

FOR SALE

Freestanding Industrial Building

380 Keewatin Street, Winnipeg, Manitoba

RECENT UPGRADES: ROOF, LIGHTING AND HVAC SYSTEMS



**M1
ZONING**



**PYLON
SIGNAGE**



**2 TRANSIT STOPS
ON KEEWATIN**



**SITE AREA
+/- 3.10 ACRES**

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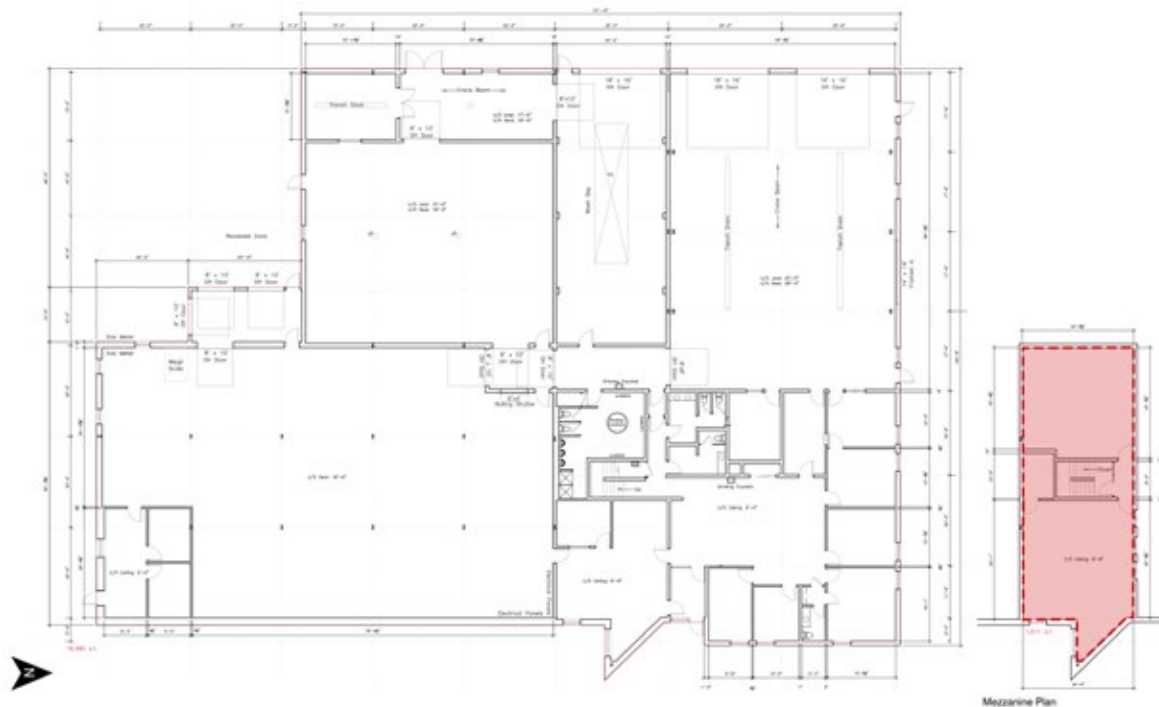
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SITE PLAN



FLOOR PLAN



204.474.2000

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PROPERTY SUMMARY

Main Floor	+/- 19,480 SF
Mezzanine	+/- 1,511 SF
Total	+/- 20,991 SF

Land Area	+/- 3.10 Acres
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Sale Price	Contact Agent
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Zoning	M1
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FEATURES

- Ceiling heights range from 15 to 25 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.
- Built in 1975, masonry construction.
- Private offices, showroom, washrooms, parts desk, and warehouse.
- Second floor with a boardroom and staff area.
- 400 amp 600 volt 3-phase power.
- Two dock and three grade loading doors.
- Multiple cranes available - 2x3 Ton/1x10 Ton.
- Floor drains.
- Potential +/- 1.4 Acre compound area.

