

**FOR LEASE**

# 6 Ryan Wirth Way

## Brand New High Traffic Industrial/Flex Office Development

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## Brand New State-Of-The-Art Industrial/Flex Office Units

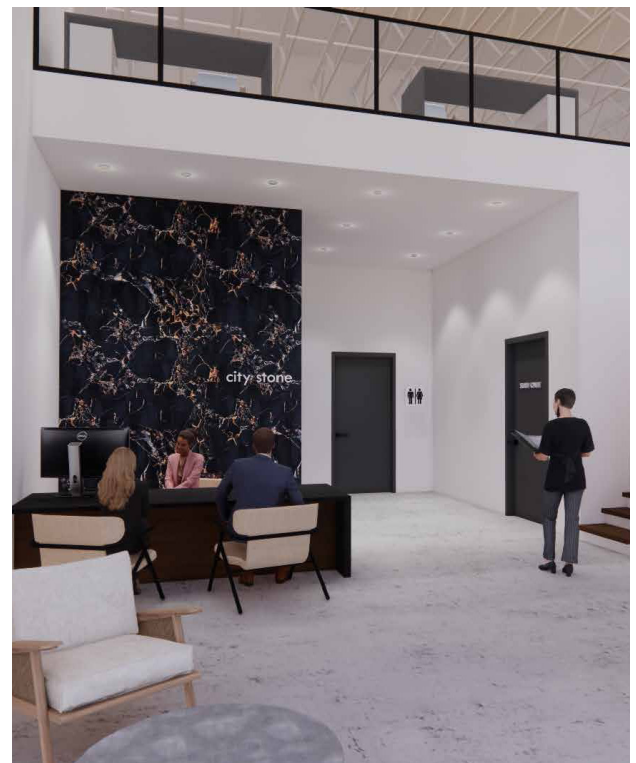
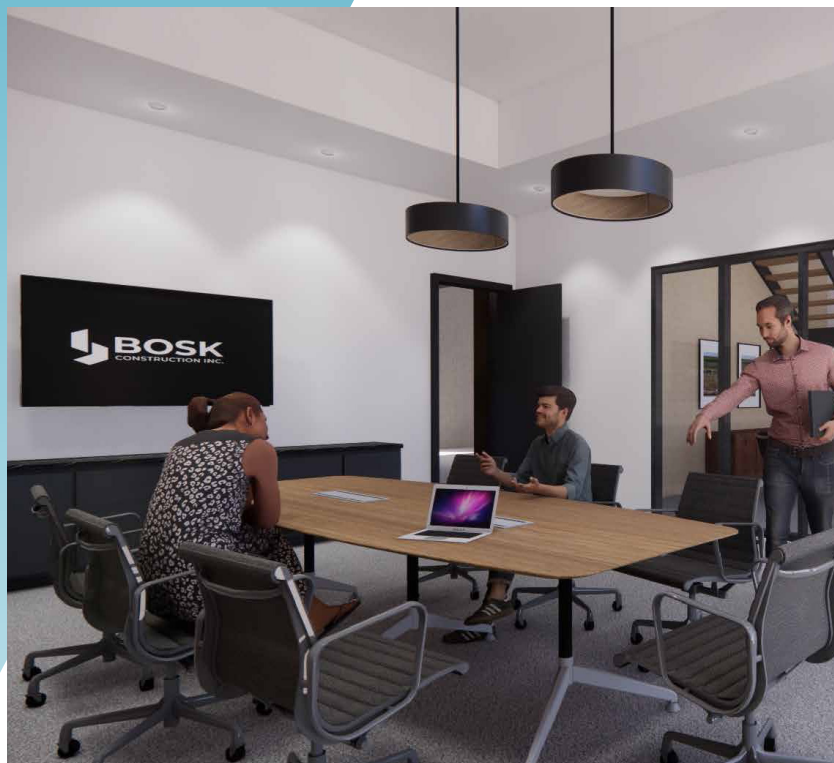
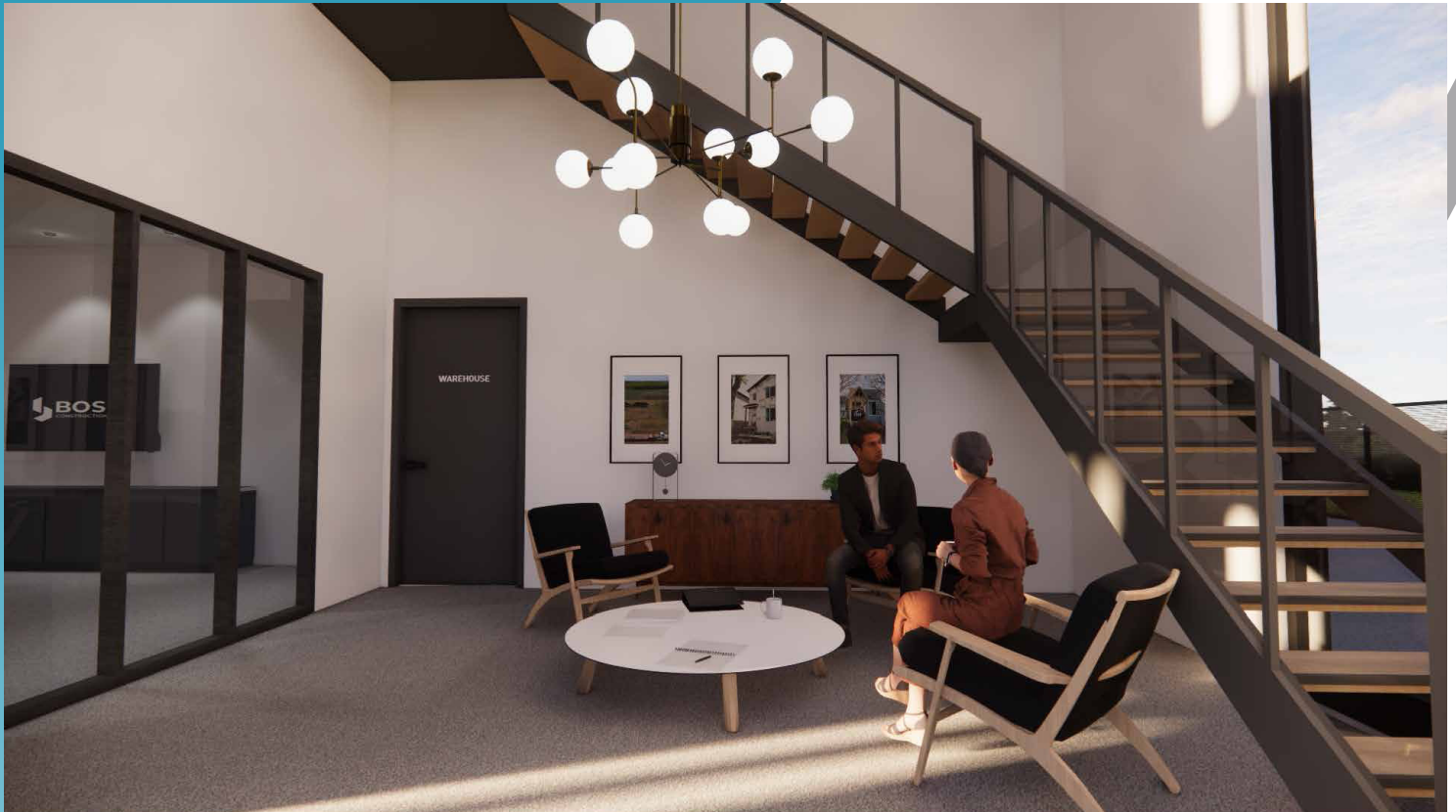
### PROPERTY HIGHLIGHTS

