



Starting at:

\$8.95/SF

For Lease | 121 - 135 Paramount Road, Winnipeg

Building in Inkster Industrial Park for lease

121 - 135 Paramount Road is located in Winnipeg's largest industrial park with access to major transportation routes.

The building has substantial loading capabilities and in-place office development. There are multiple demising options to suit a wide variety of needs.

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

Colliers

Property Overview

121 - 135 Paramount Road is excellently located Winnipeg's North West in Inkster Industrial Park.

121 -135 Paramount Road provides excellent access to transportation networks. The property features spacious warehouse floors that offer ample room for storage and logistics operations. Additionally, the office spaces are well-designed, creating a comfortable environment for administrative tasks. The building includes functional amenities, such as both grade and dock loading as well as rear rail loading.

LEASE

\$8.95/SF

Additional:

\$4.20/SF

+ mgmt fee of 5% of base rent



135 Paramount Road

Size 18,089 SF (+ 1,800 SF 2nd floor mezzanine)

Loading

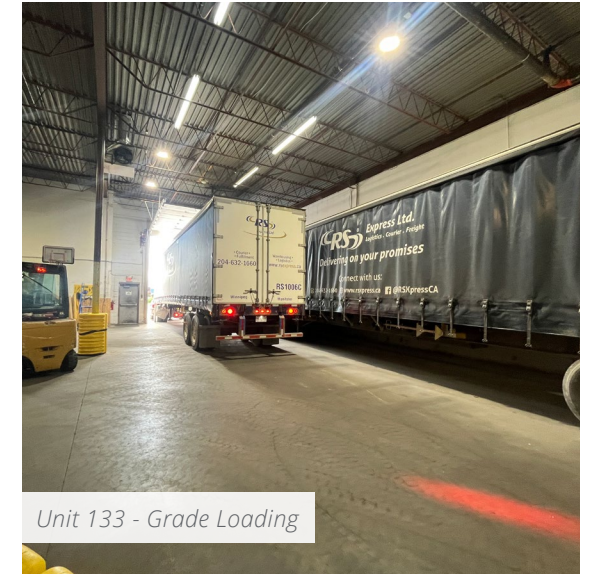
- 2 dock loading door
- 1 14'x16' grade loading door
- 1 rail loading door (CP Spur)

Clear Height 20'

Power 3 phase, 600V

Sprinklered Yes

Warehouse Lighting Upgraded to LED



Unit 133 - Grade Loading

133 Paramount Road

Size 24,544 SF (+ 2,700 SF bonus 2nd floor mezzanine)

Loading

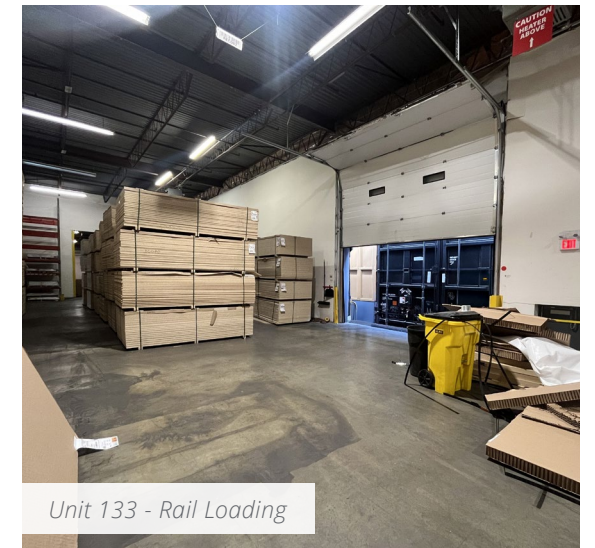
- 4 dock loading doors
- 2 rail loading doors (CP Spur)

Clear Height 20'

Power 3 Phase, 600V

Sprinklered Yes

Warehouse Lighting Upgraded to LED



Unit 133 - Rail Loading

121 Paramount Road

Size 21,600 SF (+ 3,600 SF bonus storage mezzanine)

Loading

- 6 dock level loading doors (5 - 8'x10' and 1 - 10'x10')

