



INDUSTRIAL FOR LEASE  
**332 KEEWATIN STREET**

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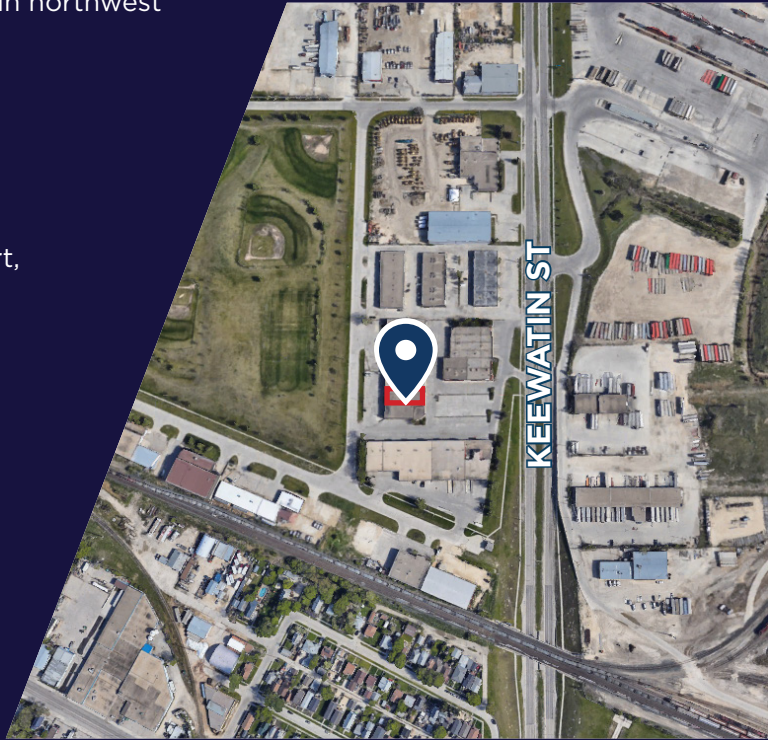




# PROPERTY HIGHLIGHTS

(+/-) 2,867 SF AVAILABLE

- Single storey building located in Inkster Industrial Park in northwest Winnipeg
- Easy access to Route 90, Inkster Boulevard and the Perimeter Highway
- Good on-site parking available
- Minutes from Winnipeg Richardson International Airport, Red River College and the downtown area
- Close proximity to many amenities
- Zoned M1
- Available immediately
- Professionally managed



**LEASE RATE: \$9.95 NET PSF**

**CAM & TAX: \$3.71 PSF (2024 EST)**  
*\* PLUS A 5% MANAGEMENT FEE BASED ON GROSS RENT*



Located in the heart of Inkster Industrial Park



Close proximity to major trucking roads and retail amenities



Professionally managed



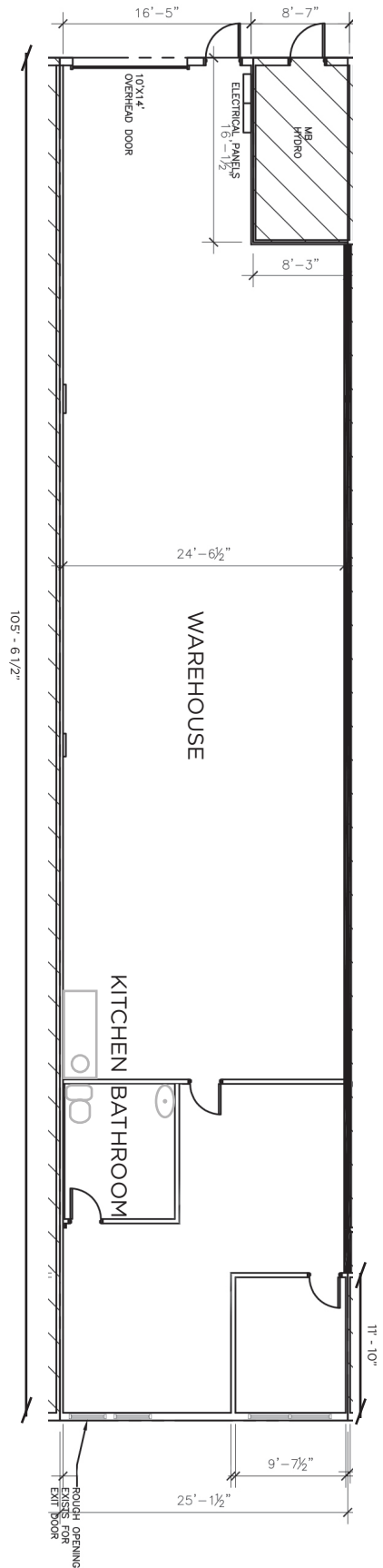
## LOCAL AMENITIES

- |    |                                    |    |   |
|----|------------------------------------|----|---|
| 1  | AIR WISE                           | 13 | 7-ELEVEN                                  |
| 2  | AIRMASTER SIGNS                    | 14 | APNA SPICY HUT                            |
| 3  | REESER TRUCK & TRAILER SERVICE LTD | 15 | SOUTH KEEWATIN GAS BAR                    |
| 4  | NORTHWESTERN ROOFING               | 16 | ELDON ROSS POOL                           |
| 5  | ICONIX WATERWORKS                  | 17 | GIARDINO INTERNATIONAL AUTO & TIRE CENTRE |
| 6  | WESTCON EQUIPMENT                  | 18 | KF ASSOCIATES CAR DEALERSHIP              |
| 7  | CASE & PARK                        | 19 | WEST END RADIATORS                        |
| 8  | NATT CONSTRUCTION                  |    |   |
| 9  | BROOKSIDE AUTO BODY LTD            |    |   |
| 10 | BELLEFOSH SIGNS                    |    |   |
| 11 | WALLIN INDUSTRIES                  |    |   |
| 12 | CPKC - WINNIPEG RADIO SHOP         |    |   |

# IMAGES



# FLOOR PLAN





## CONTACT

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