

FOR LEASE

6 Ryan Wirth Way

Brand New High Traffic
Industrial/Flex Office Development

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FOR LEASE

6 Ryan Wirth Way



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

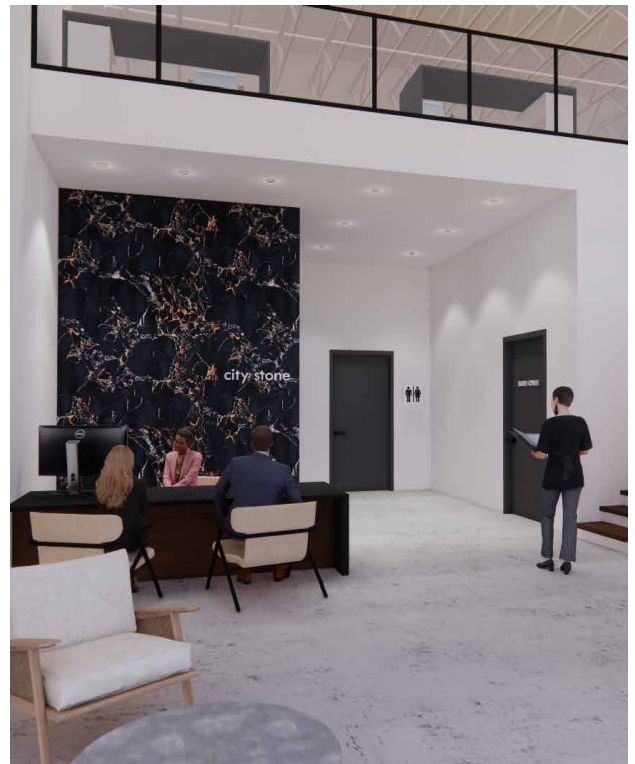
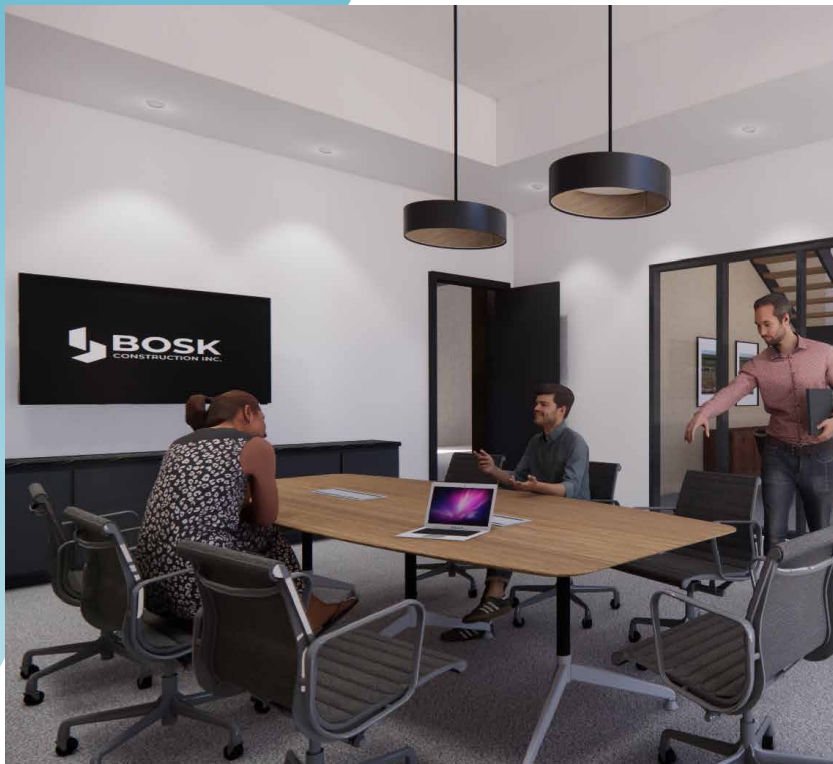
PROPERTY HIGHLIGHTS

- 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: \$16.95 psf Net
CAM & Tax: \$4.50 psf (2024 est.)