Power 120V, 240A, 200 sub panel

Warehouse Lighting Upgraded to LED

Additional Features

- HVAC throughout office
- Gas Heaters in warehouse
- 1 - 10'x10' railcar loading door
- Recently upgraded overhead doors

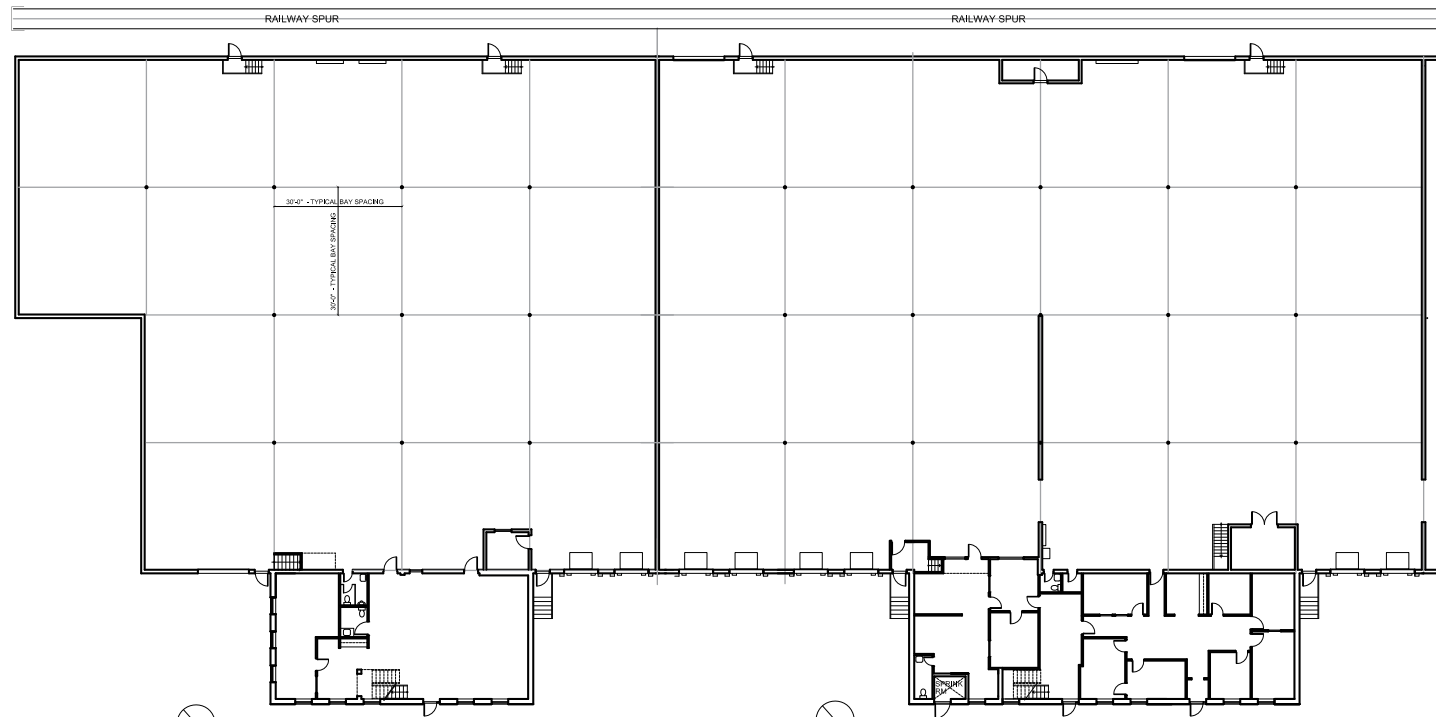


