



Colliers



2529 Inkster Boulevard, Winnipeg MB

High Exposure Industrial Building **For Lease**

The property benefits from prominent frontage and exposure along Inkster Boulevard, delivering excellent visibility and identity for industrial users seeking a strong corporate presence along a major roadway.

Lease rate:

\$18.95
PSF

Troy Buchanan

*Services Provided by Troy Buchanan
Personal Real Estate Corporation*

Senior Vice President

+1 204 926 3849

troy.buchanan@colliers.com

Dan Bushuk

*Services Provided by Dan Bushuk
Personal Real Estate Corporation*

Vice President

+1 204 954 1796

dan.bushuk@colliers.com

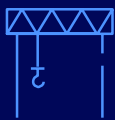
Property Overview

2529 Inkster Boulevard offers a high end standalone facility with, show room, office and shop space serviced with overhead cranes and both dock and grade loading. The property is made up of 2.77 acres of land with fenced compound, excess parking and excellent access off the corner of Inkster and Inksbrook.

| | |
|---|--------------------------------|
| Available | July 1, 2026 |
| Size | ±29,240 SF |
| Lease rate | \$18.95/SF Net |
| Property Taxes and Operating Costs | \$5.65/SF (2026 estimate) |
| Loading | 16 Grade Doors and 1 Dock Door |
| Zoning | M2 - Manufacturing General |
| Ceiling Height | ±24' clear |



