



## INDUSTRIAL FOR LEASE 176 WYATT ROAD

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## PROPERTY HIGHLIGHTS

(+/-) 2,110 SF AVAILABLE

- Located in North West Winnipeg, in the heart of Inkster Industrial Park
- Close proximity to major transportation routes and ample parking on site
- Access to many nearby amenities
- One dock level loading door
- (+/-) 15' clear ceiling height
- Zoned M2
- Professionally Managed
- Available July 1, 2024

**LEASE RATE: \$9.25 PSF NET**

**CAM & TAX: \$4.06 (2024 EST)**



## LOCAL AMENITIES

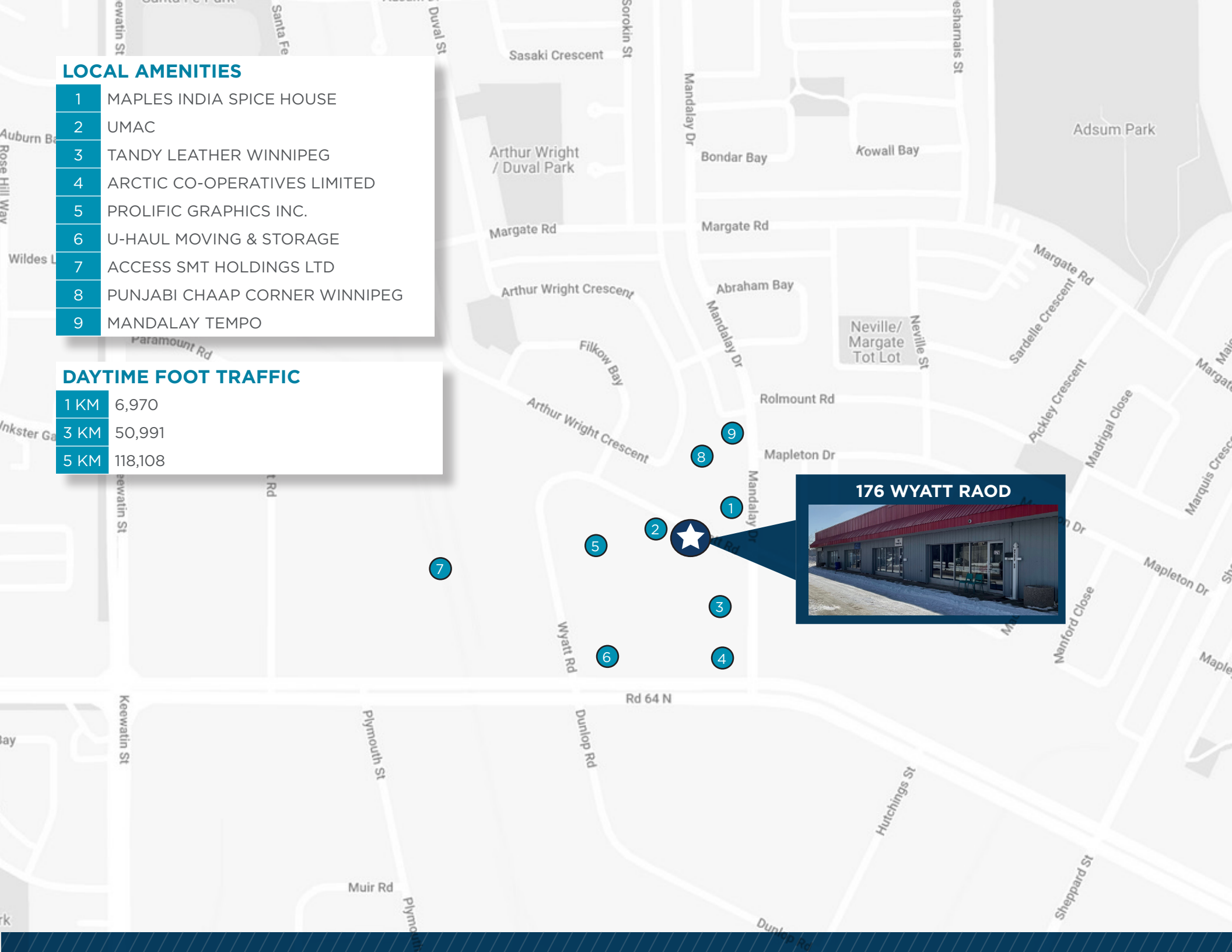
- 1 MAPLES INDIA SPICE HOUSE
- 2 UMAC
- 3 TANDY LEATHER WINNIPEG
- 4 ARCTIC CO-OPERATIVES LIMITED
- 5 PROLIFIC GRAPHICS INC.
- 6 U-HAUL MOVING & STORAGE
- 7 ACCESS SMT HOLDINGS LTD
- 8 PUNJABI CHAAP CORNER WINNIPEG
- 9 MANDALAY TEMPO

