

MULTIPLE UNITS AVAILABLE NEAR INKSTER INDUSTRIAL PARK

KEEWATIN SQUARE



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 **CUSHMAN &
WAKEFIELD**
Winnipeg

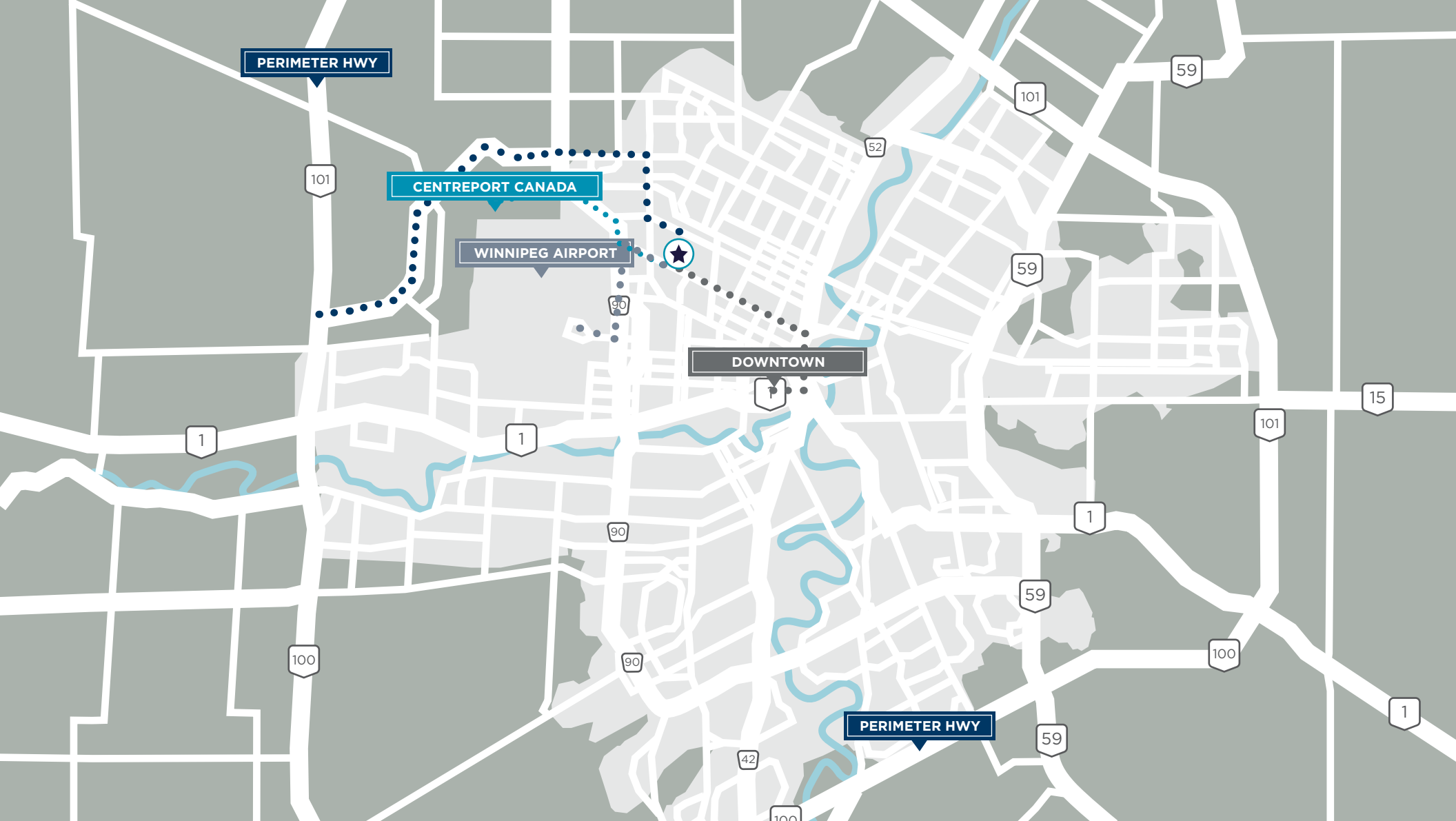
PROPERTY HIGHLIGHTS

- High-exposure location along Keewatin Street in northwest Winnipeg, minutes south of Inkster Industrial Park, providing excellent visibility and accessibility for customers and staff.
- Strategically positioned, close to CentrePort Canada, with quick access to the Winnipeg Richardson International Airport, and Downtown Winnipeg.
- Strong connectivity to major transportation routes, including Route 90, Inkster Boulevard, and the Perimeter Highway.
- Ample on-site parking supporting staff, customers, and service vehicles.