- Located just off the Perimeter Highway between Wenzel Street and McGregor Farm Road in the RM of East St. Paul
- 3 (+/-) 1,500 sf units
- 1 (+/-) 2,000 sf unit
- Option to combine units
- 24' clear ceiling height
- Grade loading available in each unit
- No City of Winnipeg business taxes
- Fully controlled intersection underway at Wenzel Street & Perimeter Highway
- Zoned CH

**Lease Rate: \$14.95 psf Net**  
**CAM & Tax: \$4.50 psf (2024 est.)**



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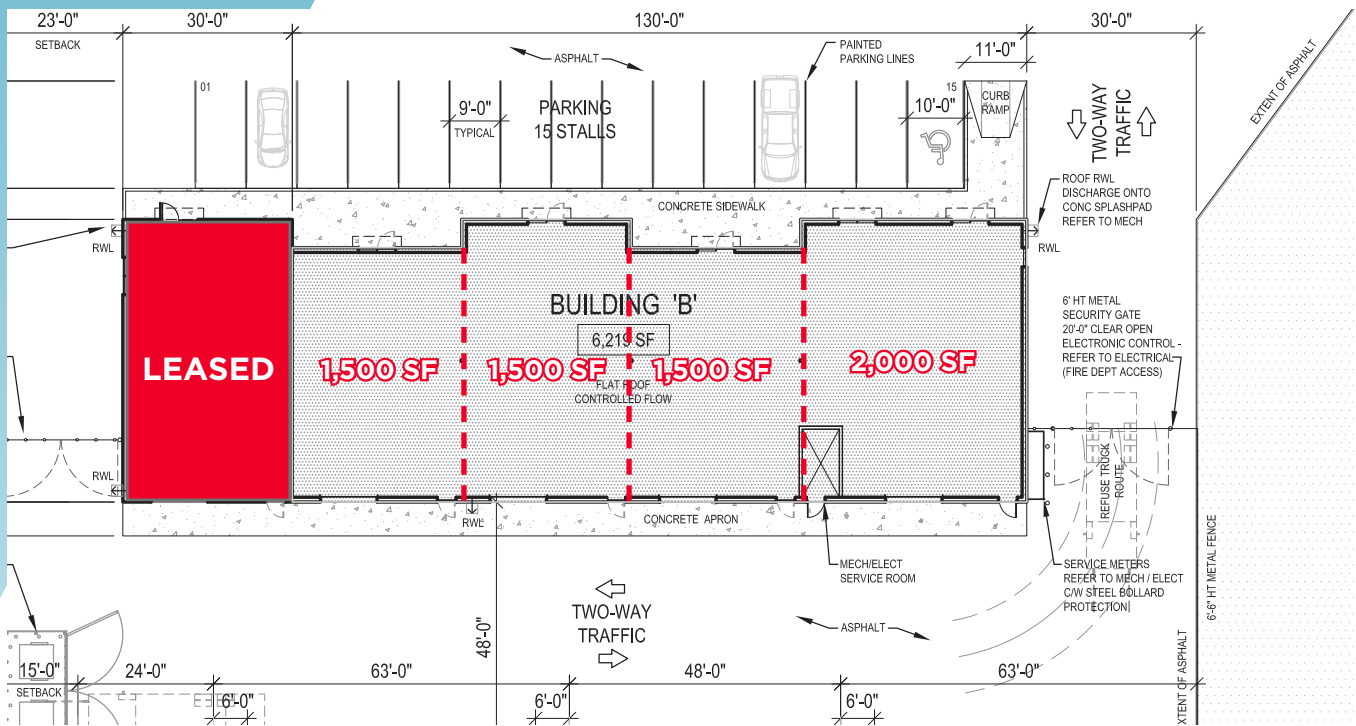




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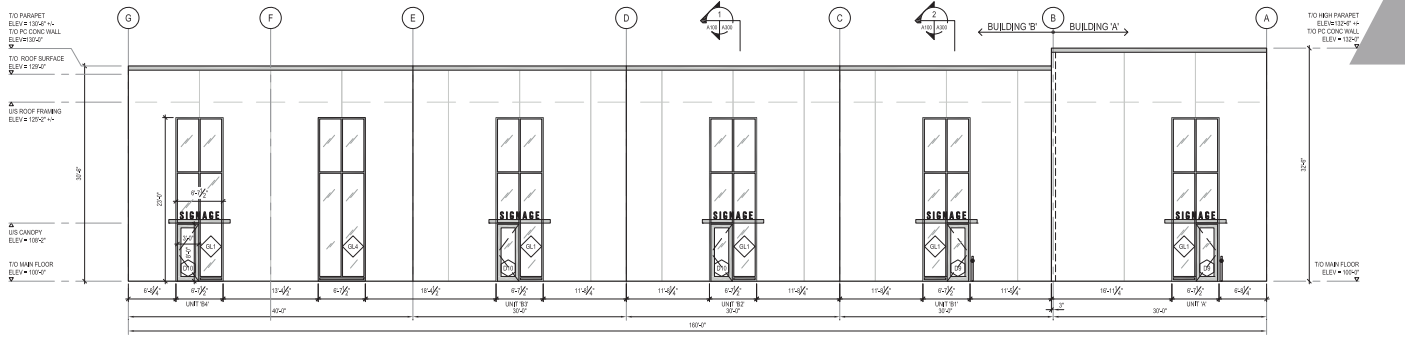
### SITE PLAN



