

FOR LEASE

6 Ryan Wirth Way

Brand New High Traffic Industrial/Flex Office Development

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6 Ryan Wirth Way



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

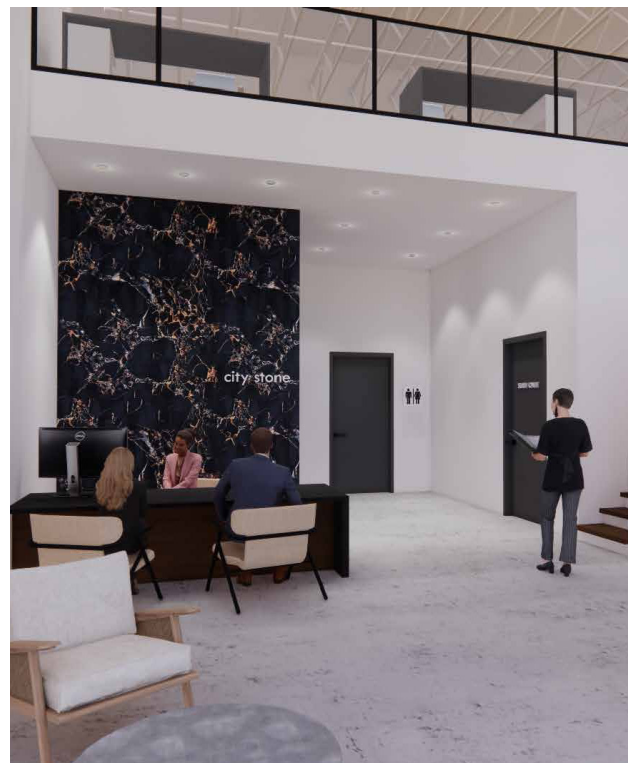
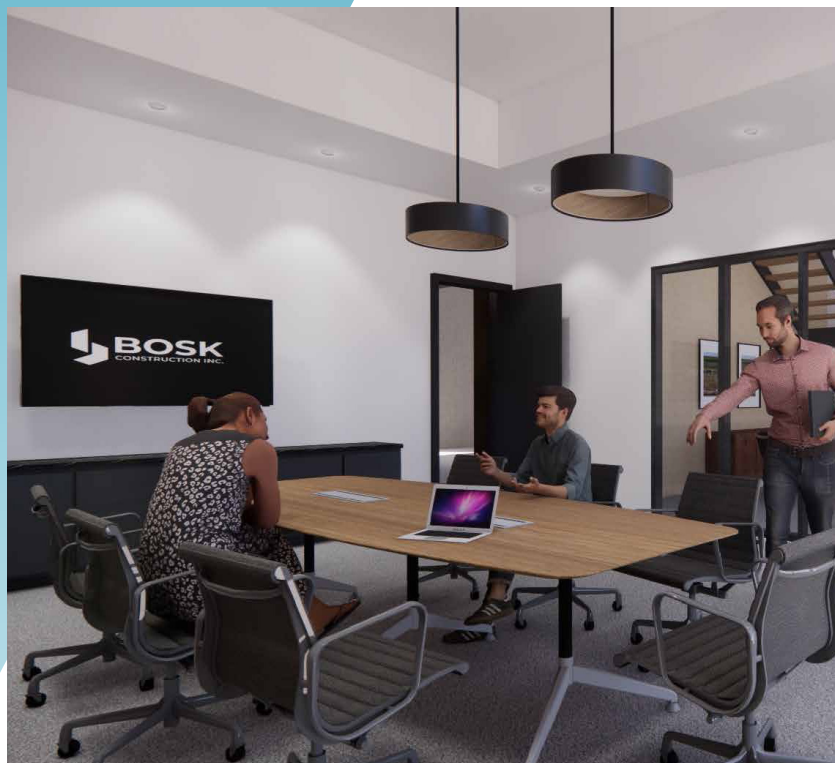
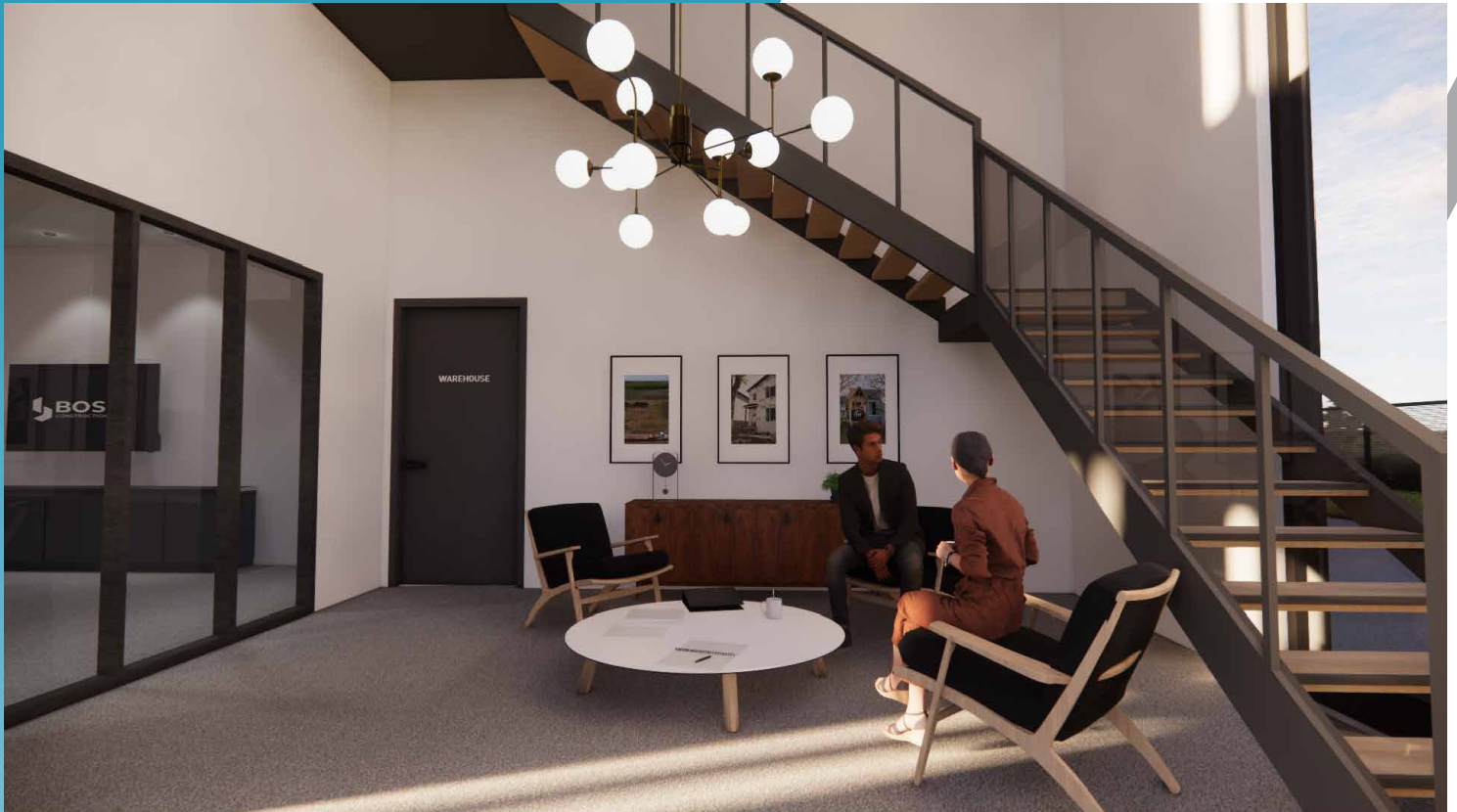
PROPERTY HIGHLIGHTS