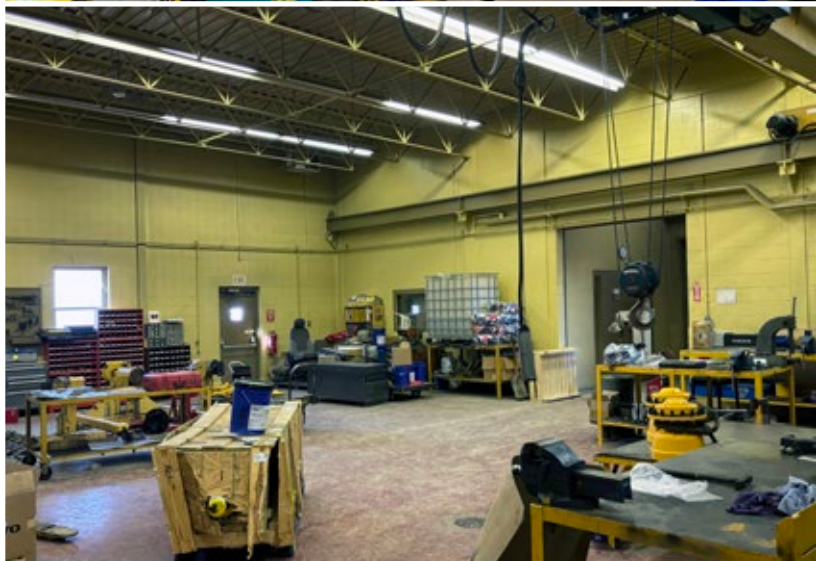
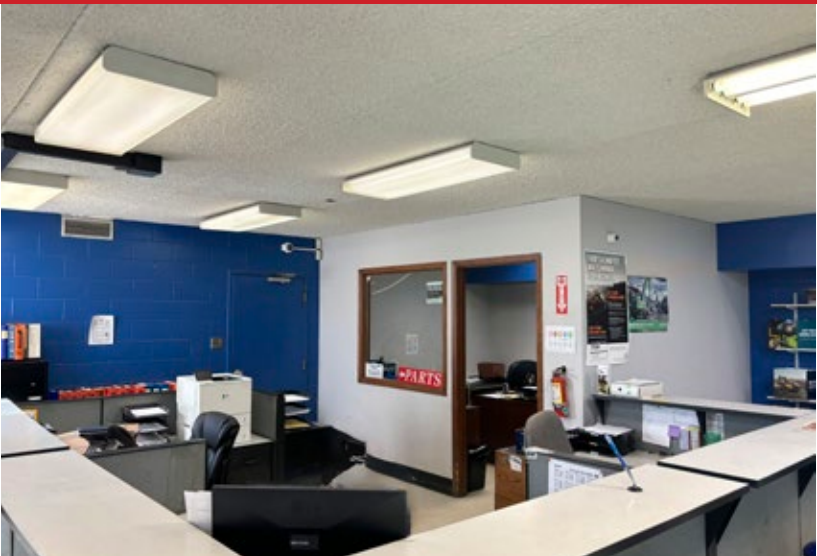
LOCATION

- 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.
- Multiple access points via Keewatin, and Hekla.