- Flexible M1 zoning allowing for a wide variety of commercial and light industrial uses including contractor services, office, showroom, warehouse, and service-based businesses.



Unit	SF	Lease Rate Per SF	CAM & TAX	Availability
Unit 1 - 350 Keewatin Street	(+/-) 1,575 SF	\$10.95	CAM: \$2.02 PSF TAX: \$2.28 PSF	July 1, 2026
Units 7 & 8 - 350 Keewatin Street	(+/-) 8,483 SF	\$10.95	CAM: \$2.02 PSF TAX: \$2.28 PSF	May 1, 2026
300 Keewatin Street	(+/-) 4,920 SF + (+/-) 1,190 SF Bonus Mezzanine space at no additional cost	\$10.95	CAM: \$2.02 PSF TAX: \$2.28 PSF	July 1, 2026
316 Keewatin Street	(+/-) 3,000	\$10.95	CAM: \$2.02 PSF TAX: \$2.28 PSF	May 1, 2026

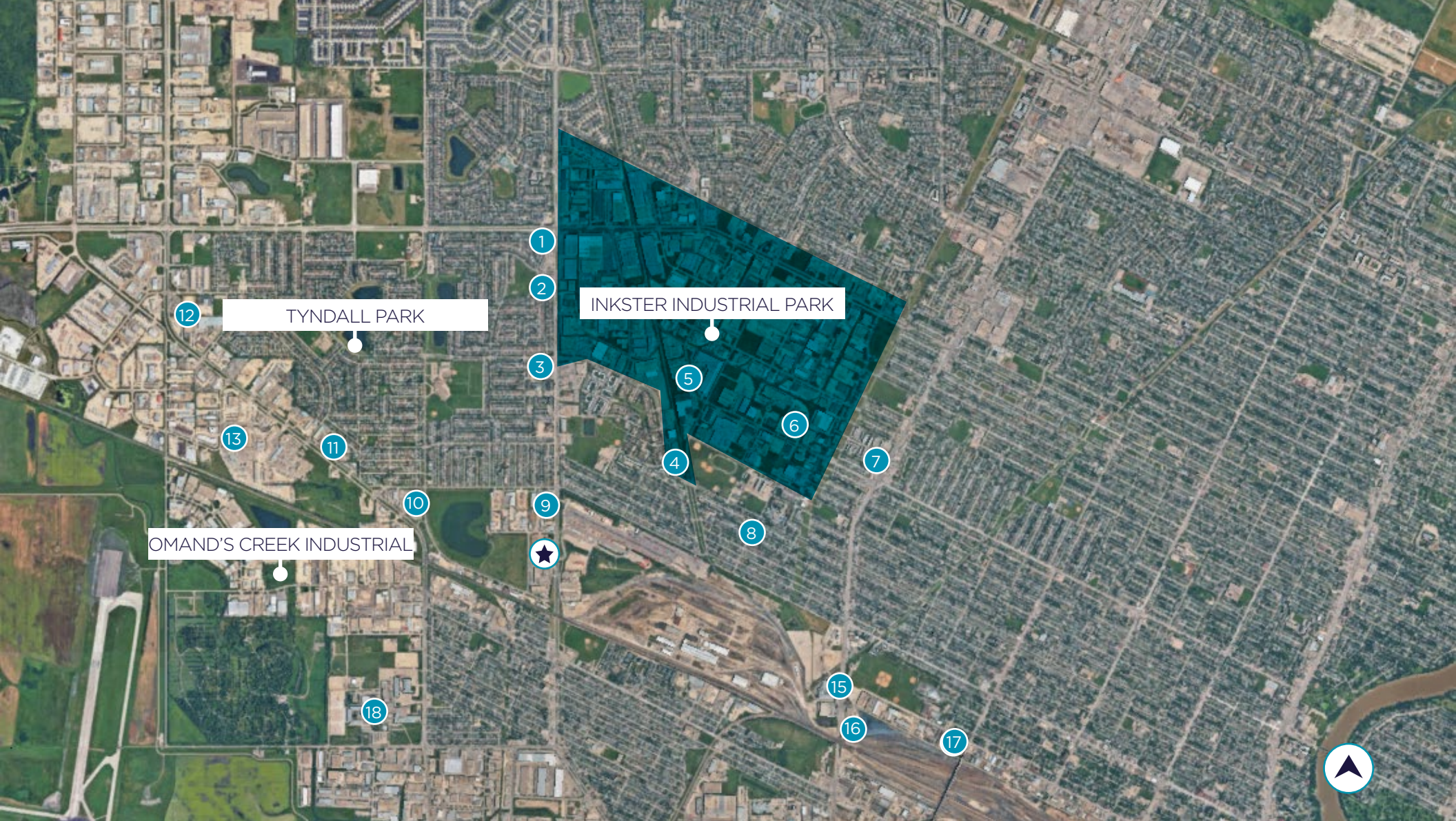
*Plus a 5% management fee based on gross rent