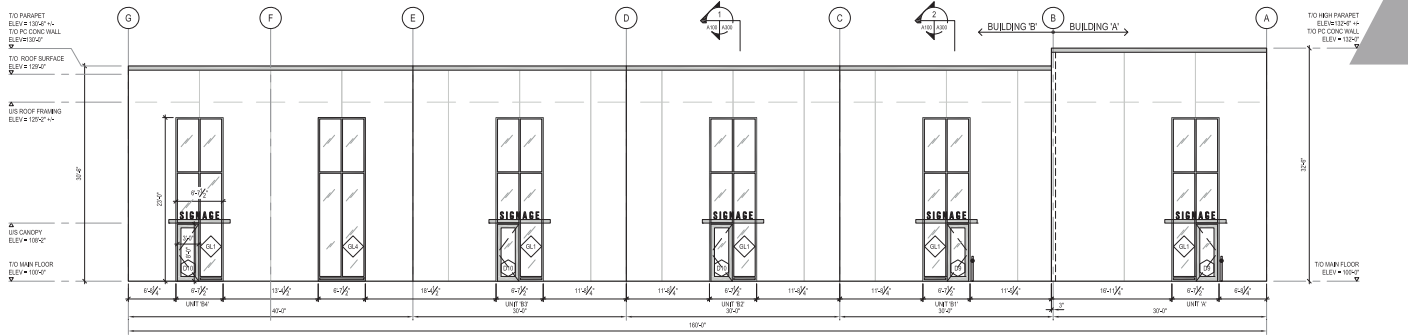
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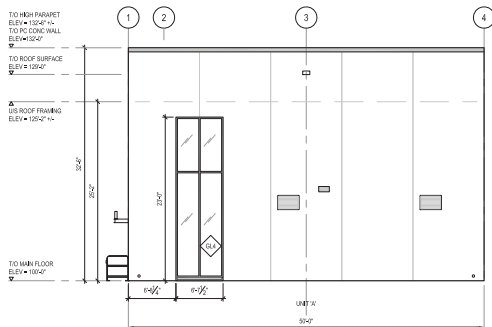
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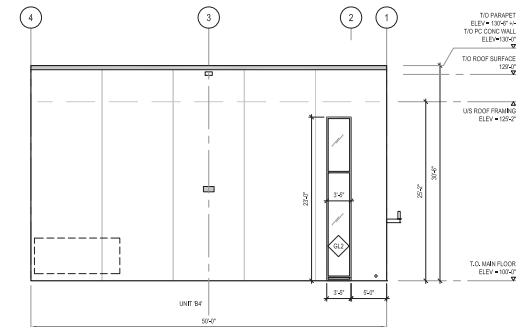
BUILDING ELEVATION



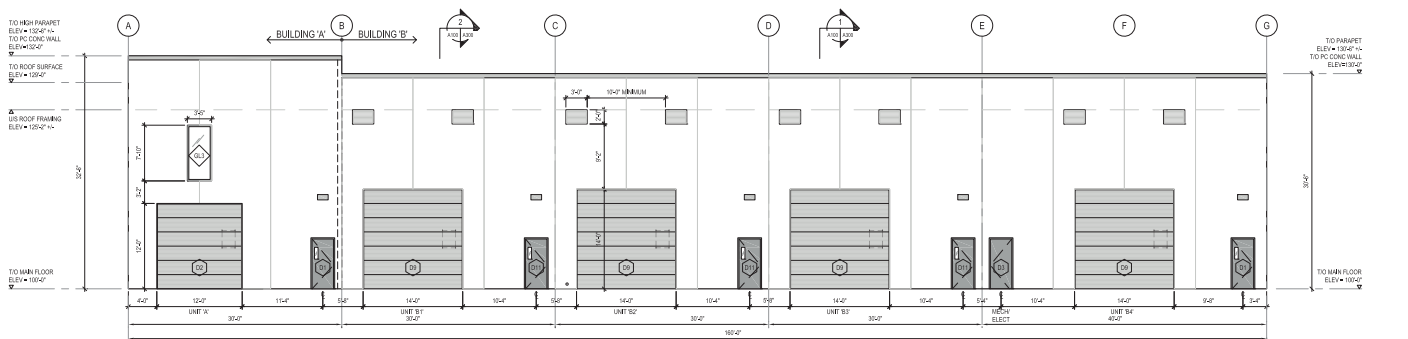
1
BUILDING 'A' / 'B'
NORTH ELEVATION
1/8" = 1'-0"