- Located just off the Perimeter Highway between Wenzel Street and McGregor Farm Road in the RM of East St. Paul
- 2 (+/-) 1,350 sf units
- 1 (+/-) 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.)



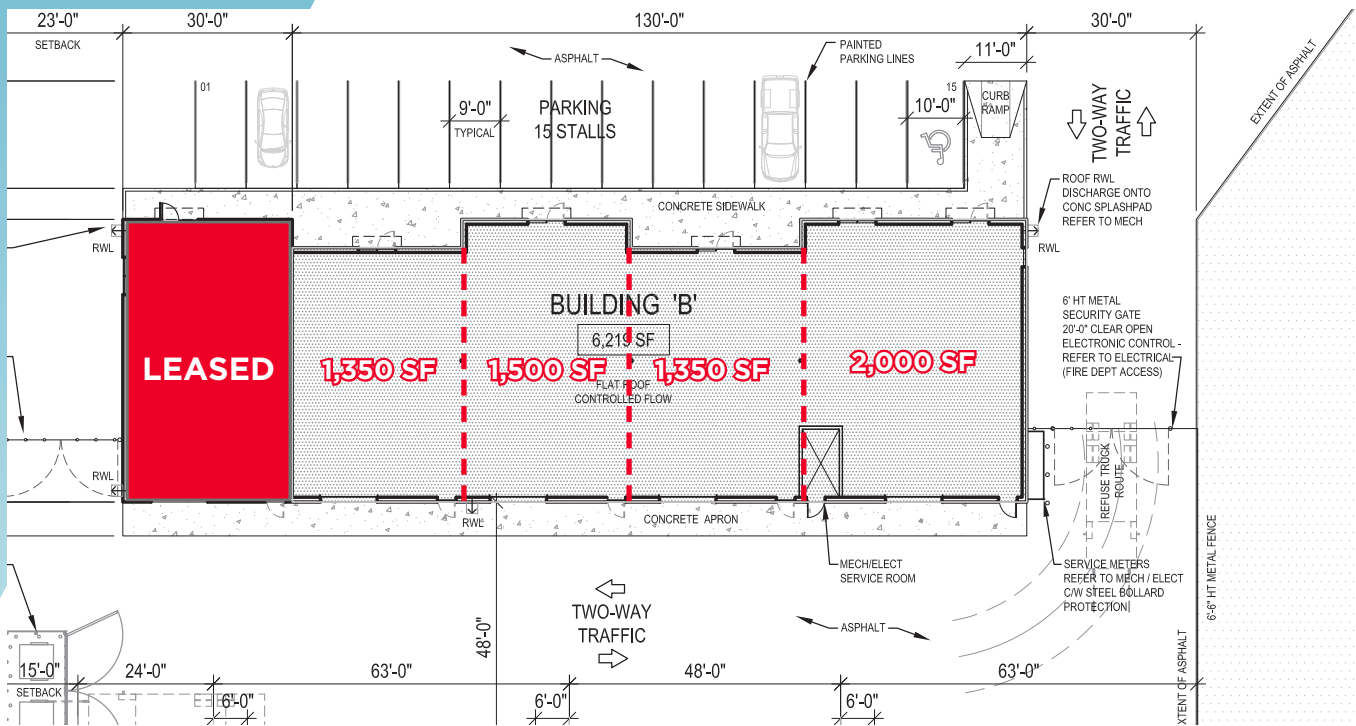
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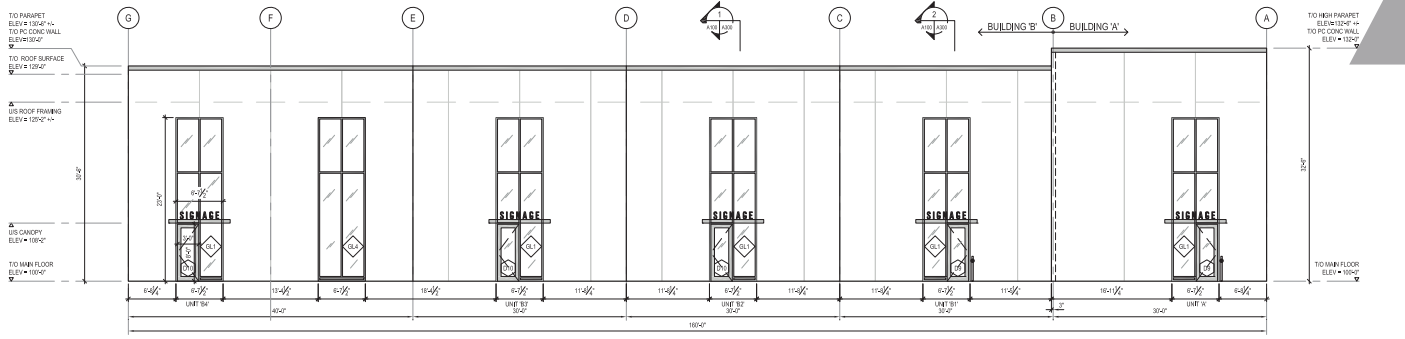
SITE PLAN



