

FOR LEASE

Freestanding Industrial Building

380 Keewatin Street, Winnipeg, Manitoba



**M1
ZONING**



**PYLON
SIGNAGE**



**2 TRANSIT STOPS
ON KEEWATIN**



**SITE AREA
+/- 3.10 ACRES**

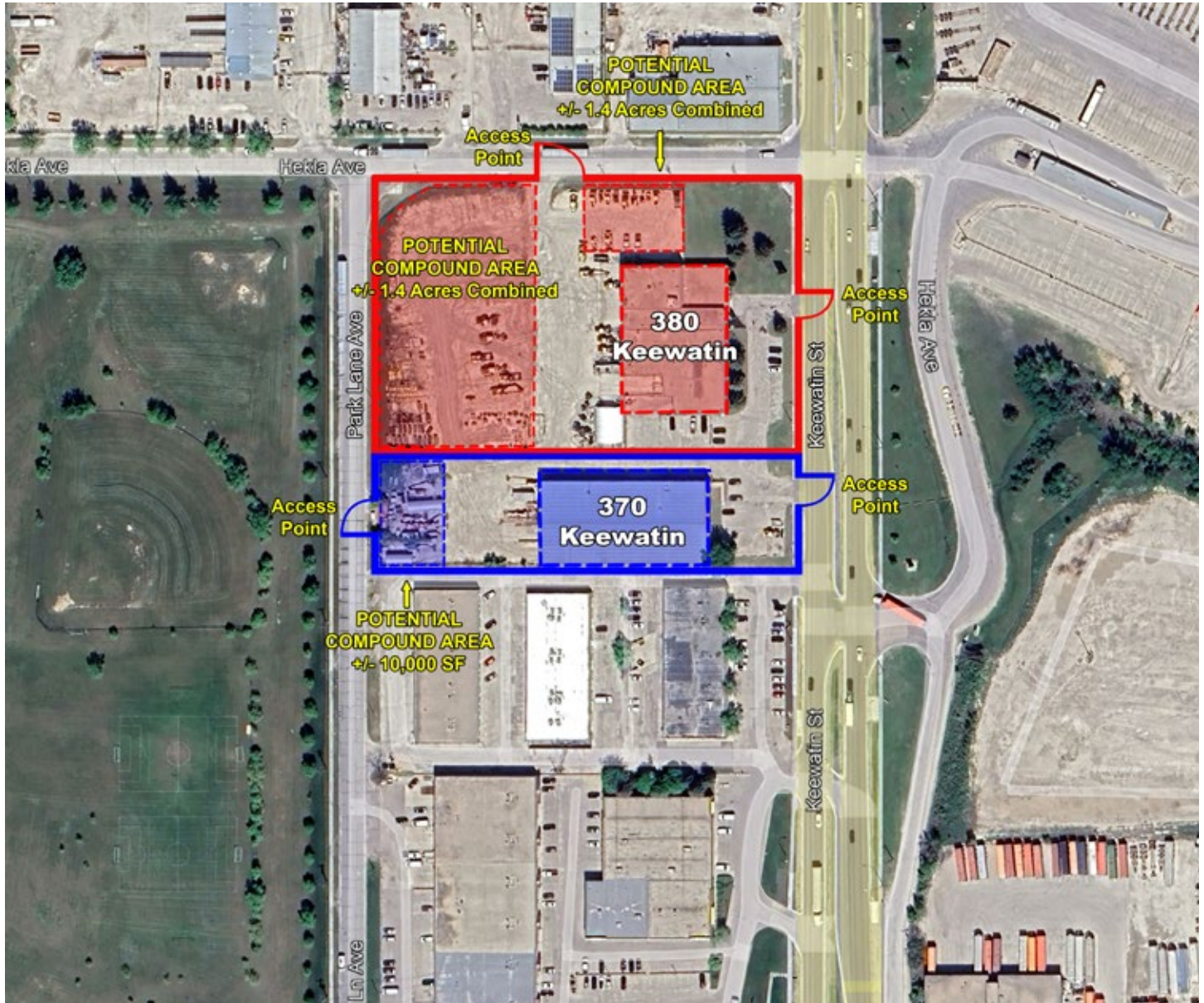
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SITE PLAN