Highway Access



Overhead Crane



Showroom



Dock and Grade loading

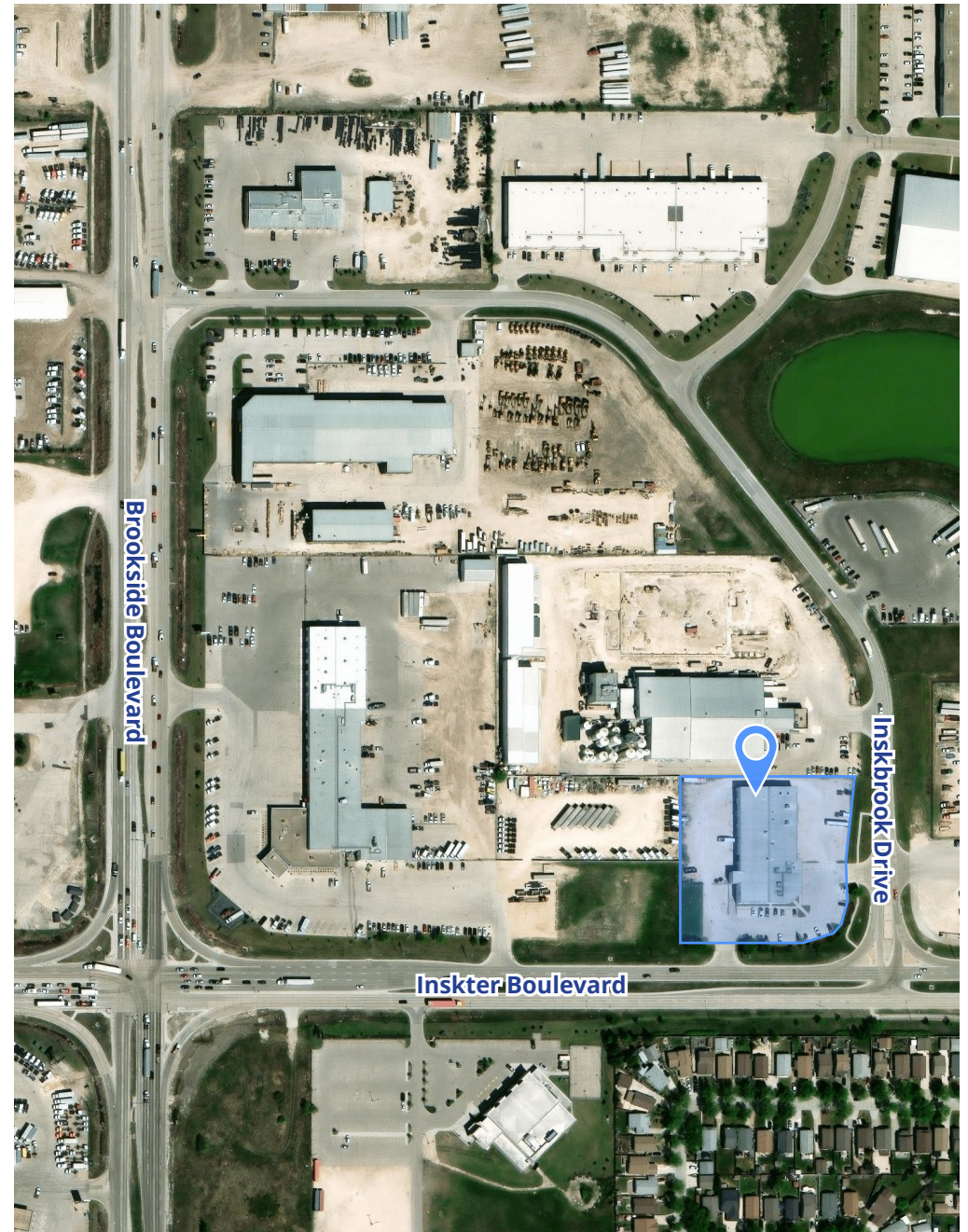


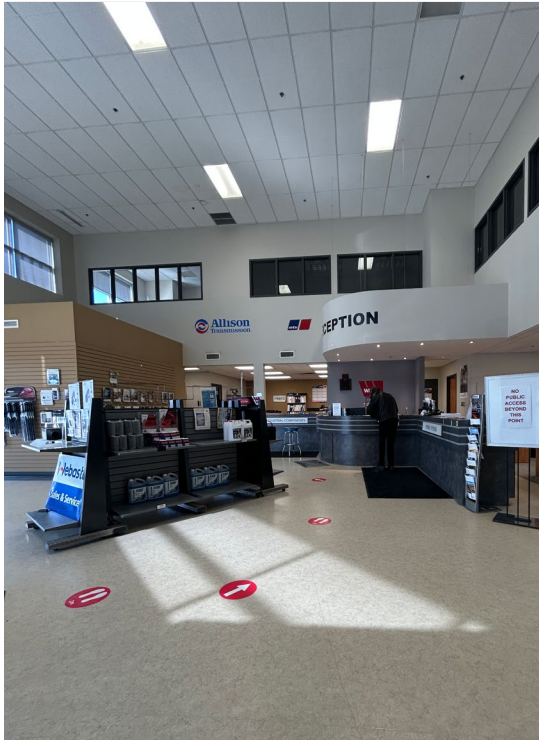
2.77 acre site with fenced compound

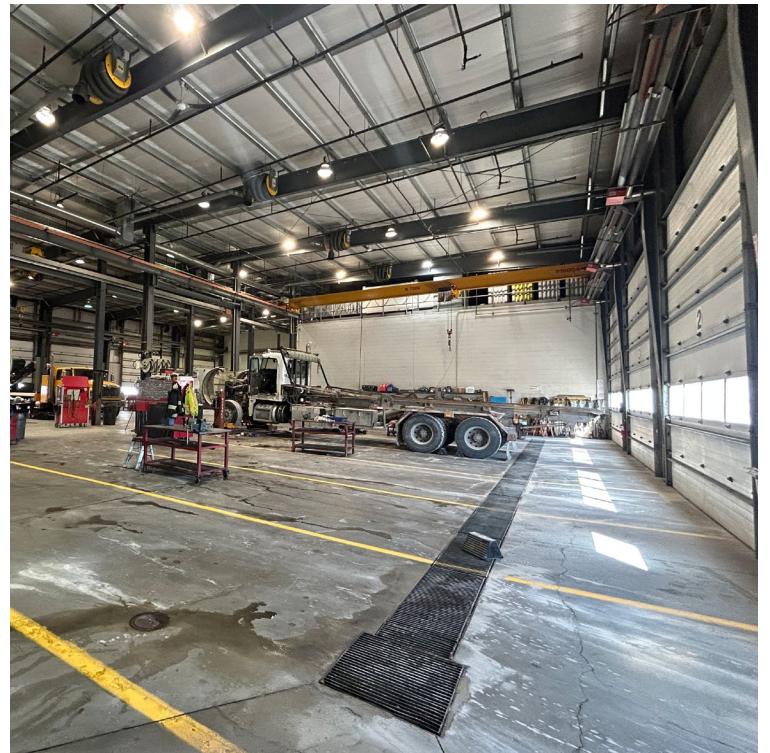
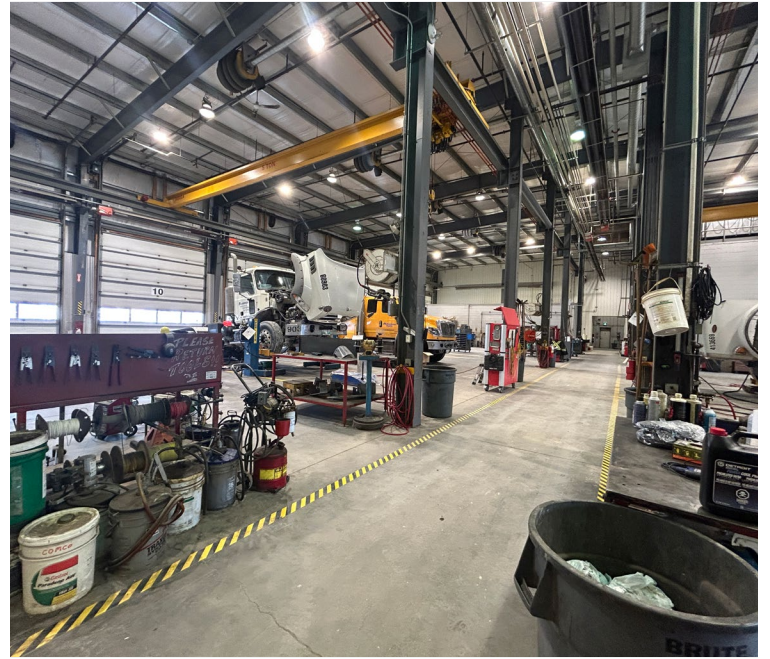