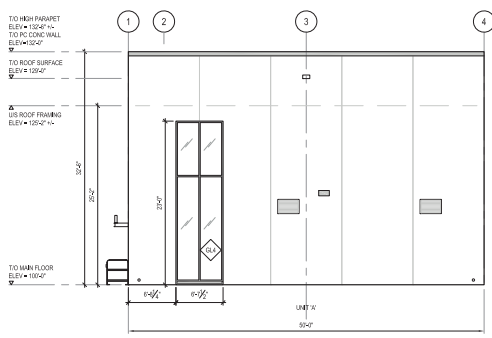
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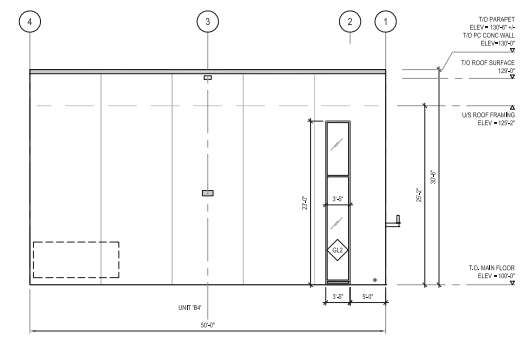
BUILDING ELEVATION



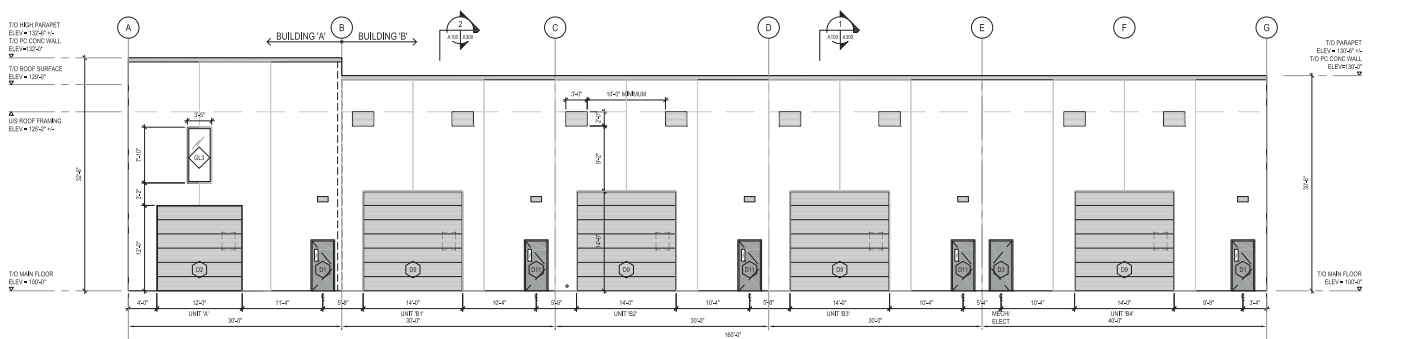
1 BUILDING 'A' / 'B' NORTH ELEVATION
1/8" = 1' 0"



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"