AREA MAP

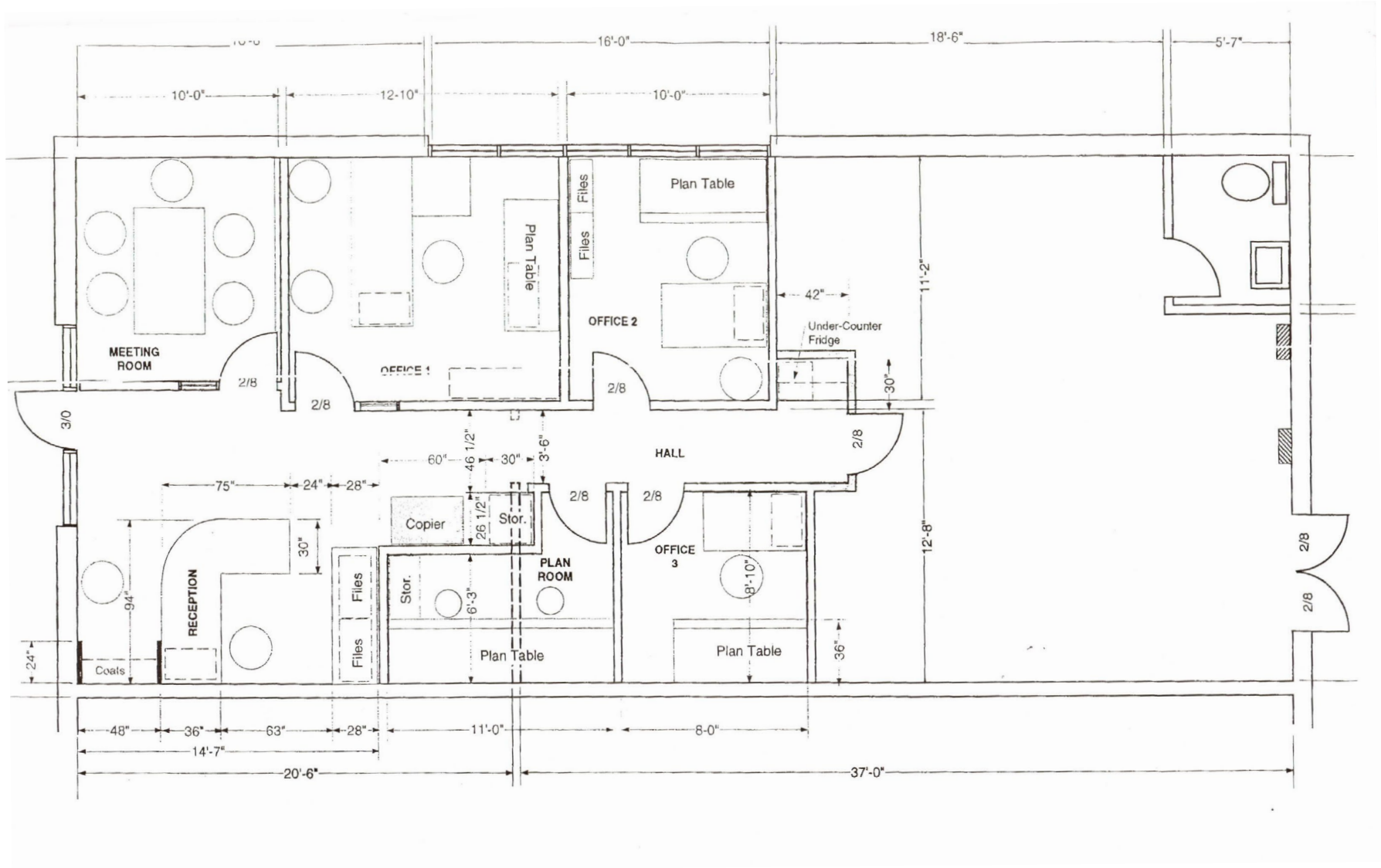
DRIVE TIMES

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



AMENITIES MAP

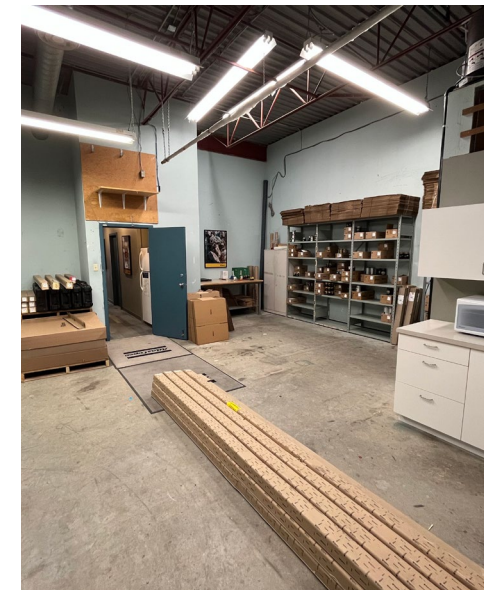
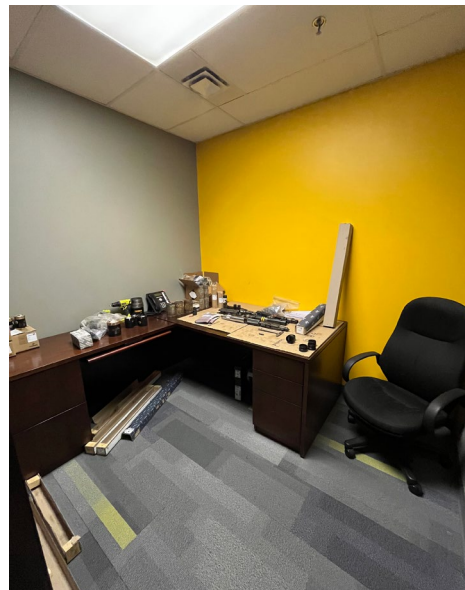
- | | | | | | |
|---|-------------------------------------|----|---------------------------|----|--------------|
| 1 | THE FARMER'S CUISINE | 9 | AIR WISE | 17 | SOBEYS |
| 2 | MCDONALD'S | 10 | BEAVER TRUCK CENTRE | 18 | RRC POLYTECH |
| 3 | SAFeway | 11 | INLAND TRUCK & EQUIPMENT | | |
| 4 | FLOORING 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 | | |