Unit 121 - Warehouse

Floor Plans 133-135

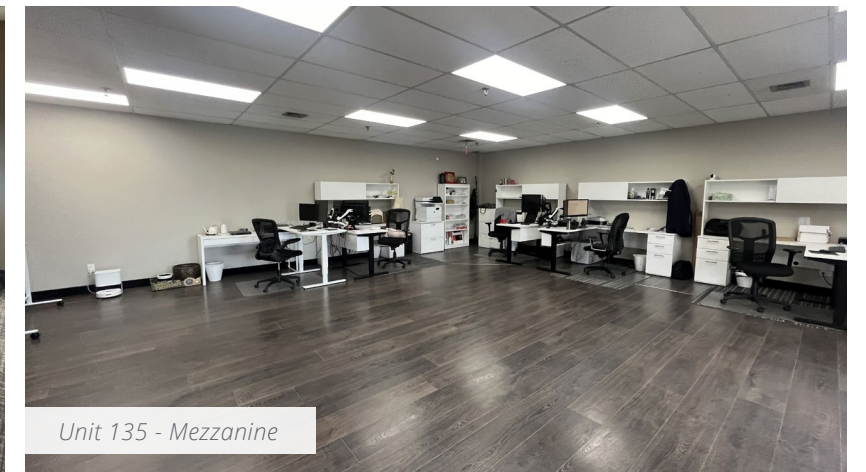
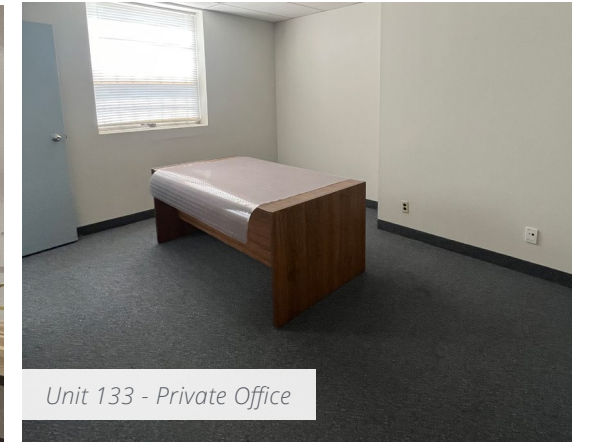
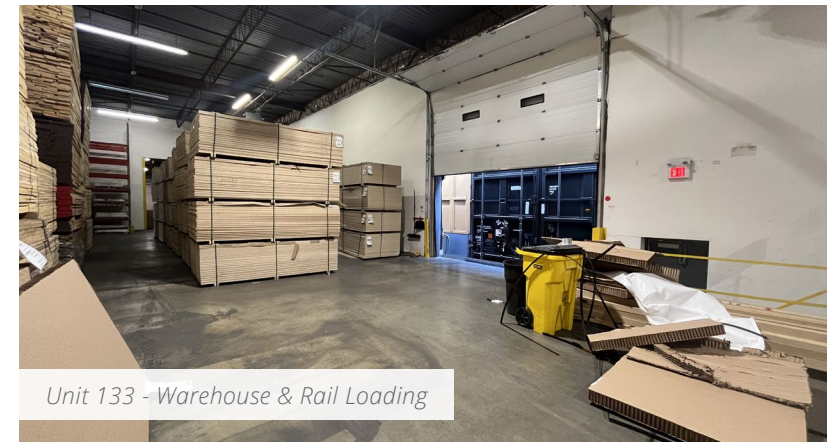
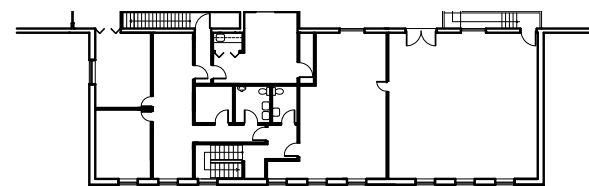
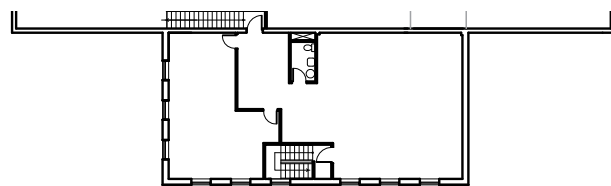
UNIT 135
18,089 SF

