



INDUSTRIAL FOR LEASE

# 338 KEEWATIN STREET

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## PROPERTY HIGHLIGHTS

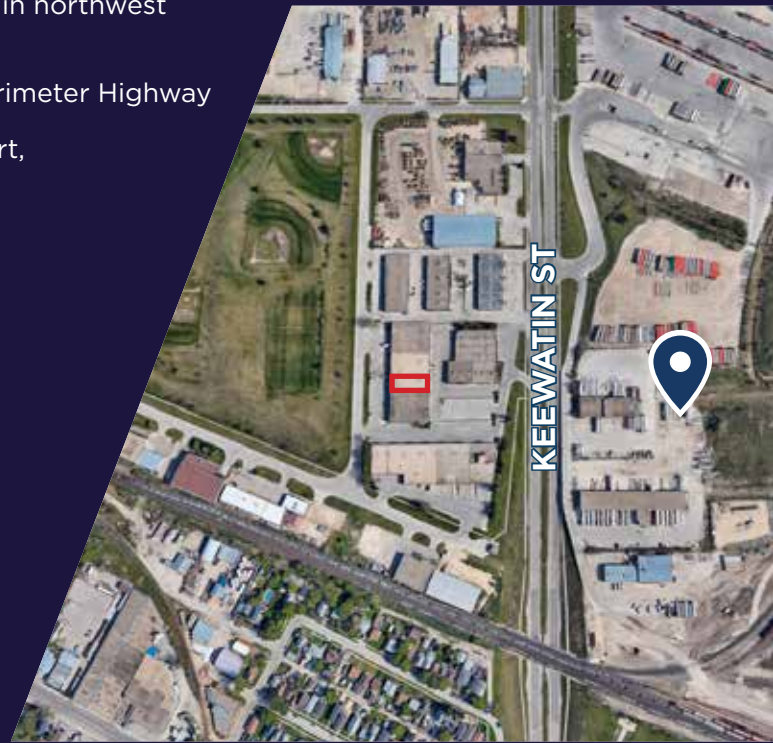
(+/-) 3,000 SF AVAILABLE

- Single storey building located in Inkster Industrial Park in northwest Winnipeg
- Easy access to Route 90, Inkster Boulevard and the Perimeter Highway
- Minutes from Winnipeg Richardson International Airport, Red River College and the downtown area
- Close proximity to many amenities
- Good on-site parking available
- Professionally managed
- Dock loading, 10' x 14' door
- Ceiling height (+/-) 18'
- Available December 1, 2024
- Zoned M1

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

**CAM & TAX: \$3.71 PSF (2024 EST)**

*\* PLUS A 5% MANAGEMENT FEE BASED ON GROSS RENT*



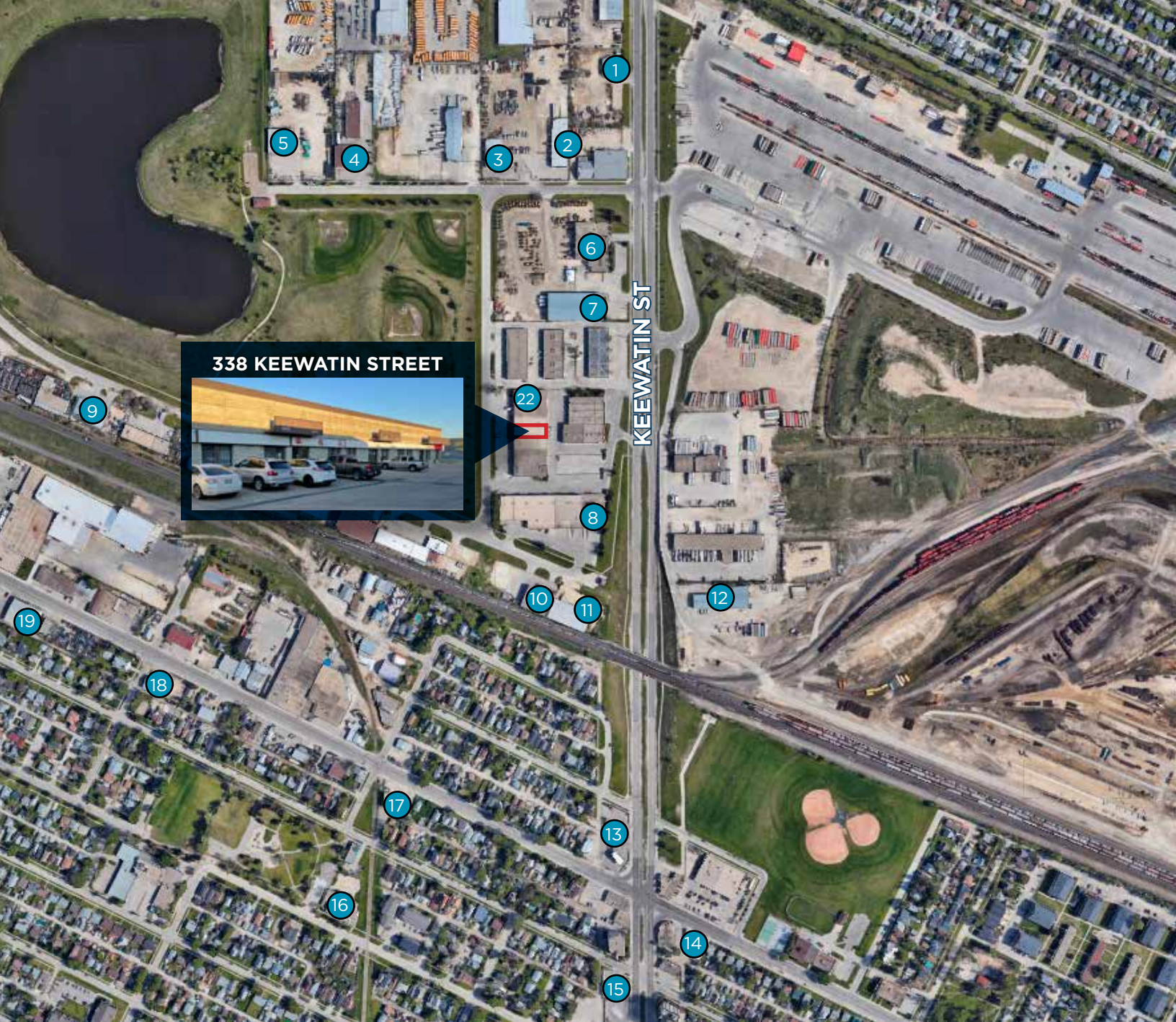
Located in the heart of  
Inkster Industrial Park



Close proximity to major  
trucking roads and retail  
amenities



Professionally managed



**338 KEEWATIN STREET**



**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





## CONTACT

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