



103 Paramount Road, Winnipeg MB

Warehouse space available for lease

103 Paramount Road, located within Inkster Industrial Park one block in from Inkster and Keewatin.

Tom Derrett

*Services Provided by Tom Derrett
Personal Real Estate Corporation*

Vice President
+1 204 926 3820
tom.derrett@colliers.com

Dan Bushuk

*Services Provided by Dan Bushuk
Personal Real Estate Corporation*

Vice President
+1 204 954 1796
dan.bushuk@colliers.com

Daria Lukie

Associate
+1 204 515 7134
daria.lukie@colliers.com



Property Overview

Versatile industrial property offers a combined 10,949 SF of prime space, with front office build-out and expansive warehouse facilities. The property features two 12x14 overhead loading doors, mezzanine with a lunchroom and bathroom, and up to 20' ceiling heights. The site offers unparalleled connectivity to major transportation routes, including Route 90, Inkster Boulevard, McPhillips Street, and Keewatin Street, ensuring efficient access for logistics and distribution throughout the region.

Size Available Unit 103 7,299 SF (+ mezzanine)

Asking Rent \$9.95/SF net

Additional Rent \$5.37/SF (+ 5% mgmt fee)

Ceiling Height 19'8" to the joist

Zoning M2 - Manufacturing General

Power TBC

Sprinkler Yes

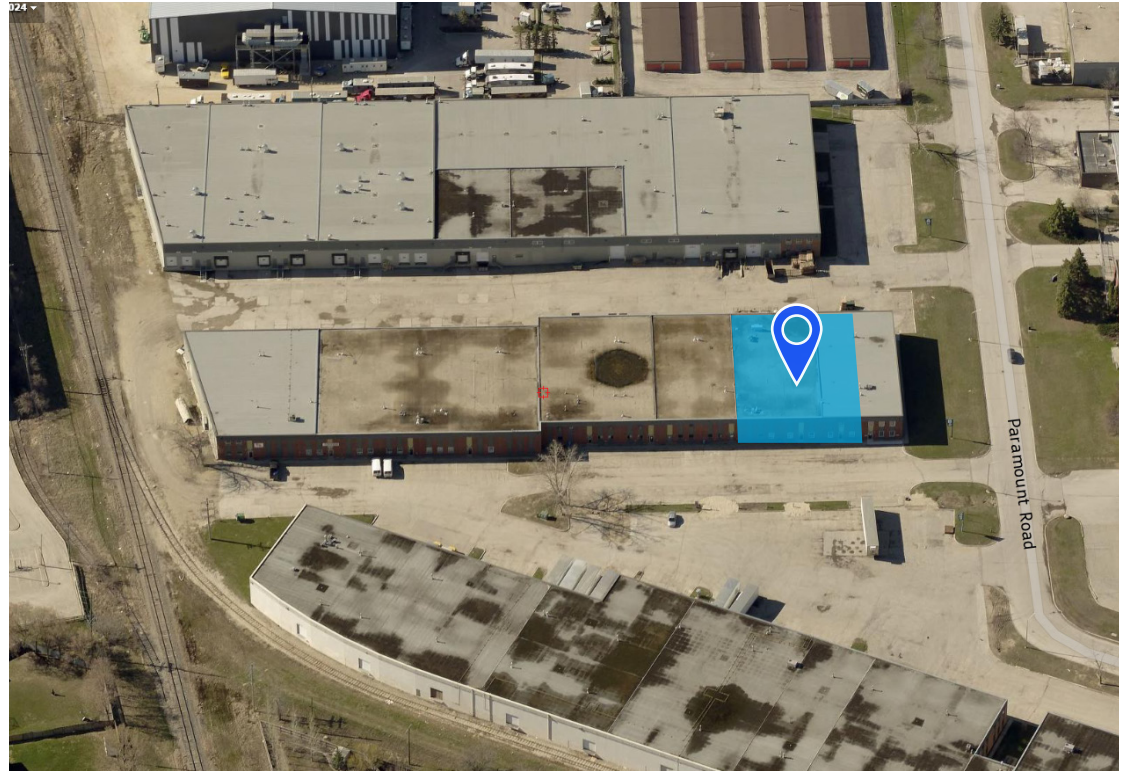
Lighting T5 fluorescent

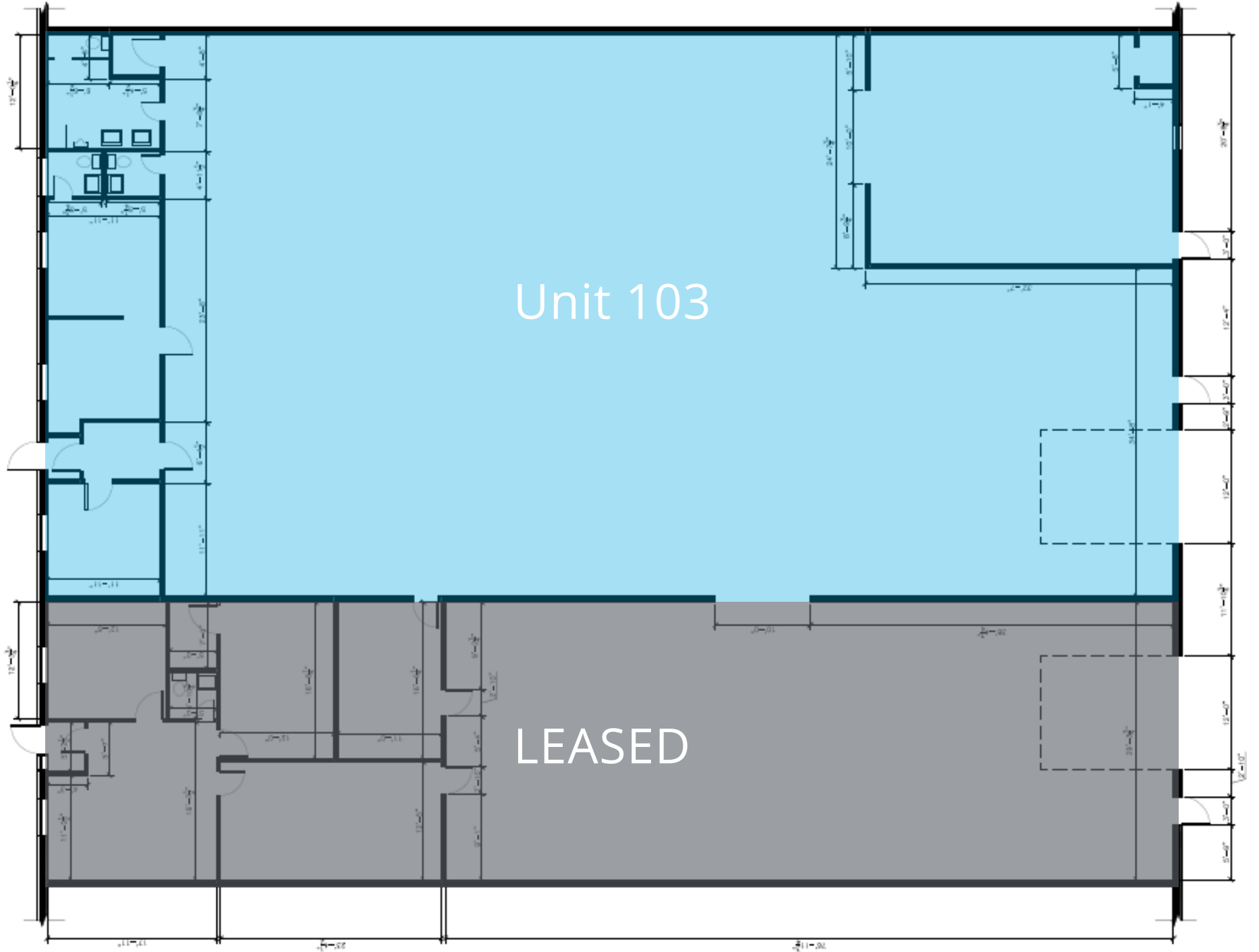
Available January 1, 2025

Loading 2 - 12' x 14' grade loading doors (ability to add additional 12x14 door)

Parking 5 stalls, plus access to scramble stalls

Compound Small fenced compound (±1,000 SF)