LEGEND

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

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PROPERTY SUMMARY

Available	20,000 +/- SF
Possession	Feb 1, 2025
Land Area	+/- 3.10 Acres
Net Lease Rate	\$16.00/SF
Additional Rent (est.)	\$1.57/SF*
Zoning	M1

*plus management fee

FEATURES

- Can be leased with 370 Keewatin Street.
- 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.
- Pylon signage available.
- 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.

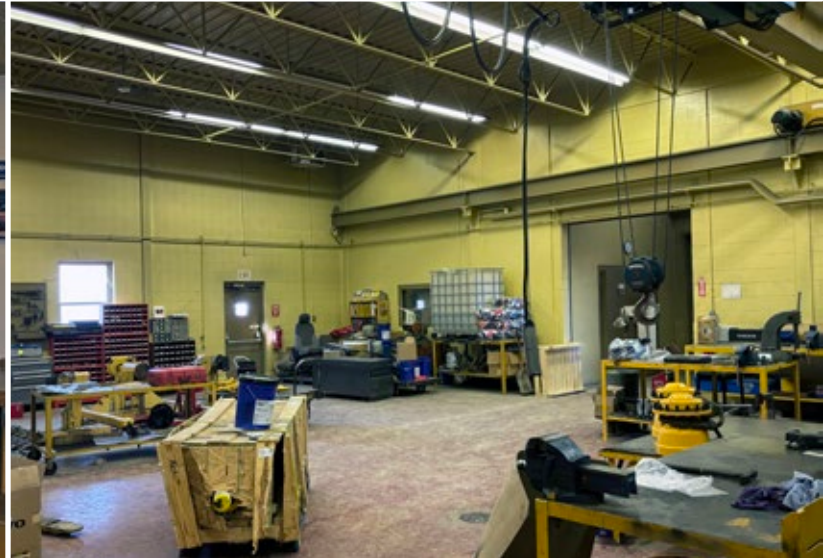
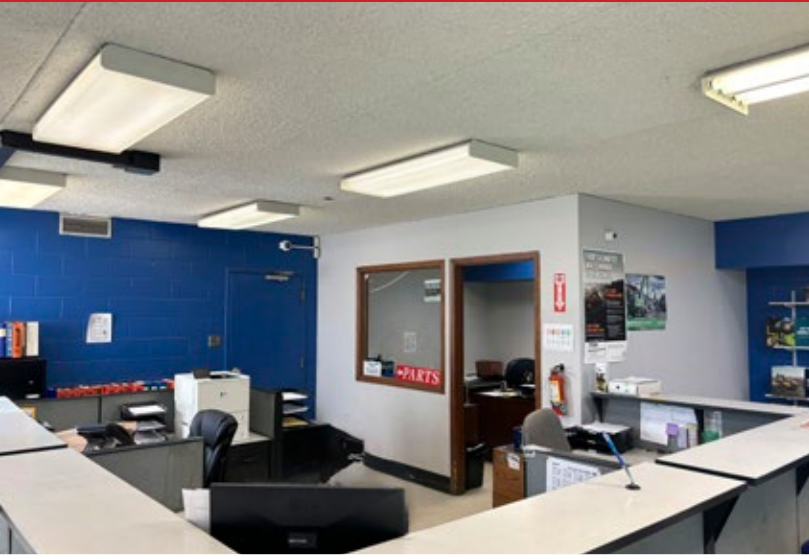
LOCATION