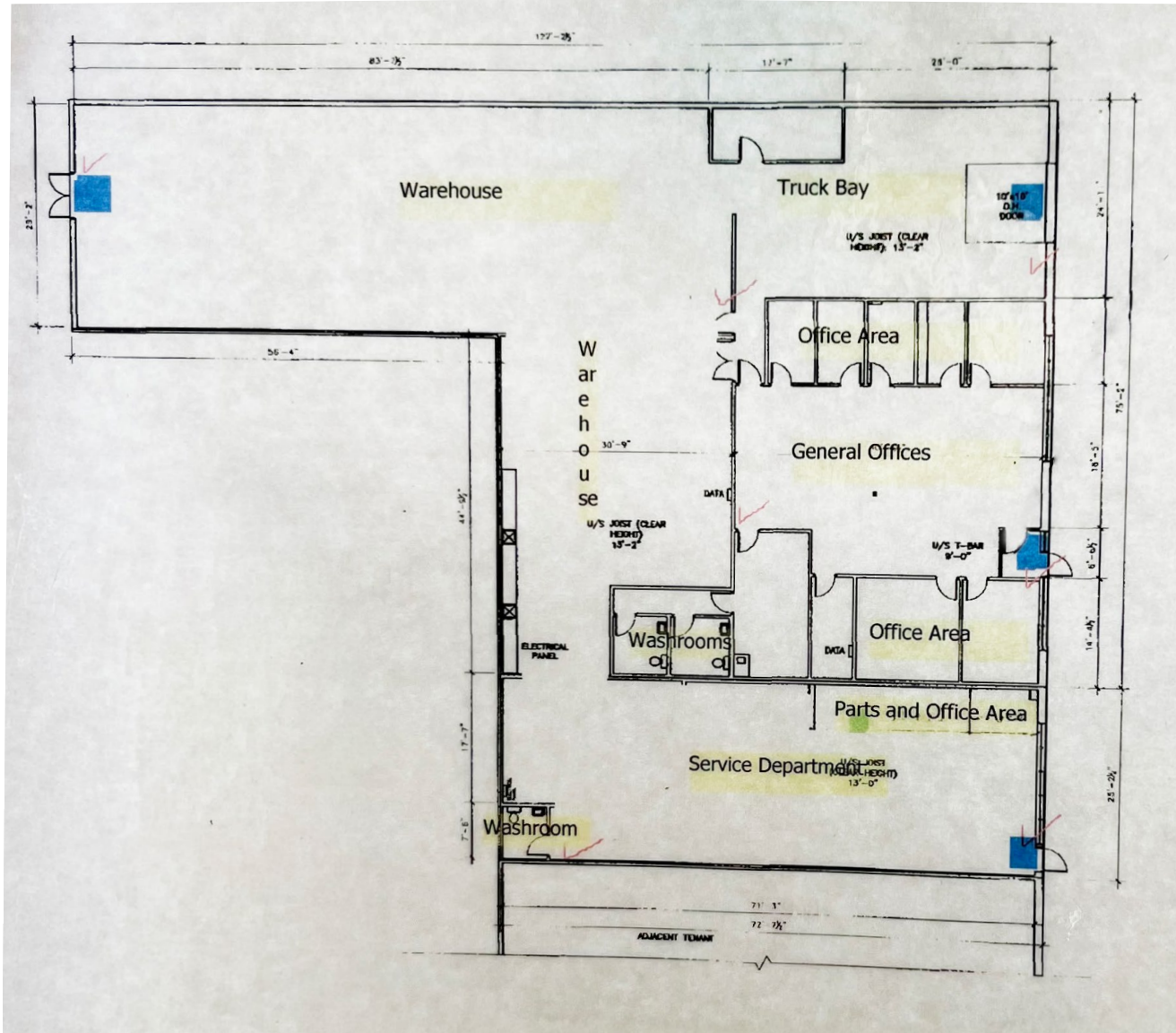


UNIT 1 FLOOR PLAN

UNIT 1

PHOTOS

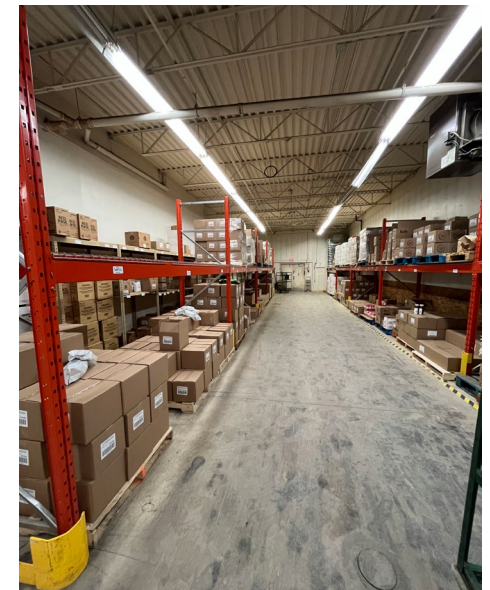