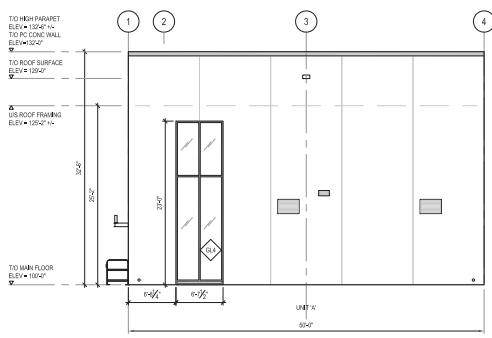
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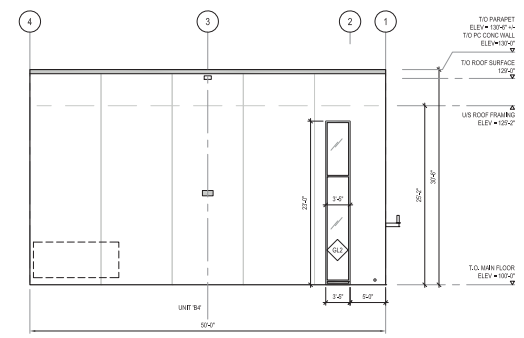
### BUILDING ELEVATION



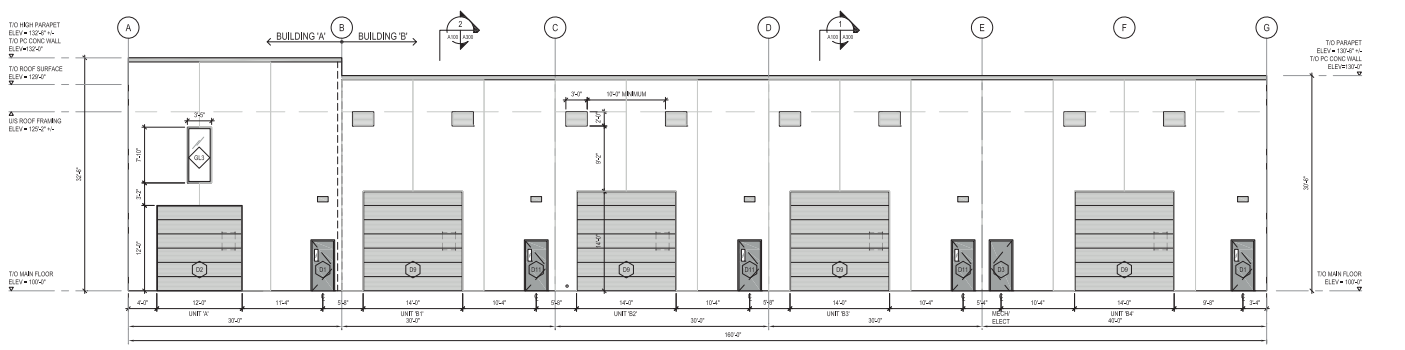
1  
BUILDING 'A' / 'B'  
NORTH ELEVATION  
1/8" = 1' 0"