UNIT 133
24,544 SF



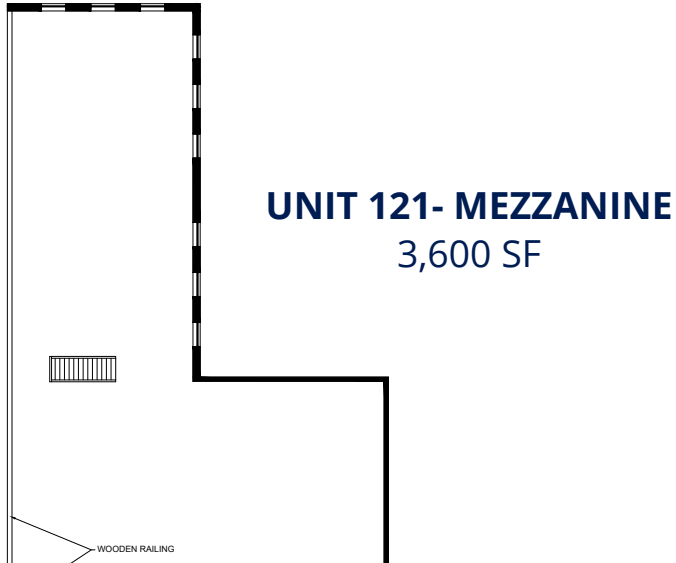
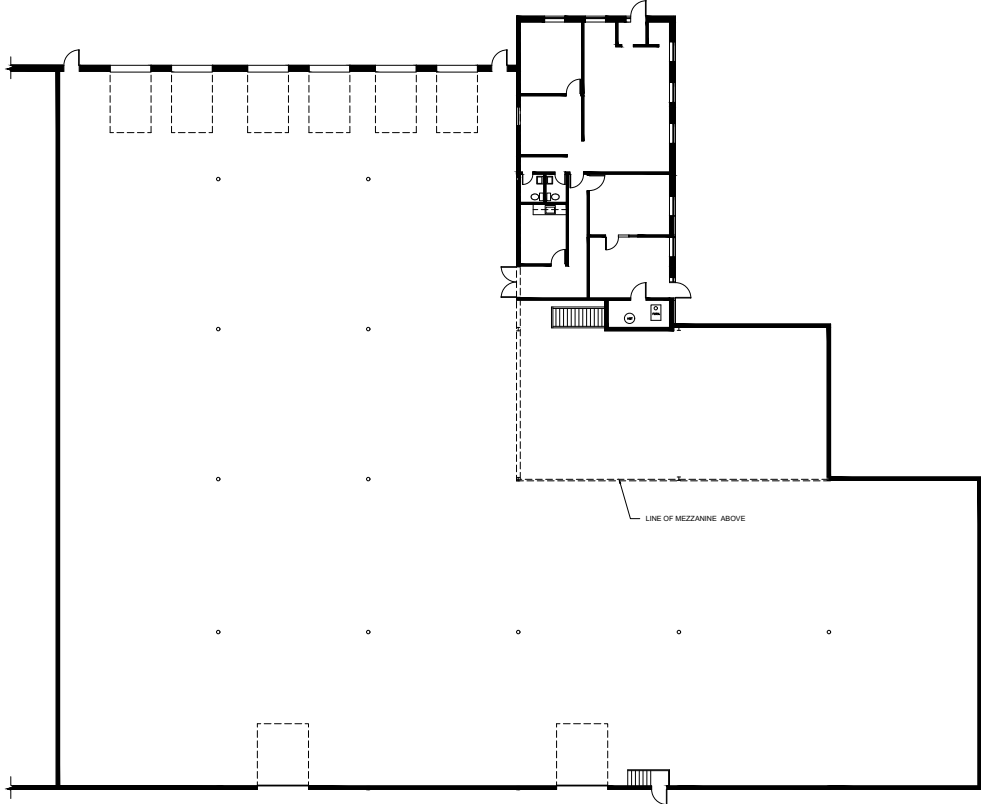
UNIT 135 - MEZZANINE
1,800 SF

UNIT 133 - MEZZANINE
2,700 SF



Floor Plan 121

UNIT 121
21,600 SF



UNIT 121- MEZZANINE
3,600 SF



Unit 121 - Warehouse



Unit 121 - Loading



Unit 121 - Private Office



Unit 121 - Loading



Unit 121 - Mezzanine



Unit 121 - Front Entrance



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 International for advertising and general information only. Colliers International 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 International 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 international and/or its licensor(s). Copyright © 2025 Pratt McGarry Inc o/a Colliers International.

collierscanada.com

Accelerating success.