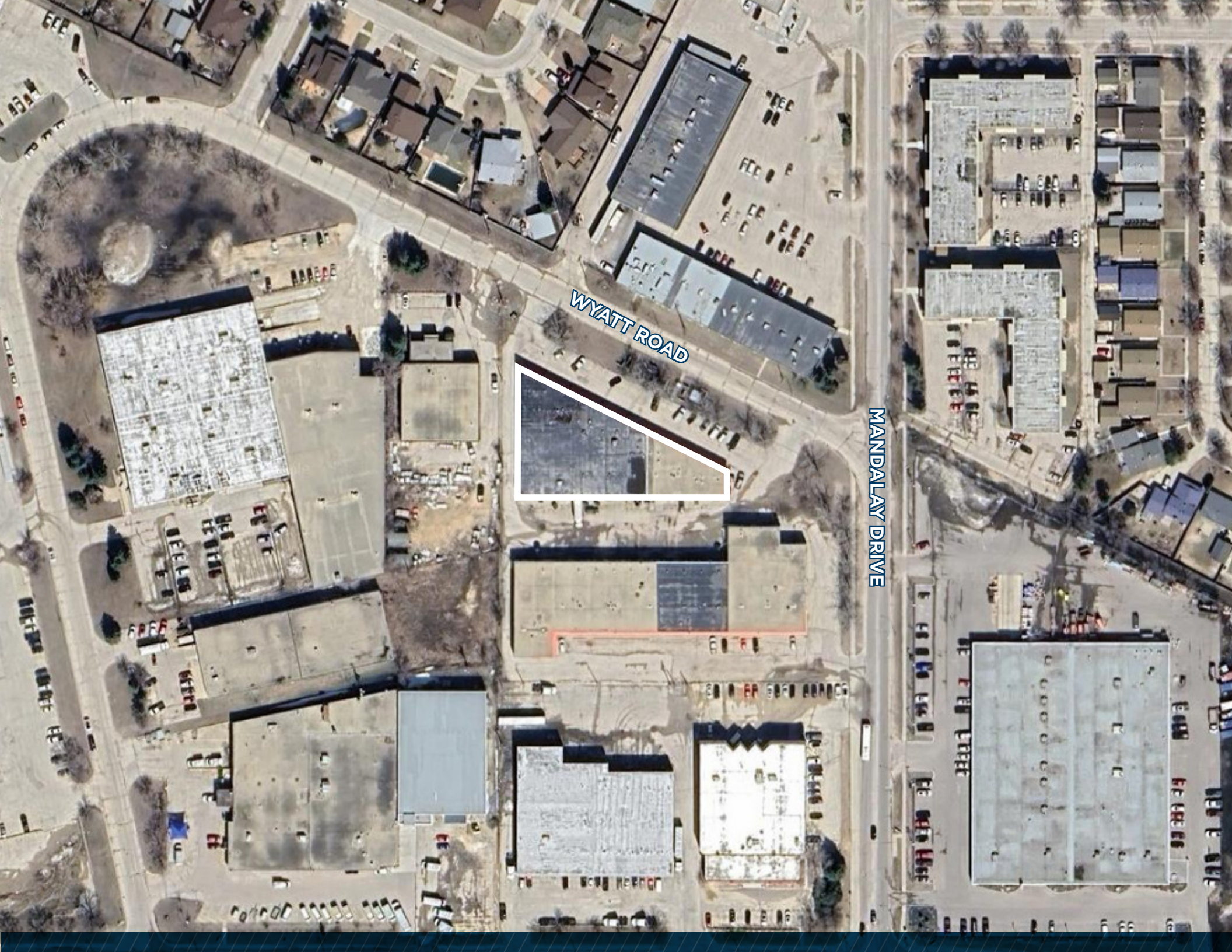
## DAYTIME FOOT TRAFFIC

- |      |         |
|------|---------|
| 1 KM | 6,970   |
| 3 KM | 50,991  |
| 5 KM | 118,108 |



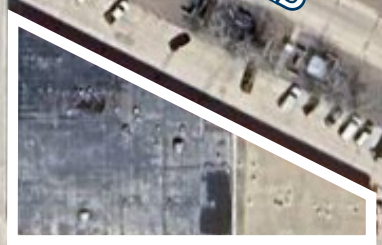