Unit 103

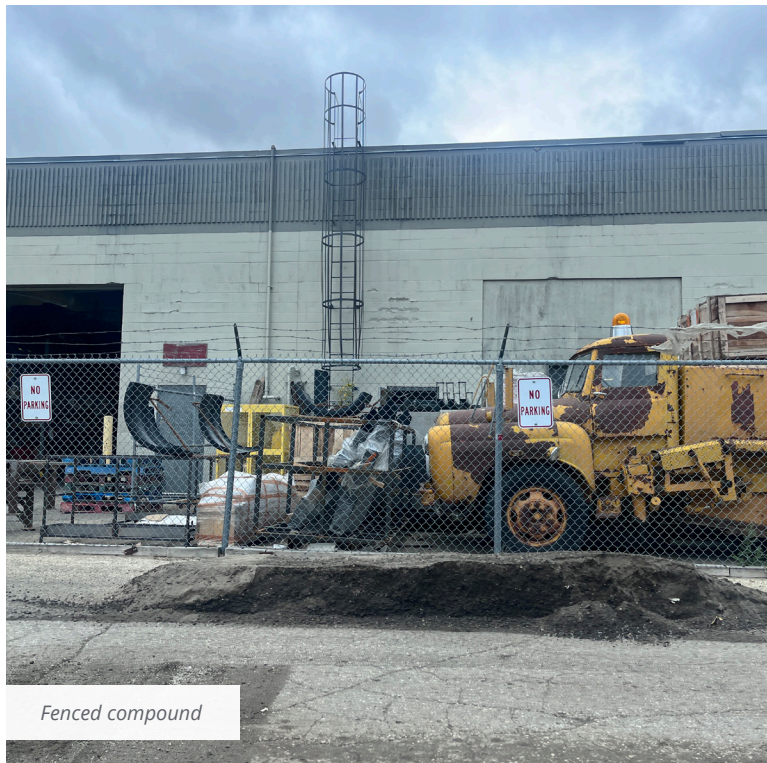
LEASED



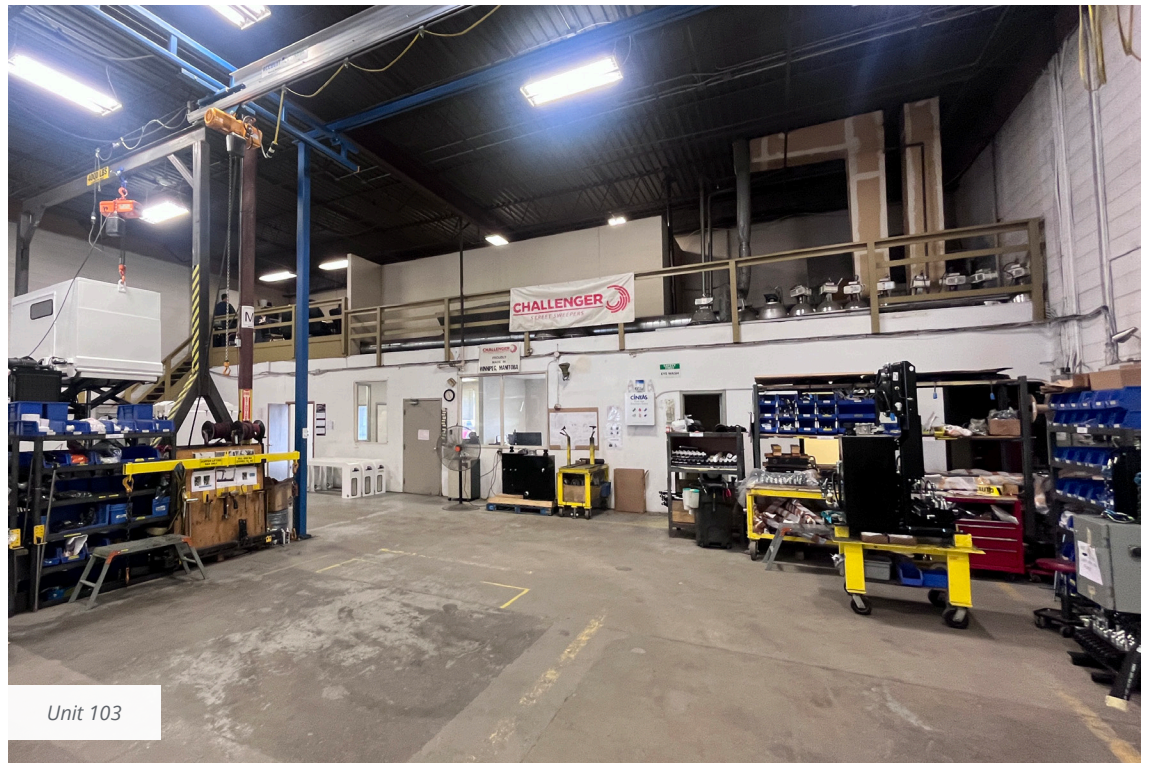
Unit 103



Unit 103 from mezzanine



Fenced compound



Unit 103



103 Paramount Road, Winnipeg MB

Tom Derrett

*Services Provided by Tom Derrett
Personal Real Estate Corporation*

Vice President
+1 204 926 3820
tom.derrett@colliers.com

Dan Bushuk

*Services Provided by Dan Bushuk
Personal Real Estate Corporation*

Vice President
+1 204 954 1796
dan.bushuk@colliers.com

Daria Lukie

Associate
+1 204 515 7134
daria.lukie@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Pratt McGarry Inc. o/a Colliers International



collierscanada.com