

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

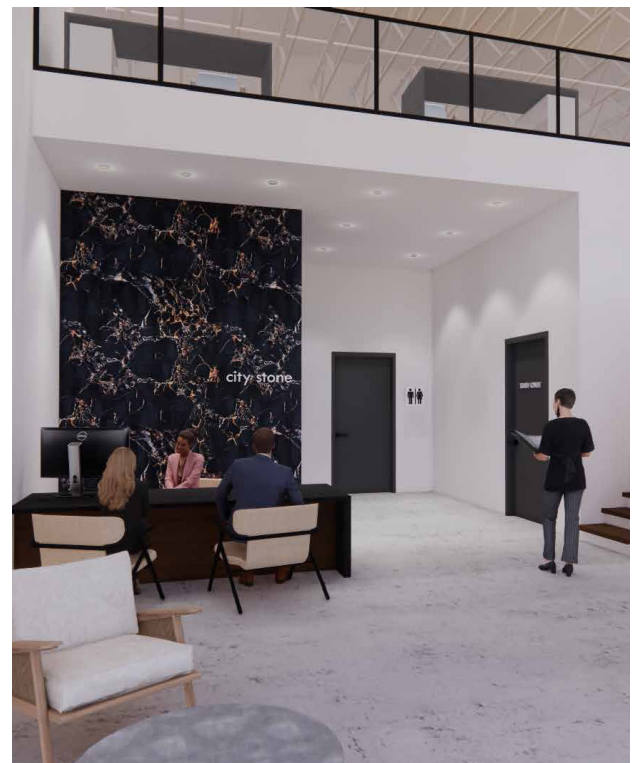
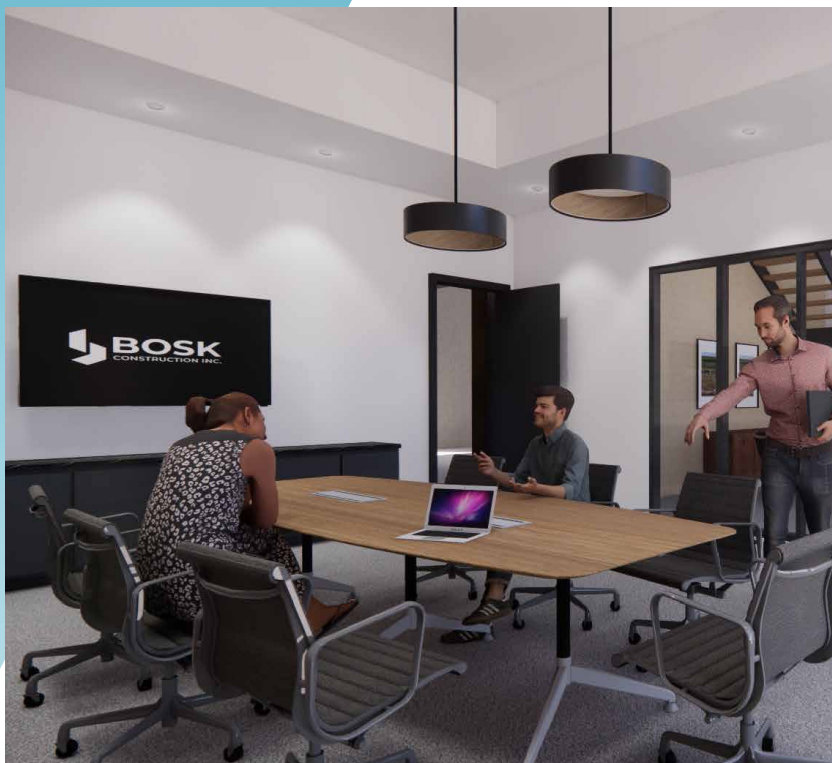
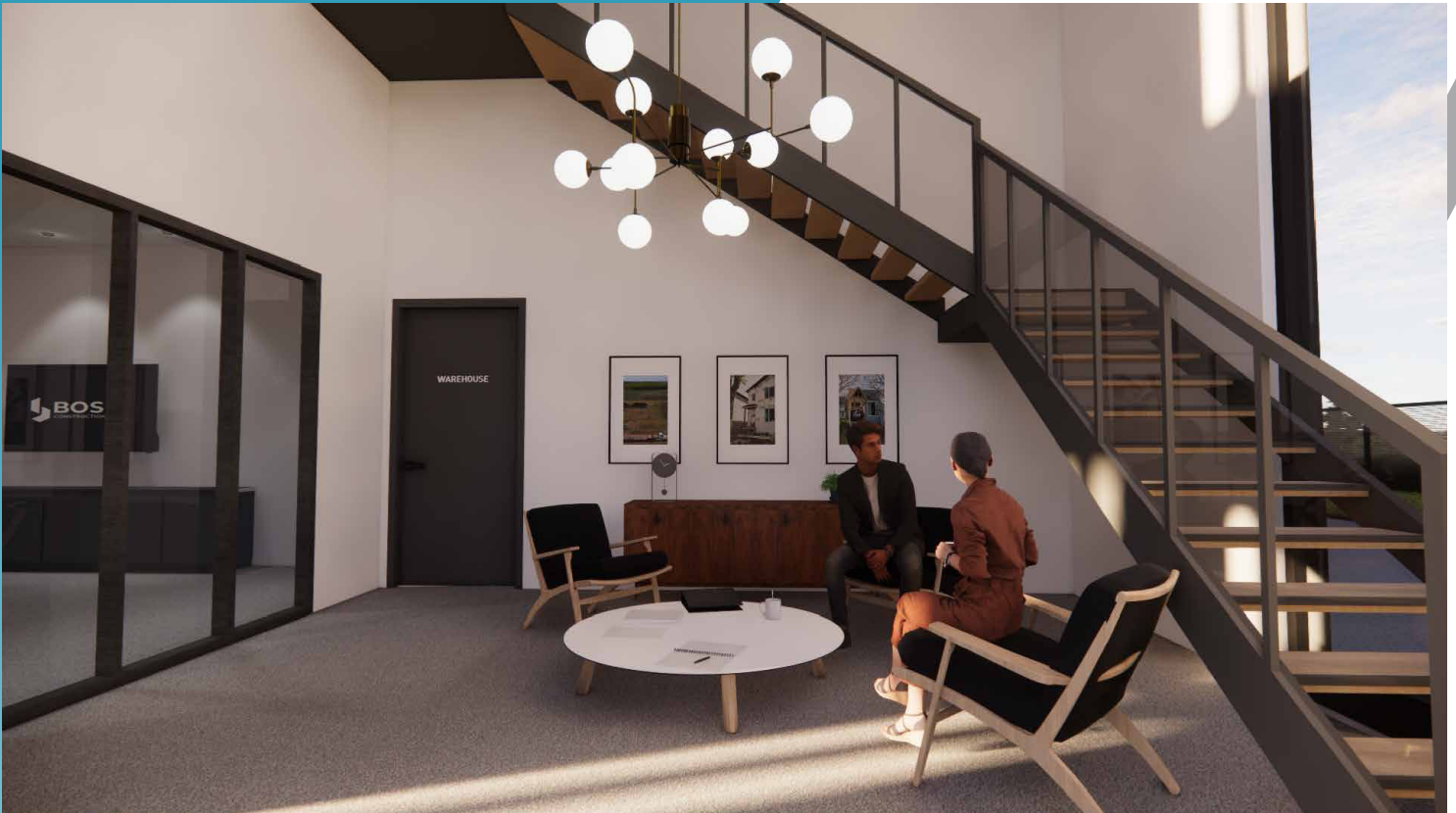
- Located just off the Perimeter Highway between Wenzel Street and McGregor Farm Road in the RM of East St. Paul
- 3 (+/-) 1,500 sf units
- 1 (+/-) 2,000 sf unit
- Option to combine units
- 24' clear ceiling height
- Grade loading available in each unit
- No City of Winnipeg business taxes
- Fully controlled intersection underway at Wenzel Street & Perimeter Highway
- Zoned CH

Lease Rate: \$14.95 psf Net
CAM & Tax: \$4.50 psf (2023 est.)



