

INDUSTRIAL FOR SUB-LEASE IN KEEWATIN SQUARE

UNIT 17 - 360 KEEWATIN STREET



Brandi Eloquence
Associate

T 204 934 6246

C 204 996 3425

brandi.eloquence@cwstevenson.ca

Lydawn McGarry
Associate

T 204 934 8906

C 204 801 6967

lydawn.mcgarry@cwstevenson.ca



PROPERTY HIGHLIGHTS

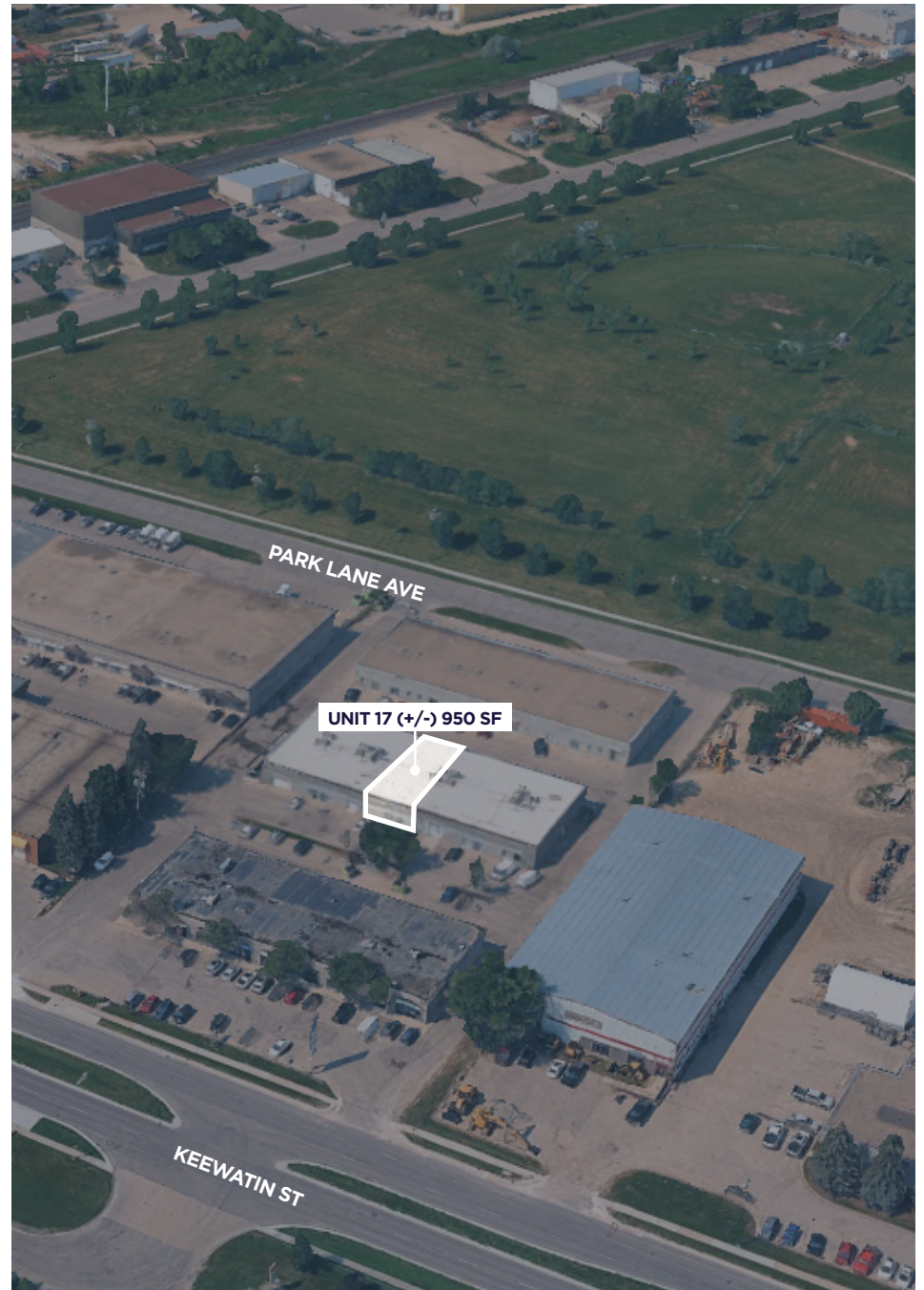
(+/-) 950 SF AVAILABLE

- Recent Upgrades: New HVAC, energy-efficient windows, and plenty of additional electrical outlets
- Clearspan Warehouse: Open, flexible layout suitable for a variety of uses
- Ceiling Height: 14' clear – accommodates racking, storage, or light production
- Loading: Extra-wide 4' man-door for easy loading and unloading
- Parking: Ample on-site parking for staff and visitors
- Location: Strategically located in Inkster Industrial Park with quick access to major routes and the city core
- Lease Terms: Head-lease expires May 31, 2029
- Zoning: M1

