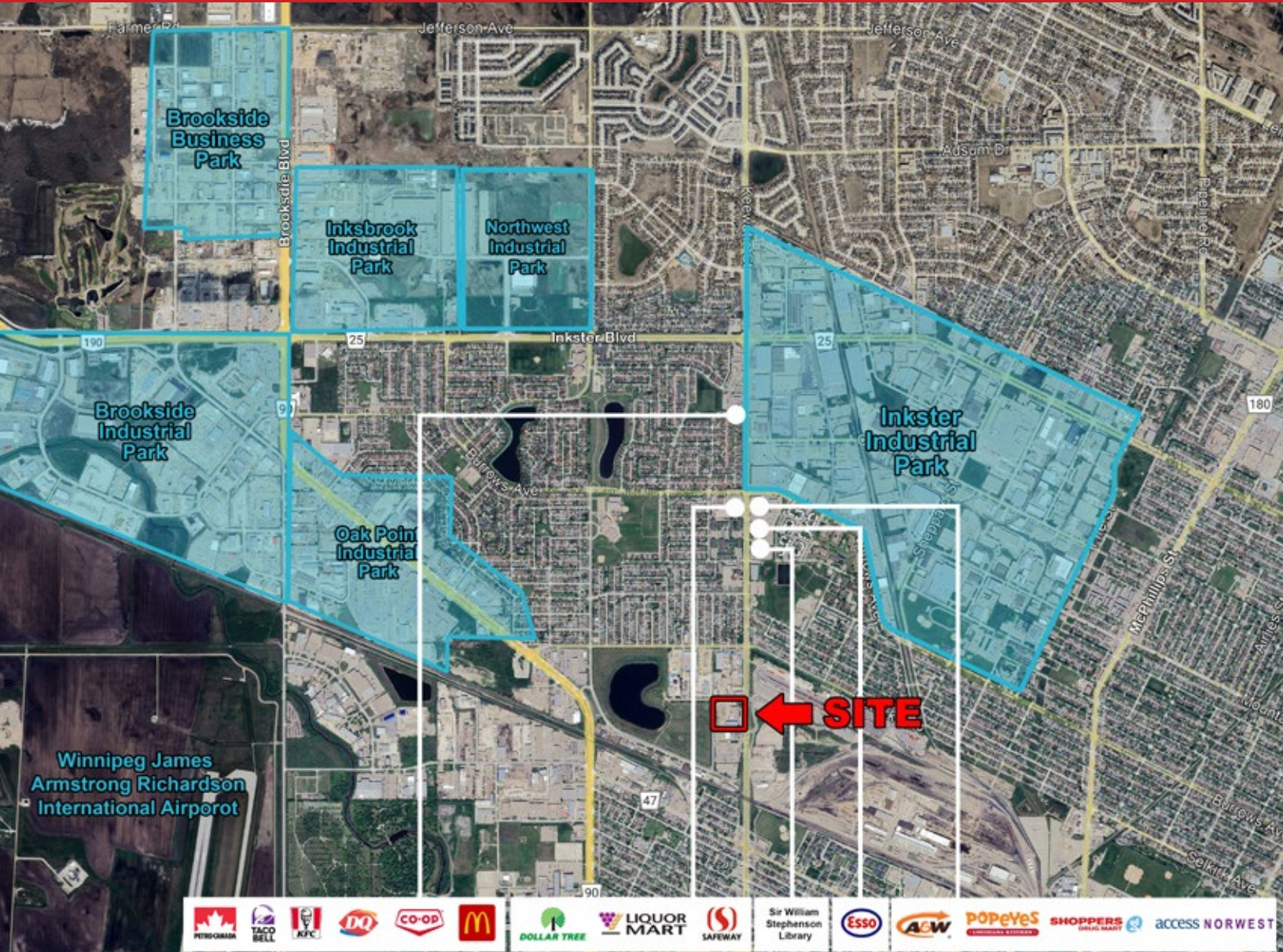


204.474.2000

Shindico

FOR LEASE

370 & 380 Keewatin Street, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

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.090924