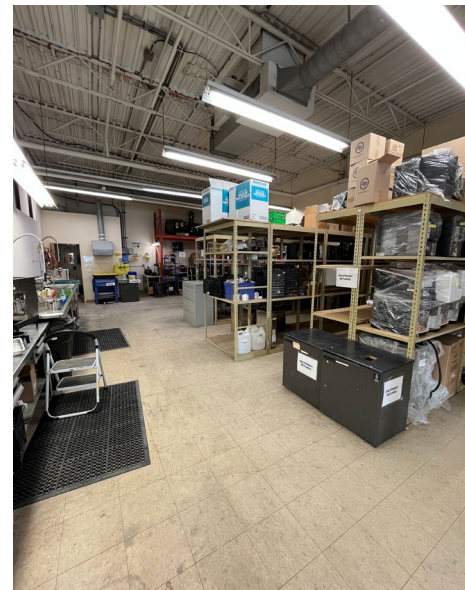




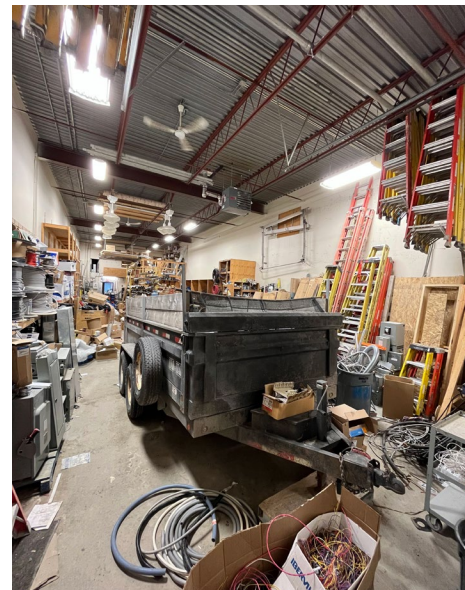
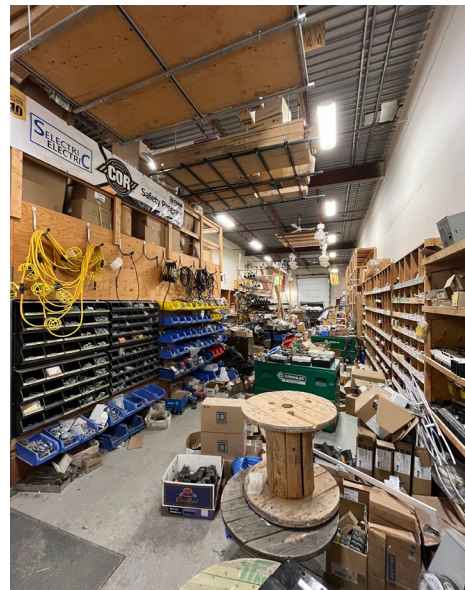
UNIT 7 & 8 FLOOR PLAN