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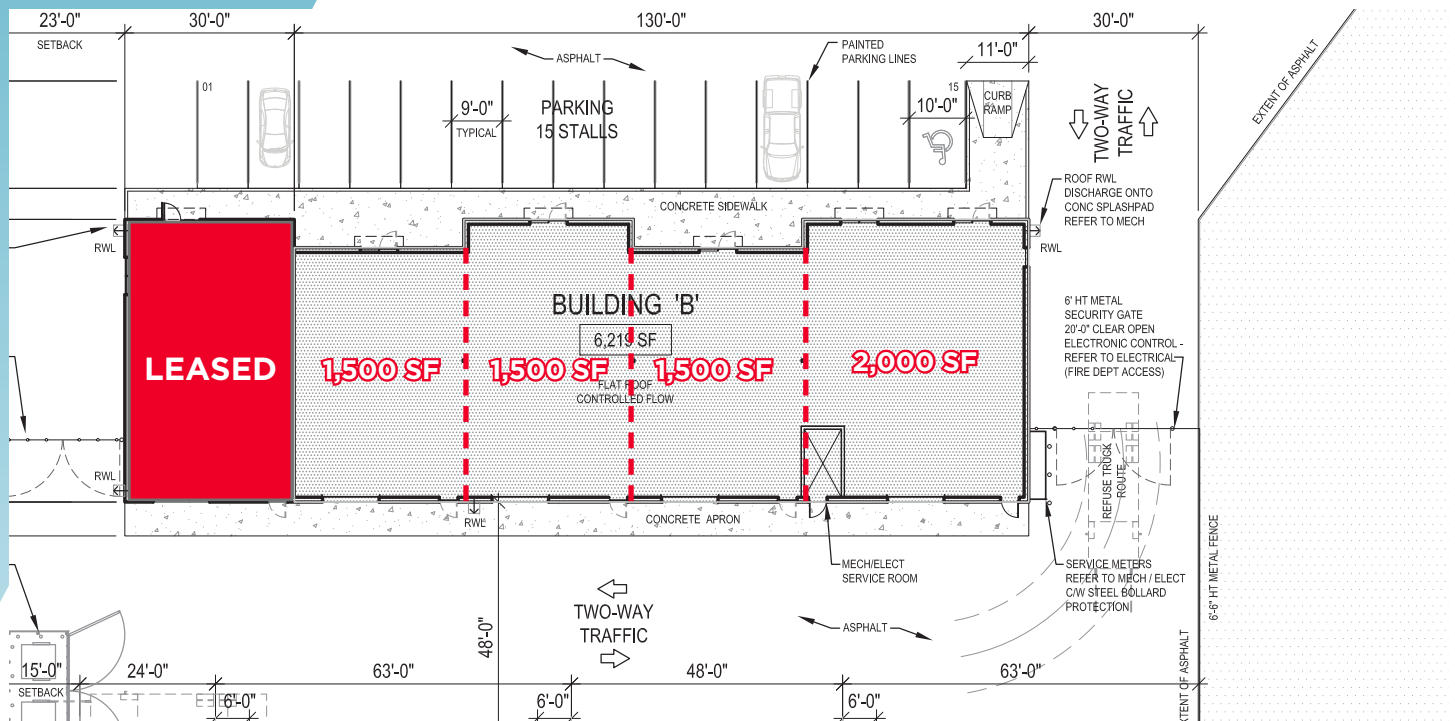
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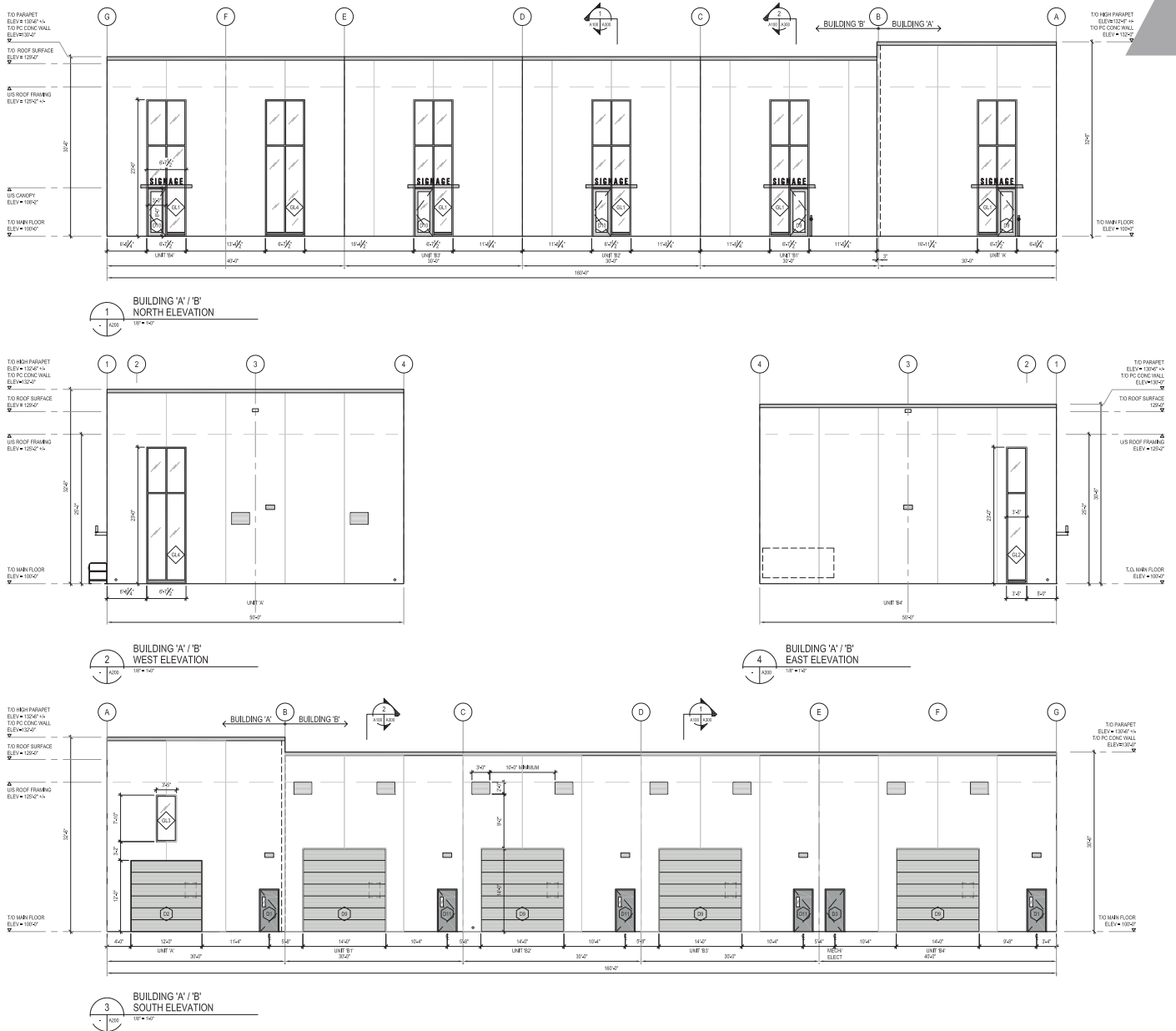
SITE PLAN



6 Ryan Wirth Way



BUILDING ELEVATION



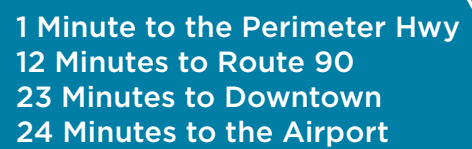
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PERIMETER HIGHWAY
22,000 VEHICLES PASS BY PER DAY

FOR LEASE
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