2  
BUILDING 'A' / 'B'  
WEST ELEVATION  
1/8" = 1' 0"



4  
BUILDING 'A' / 'B'  
EAST ELEVATION  
1/8" = 1' 0"



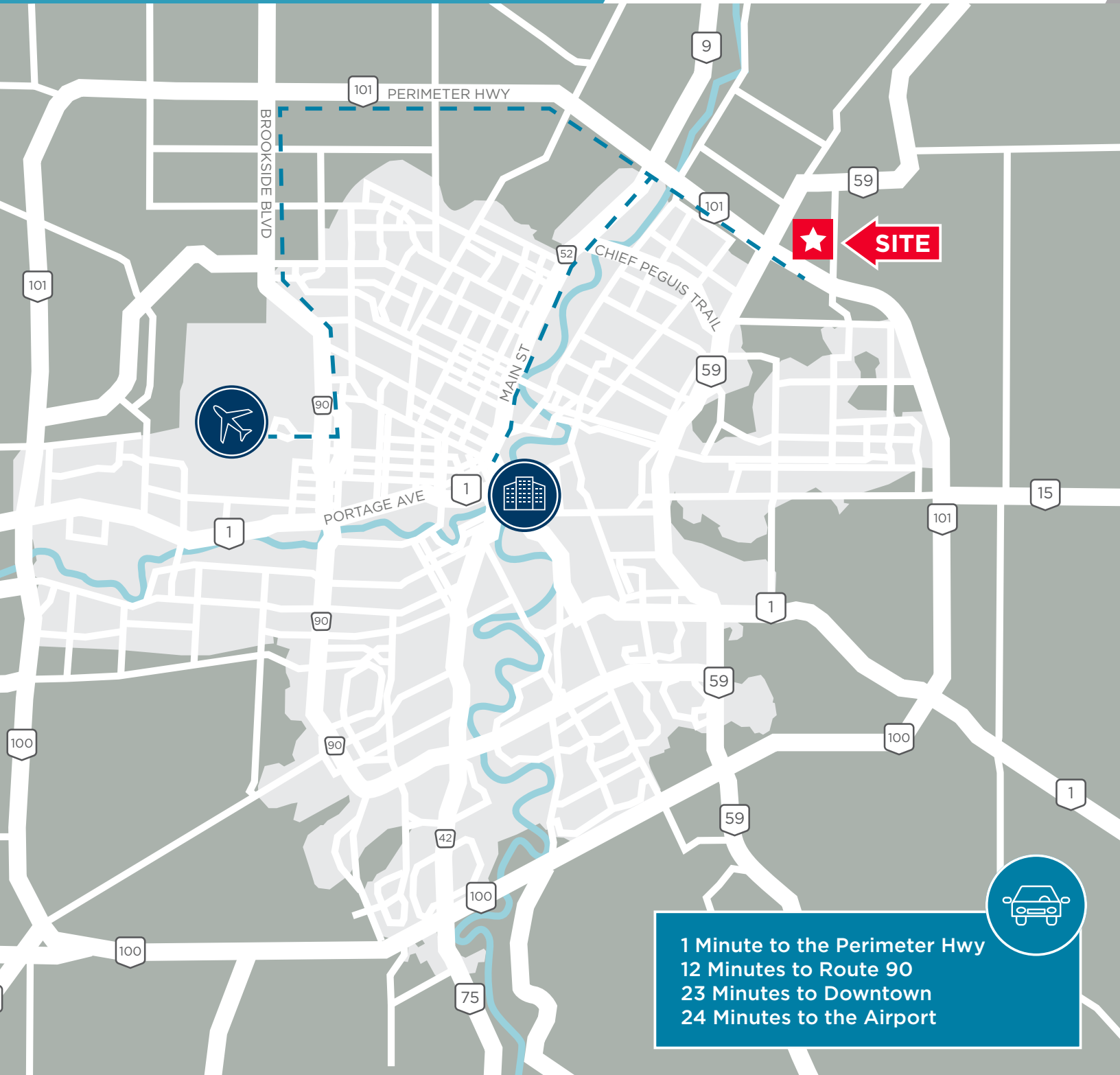
3  
BUILDING 'A' / 'B'  
SOUTH ELEVATION  
1/8" = 1' 0"

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1 Minute to the Perimeter Hwy  
12 Minutes to Route 90  
23 Minutes to Downtown  
24 Minutes to the Airport



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