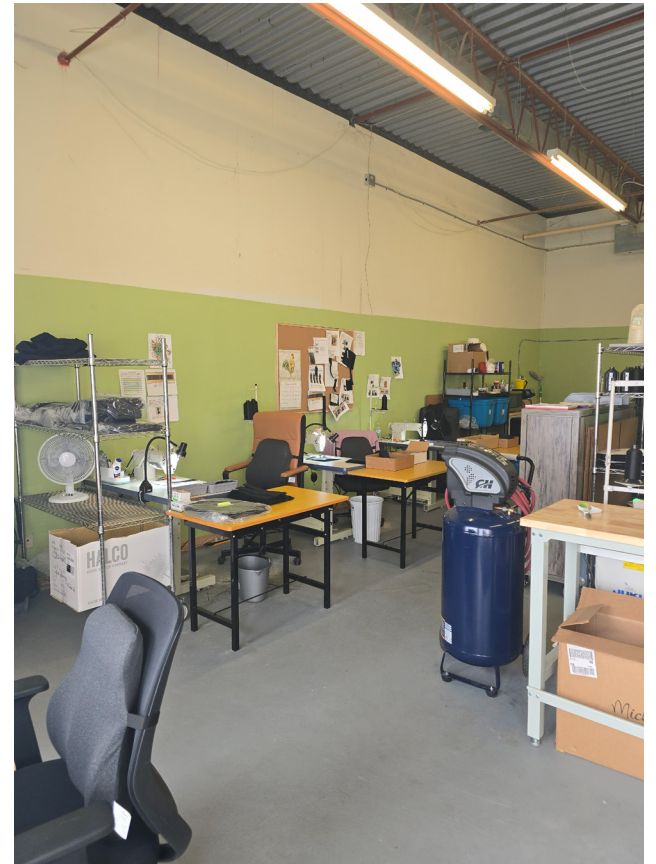
LEASE RATE: \$8.95 PSF

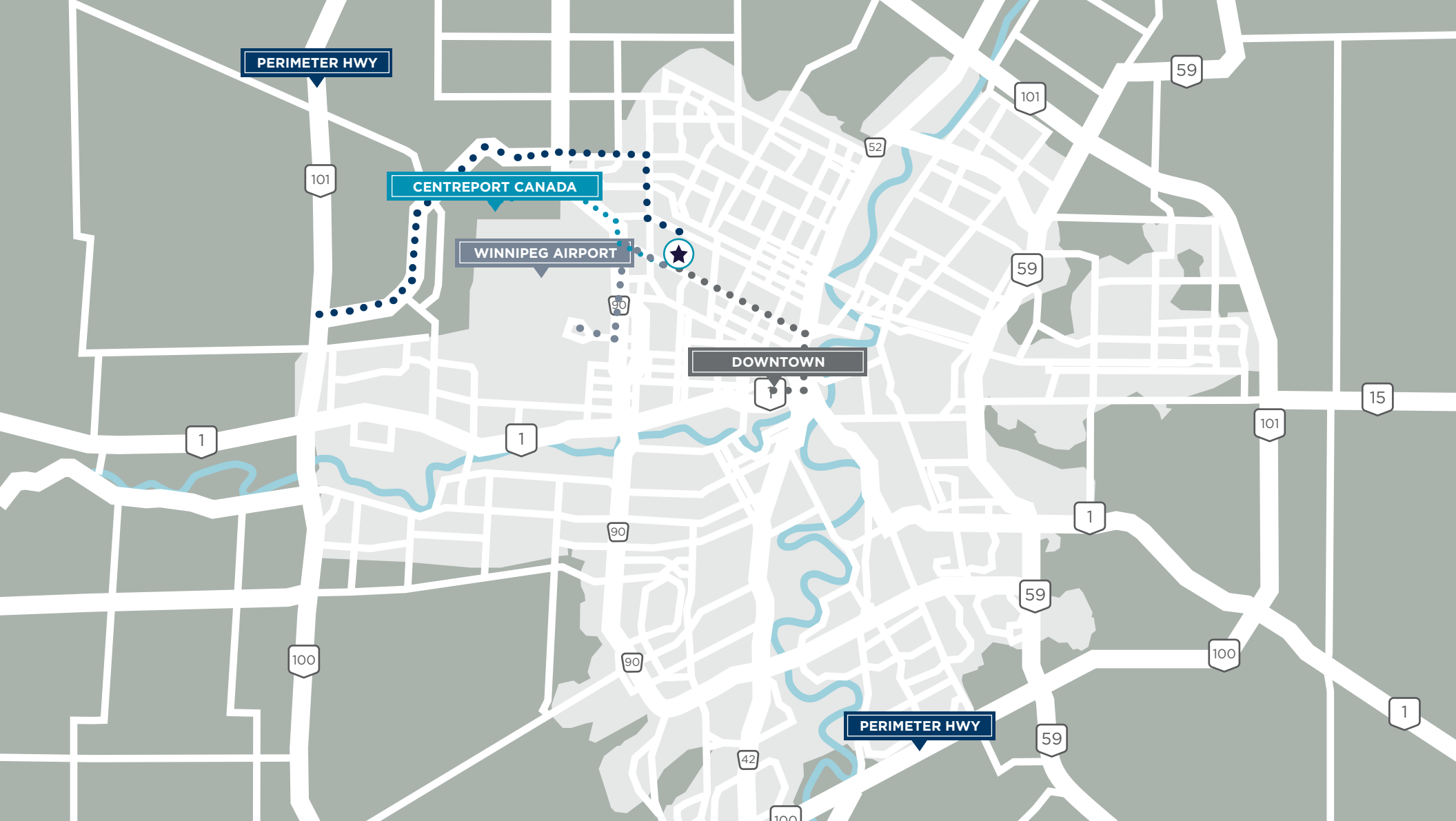
CAM, TAX & UTILITIES: \$8.80 PSF

*Plus a 5% management fee of base rent



PROPERTY IMAGES

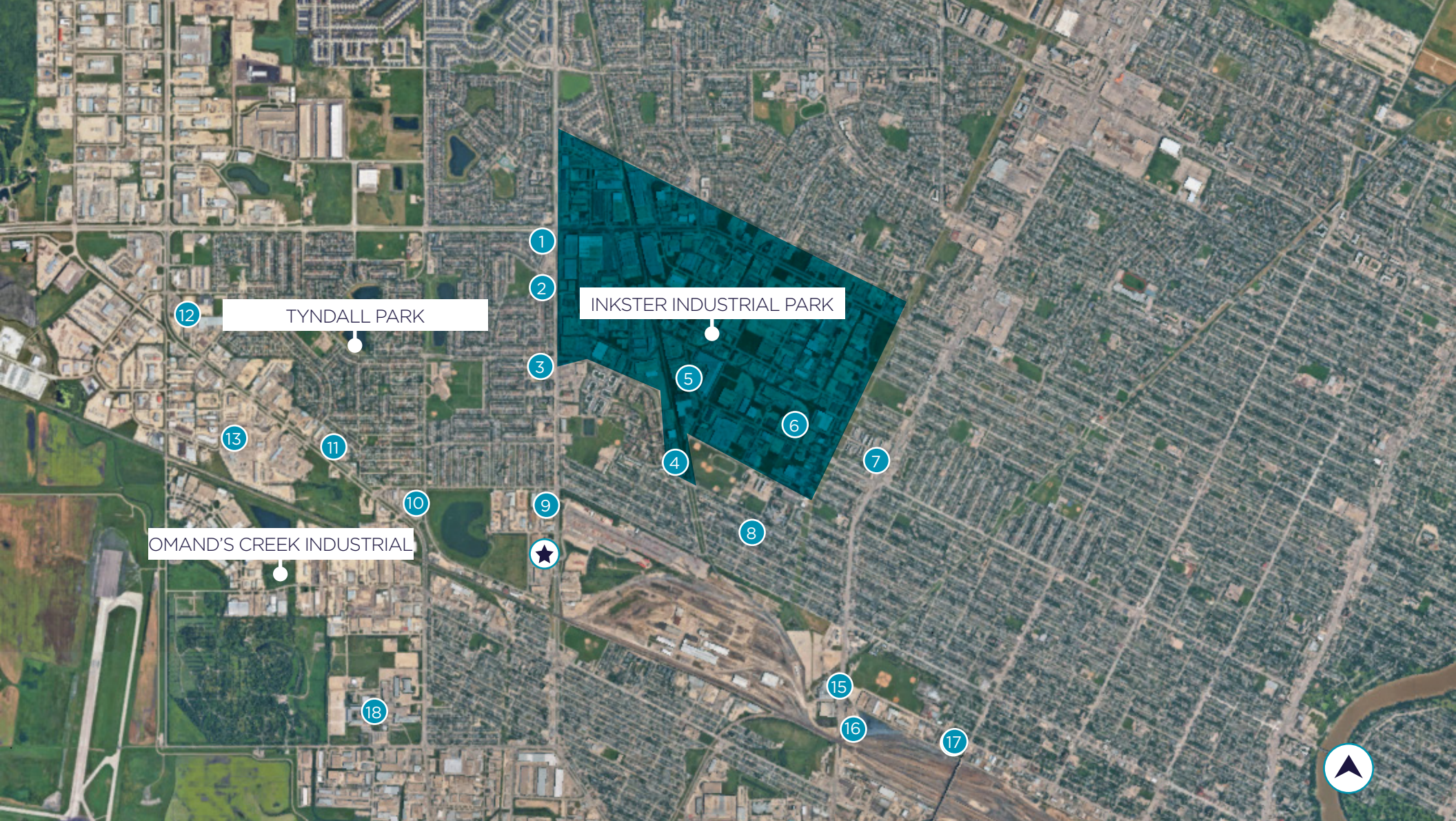




AREA MAP

DRIVE TIMES

- 11 MINS TO CENTREPORT CANADA
- 12 MINS TO THE AIRPORT
- 12 MINS TO THE PERIMETER HWY
- 15 MINS TO DOWNTOWN



AMENITIES MAP

- | | | | | | |
|---|-------------------------------------|----|---------------------------|----|--------------|
| 1 | THE FARMER'S CUISINE | 9 | AIR WISE | 17 | SOBEYS |
| 2 | MCDONALD'S | 10 | BEAVER TRUCK CENTRE | 18 | RRC POLYTECH |
| 3 | SAFeway | 11 | INLAND TRUCK & EQUIPMENT | | |
| 4 | FLOORING INSTALLATION SUPPLY CENTER | 12 | OAK POINT RESTAURANT | | |
| 5 | G&L FURNITURE WAREHOUSE | 13 | GARDWINE | | |
| 6 | WINNIPEG FREE PRESS | 14 | CANADIAN LINEN & UNIFORMS | | |
| 7 | FOUR CROWNS RESTAURANT & BAR | 15 | MCPHILLIPS STATION CASINO | | |
| 8 | CITY FOOD | 16 | U-PUTZ AMUSEMENT CENTRE | | |



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