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"

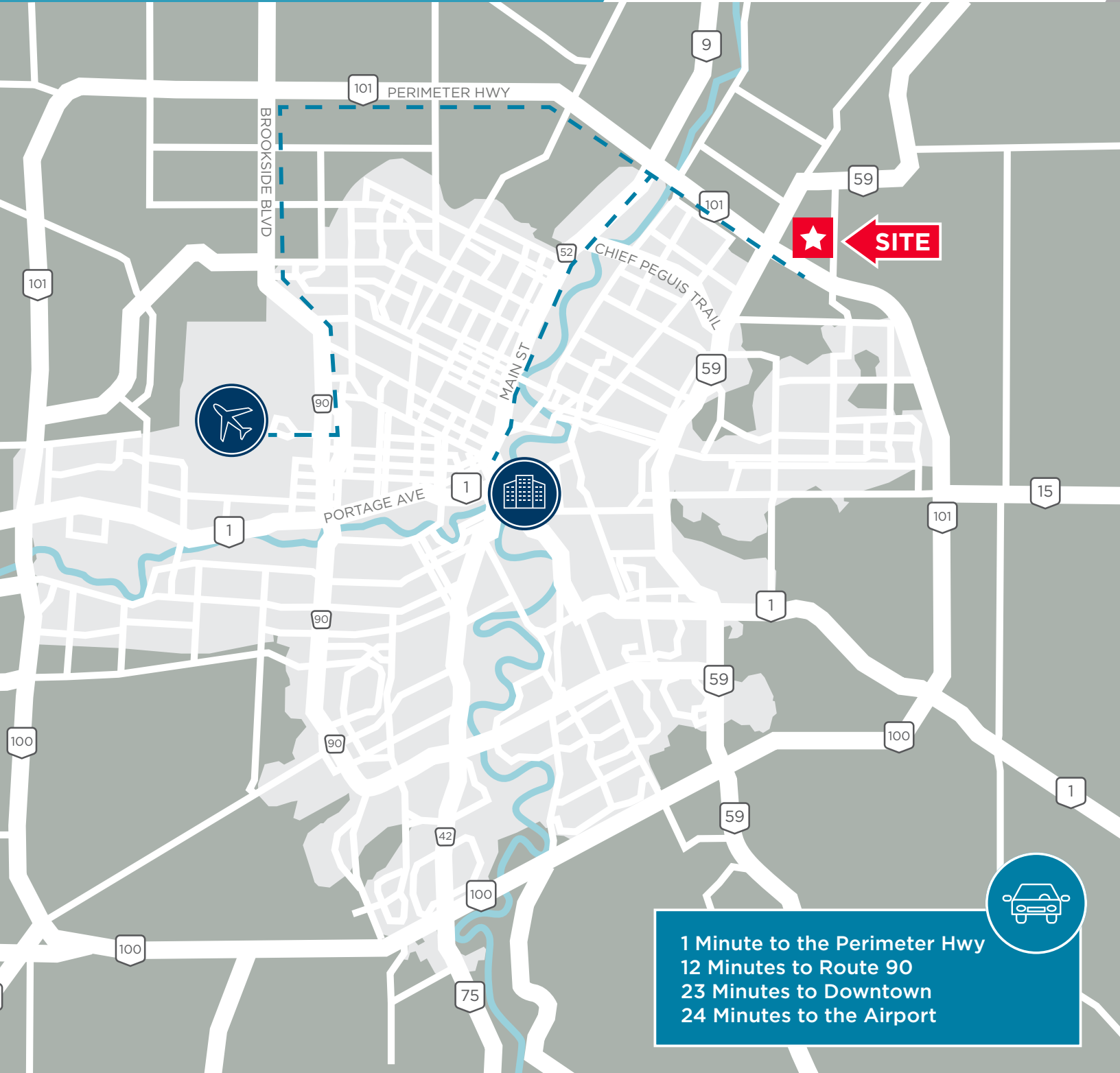
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1 Minute to the Perimeter Hwy
12 Minutes to Route 90
23 Minutes to Downtown
24 Minutes to the Airport

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