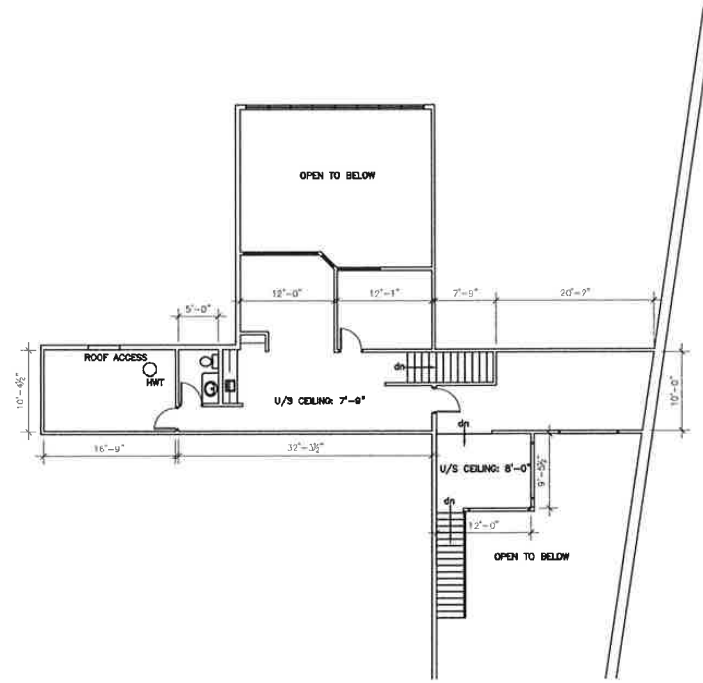
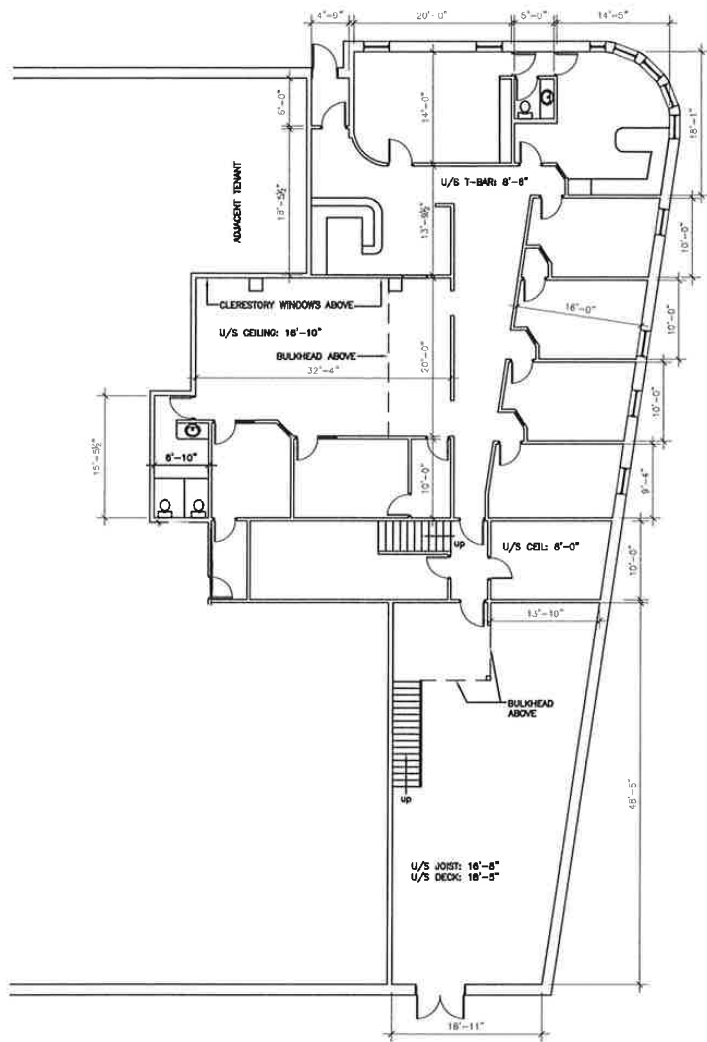
UNIT 7 & 8

PHOTOS



UNIT 316 PHOTOS





UNIT 300

FLOOR PLAN

SITE PLAN
KEEWATIN SQUARE



SITE
PLAN



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