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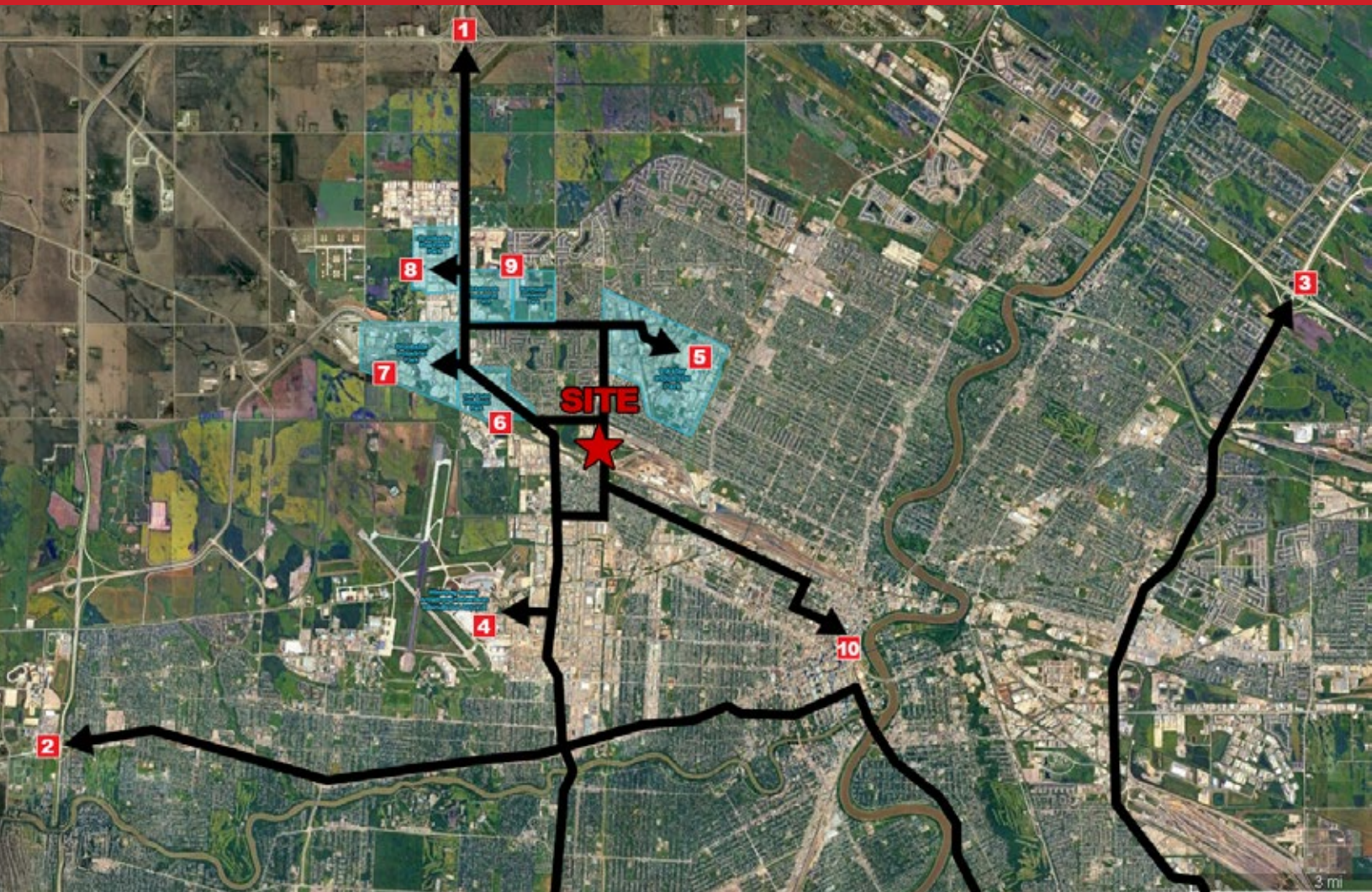