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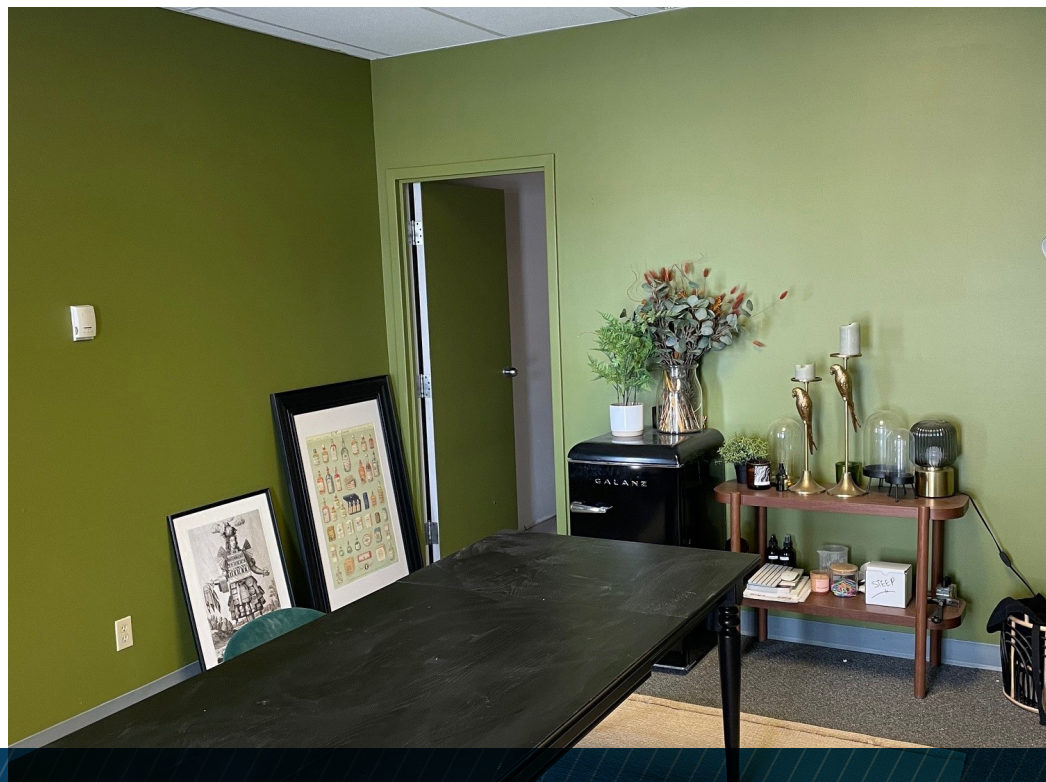
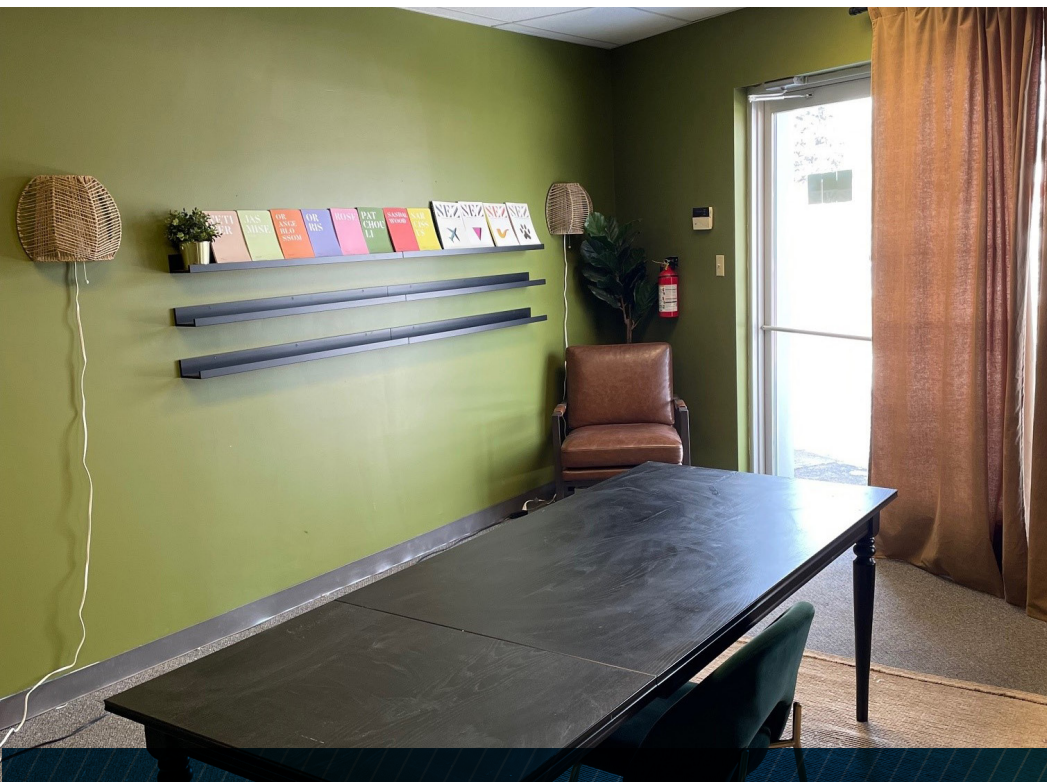




WYATT ROAD

MANDALAY DRIVE







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