- 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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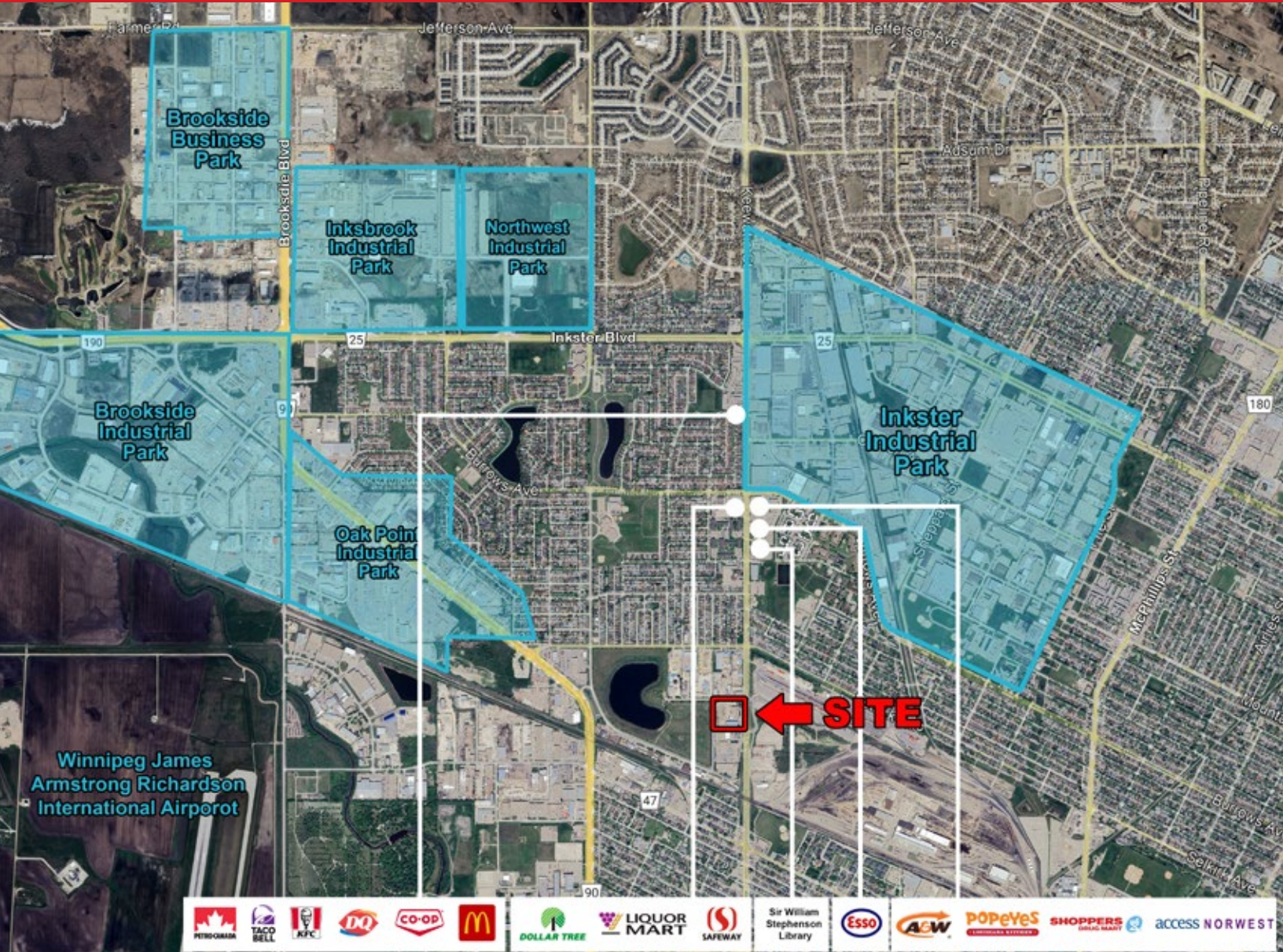


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FOR MORE INFORMATION, PLEASE CONTACT:

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



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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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