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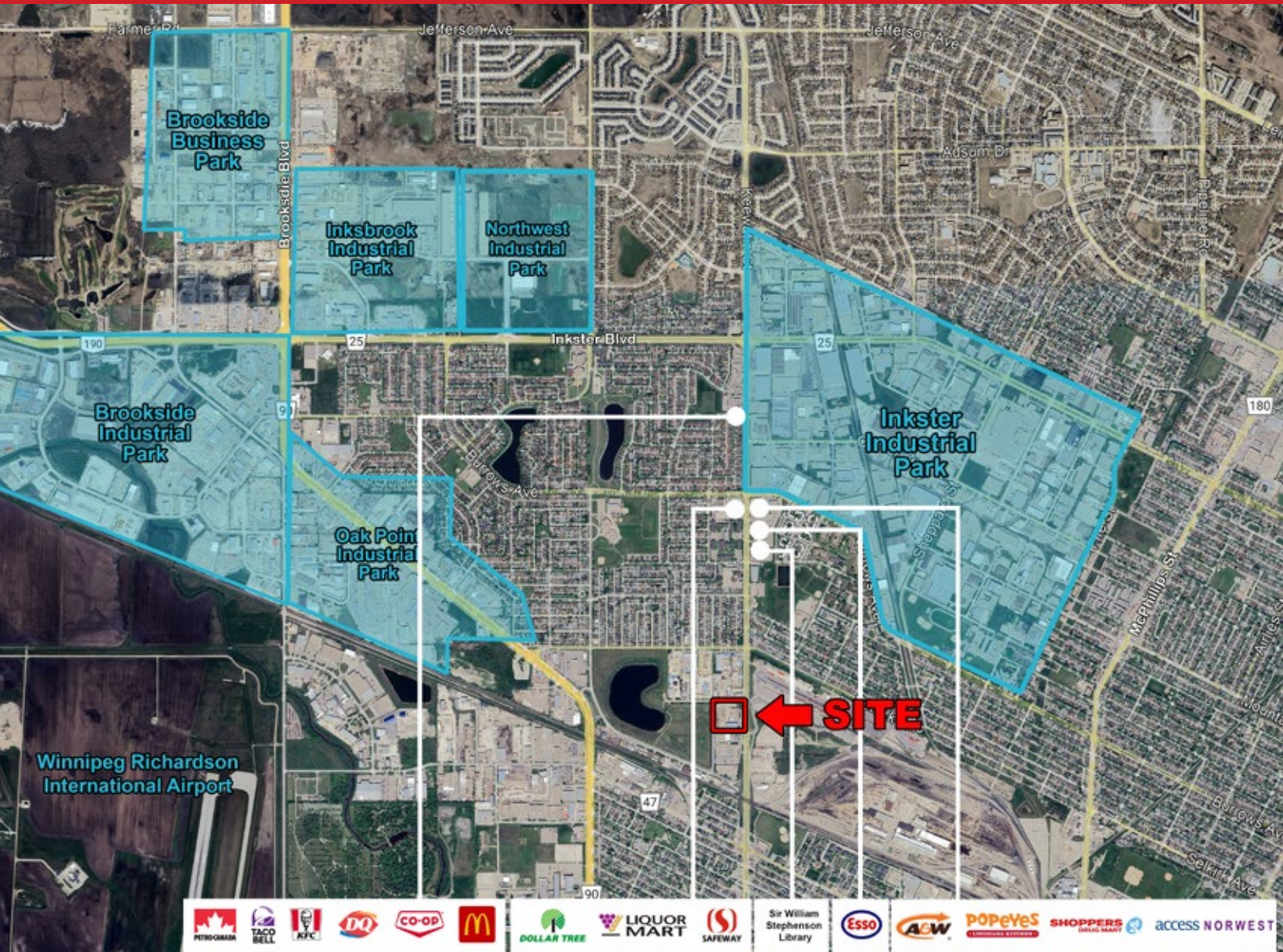
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	Route from Subject Lands	Distance (km.)	Drive Time
1	North Perimeter Highway (Hwy 100) & Rte 90	9.8	12 min
2	West Perimeter Highway (Hwy 100) & Trans-Canada Highway West (Hwy 1)	14.5	16 min
3	North East Perimeter Highway	29	25 min
4	Winnipeg Richardson International Airport	4.5	10 min
5	Inkster Industrial Park	3.2	6 min
6	Oak Point Industrial Park	3	6 min
7	Brookside Industrial Park	6	8 min
8	Brookside Business Park	6.8	10 min
9	Northwest Industrial Park	5.3	9 min
10	Downtown Winnipeg	7	16 min

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FOR MORE INFORMATION, PLEASE CONTACT:

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SUCCEEDING BY HELPING OTHERS SUCCEED



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