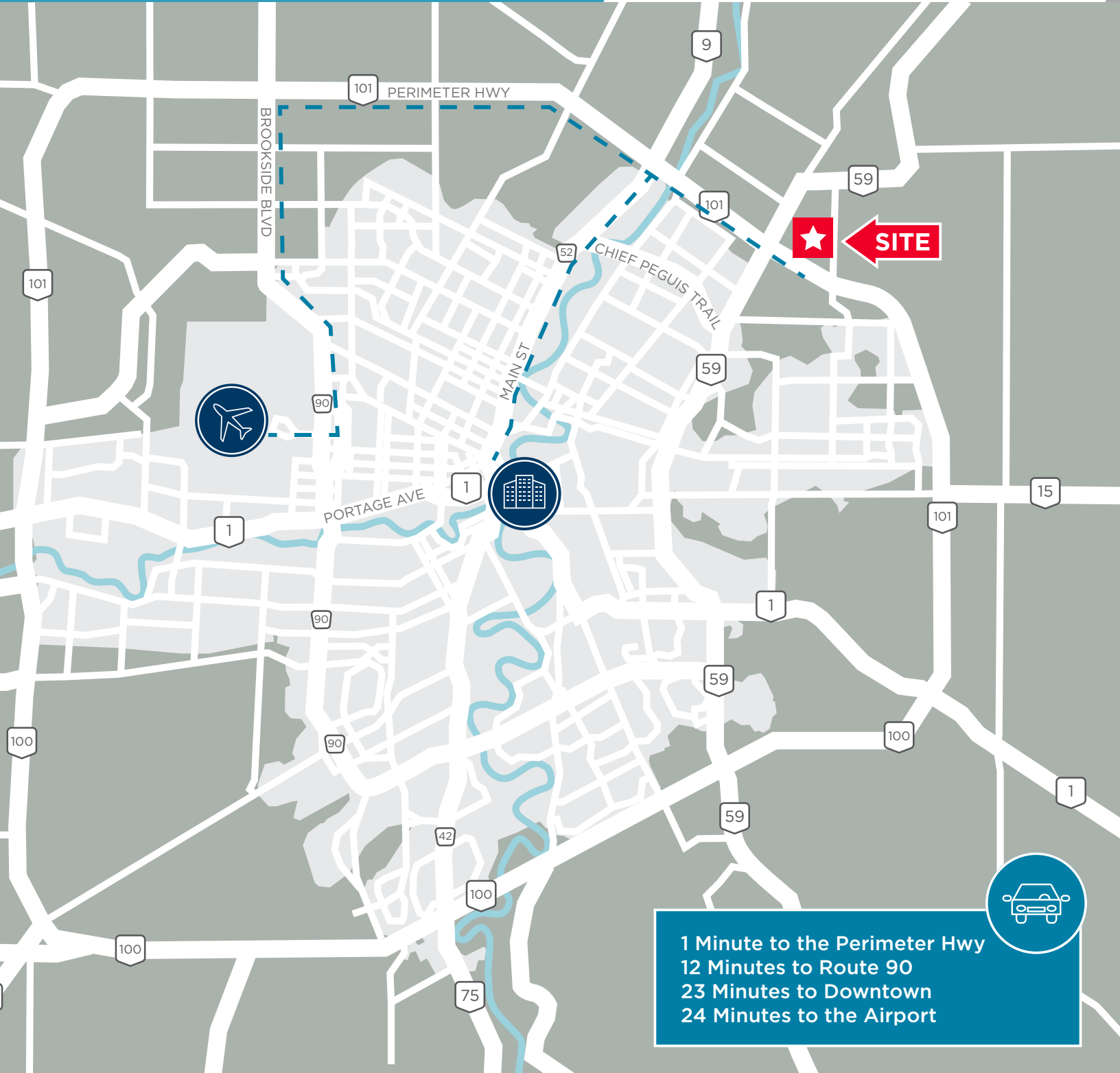
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1 Minute to the Perimeter Hwy
12 Minutes to Route 90
23 Minutes to Downtown
24 Minutes to the Airport

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