On-site Parking

Site







Site Aerial



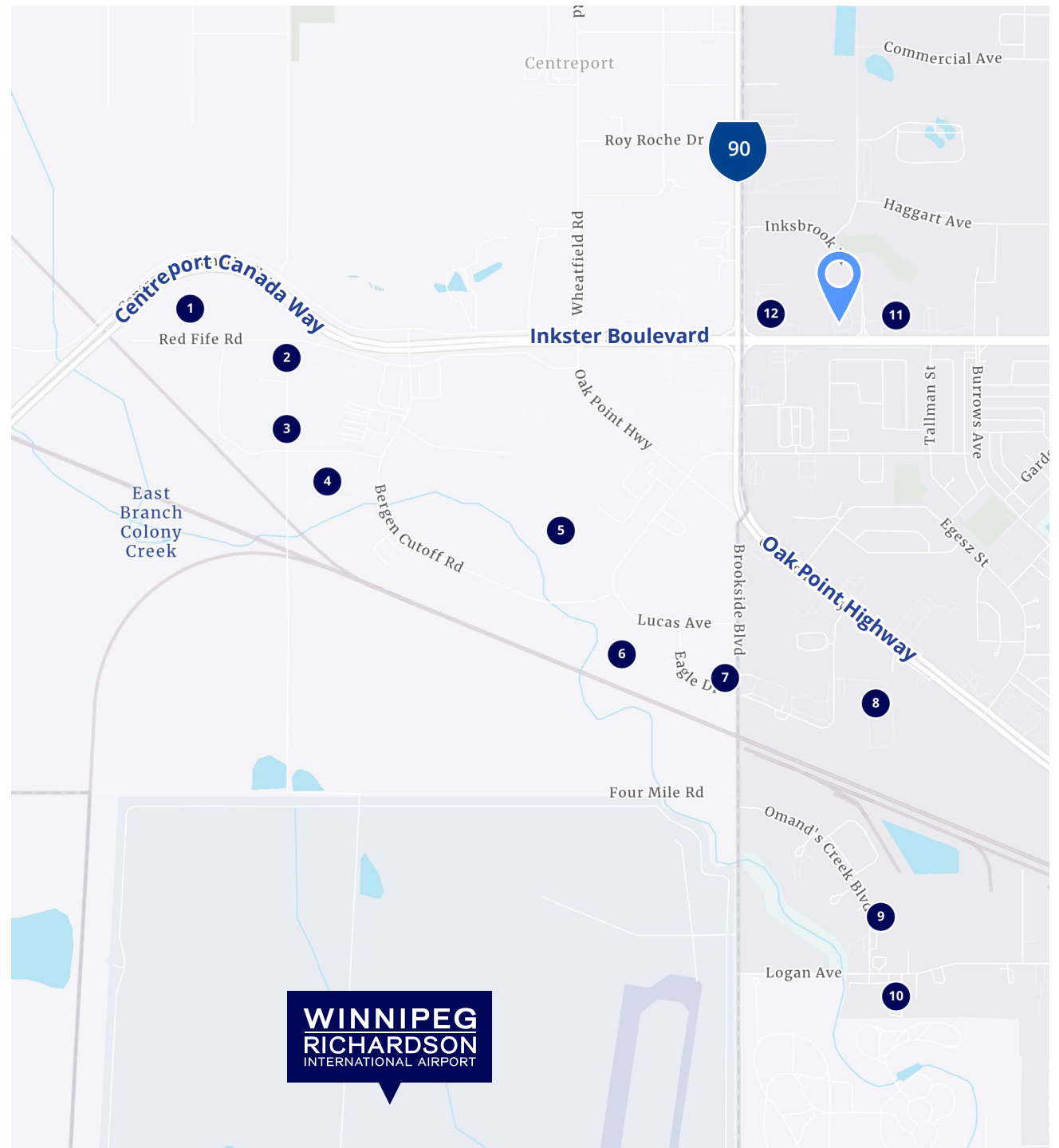
Property Location

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Subject property

- 1. Milwaukee Service Center
- 2. BigSteelBox
- 3. EFL Transport
- 4. Premier Truck Group of Winnipeg
- 5. Payne Transportation Ltd
- 6. The Erb Group
- 7. ADF Diesel Winnipeg
- 8. Gardewine
- 9. Uni-Jet Industrial Pipe Ltd
- 10. Major Repairs Ltd.
- 11. Fort Garry Industries
- 12. Peterbuilt Manitoba





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