

NORTH ATLAS

COMMERCIAL REAL ESTATE

Modern Industrial Space For Lease

*568 Bernat Road
RM of Ritchot, MB*

Building Size: ±10,144 SF
Lot Size: 3.83 Acres

Net Rent: \$17.95 PSF
Property Taxes: \$20,612.18 (2025)

North Atlas Commercial Real Estate

1201 - 191 Lombard Avenue
Winnipeg, MB, R3B 0X1
www.NorthAtlas.ca

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PROPERTY HIGHLIGHTS

568 Bernat Road offers modern warehouse and office space on **3.83 acres of land**, with excellent regional access.

- ±10,144 SF total building area across two buildings
- Building One: ±3,744 SF (Built 1987)
- Building Two: ±6,400 SF (Built 2023)
- Six total grade-level overhead doors
- Combination of warehouse and finished office space, including a caretaker suite
- Located 1 minute from PTH 59 and 8 minutes south of the Perimeter Highway
- Zoning: CG – Commercial General



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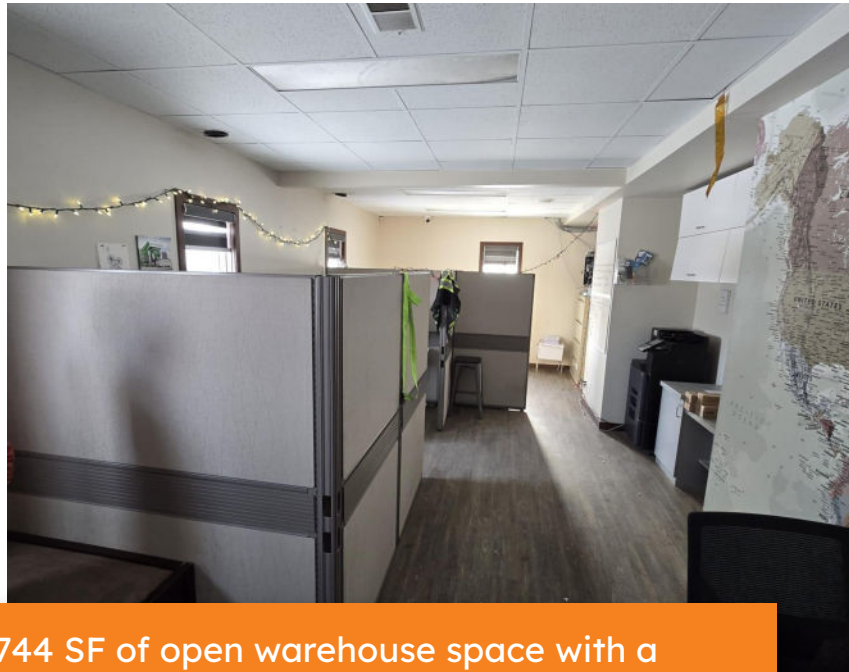
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BUILDING ONE

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Building One offers ±3,744 SF of open warehouse space with a functional office buildout, including a kitchenette and two offices. The second floor includes a grandfathered caretaker suite, offering on-site accommodation or flexible ancillary space.



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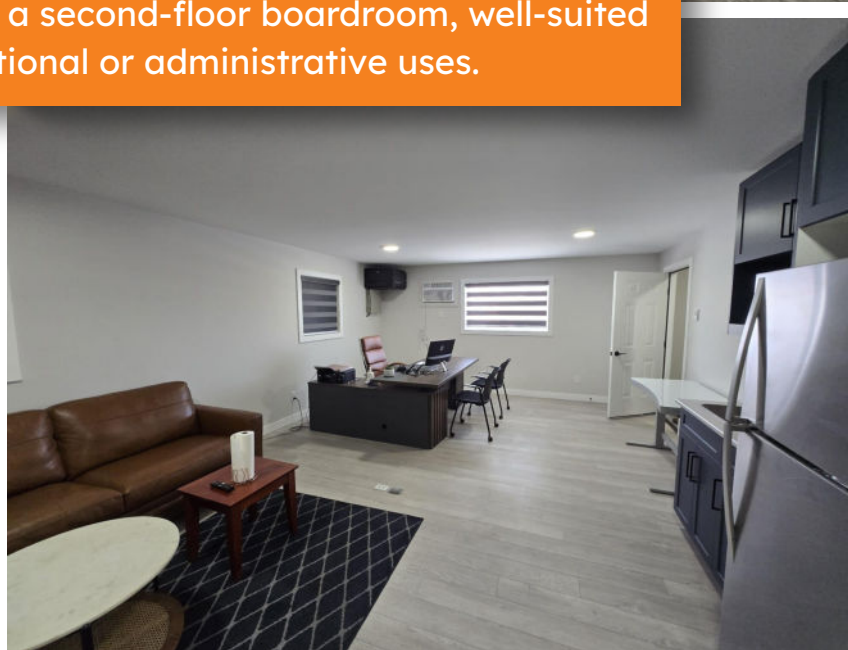
BUILDING TWO

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Building Two offers $\pm 6,400$ SF of modern warehouse space with five grade-level overhead doors.

The building includes office space, an open work area, and a second-floor boardroom, well-suited for operational or administrative uses.



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LOT OUTLINE - 3.83 ACRES

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PROPERTY PHOTOS

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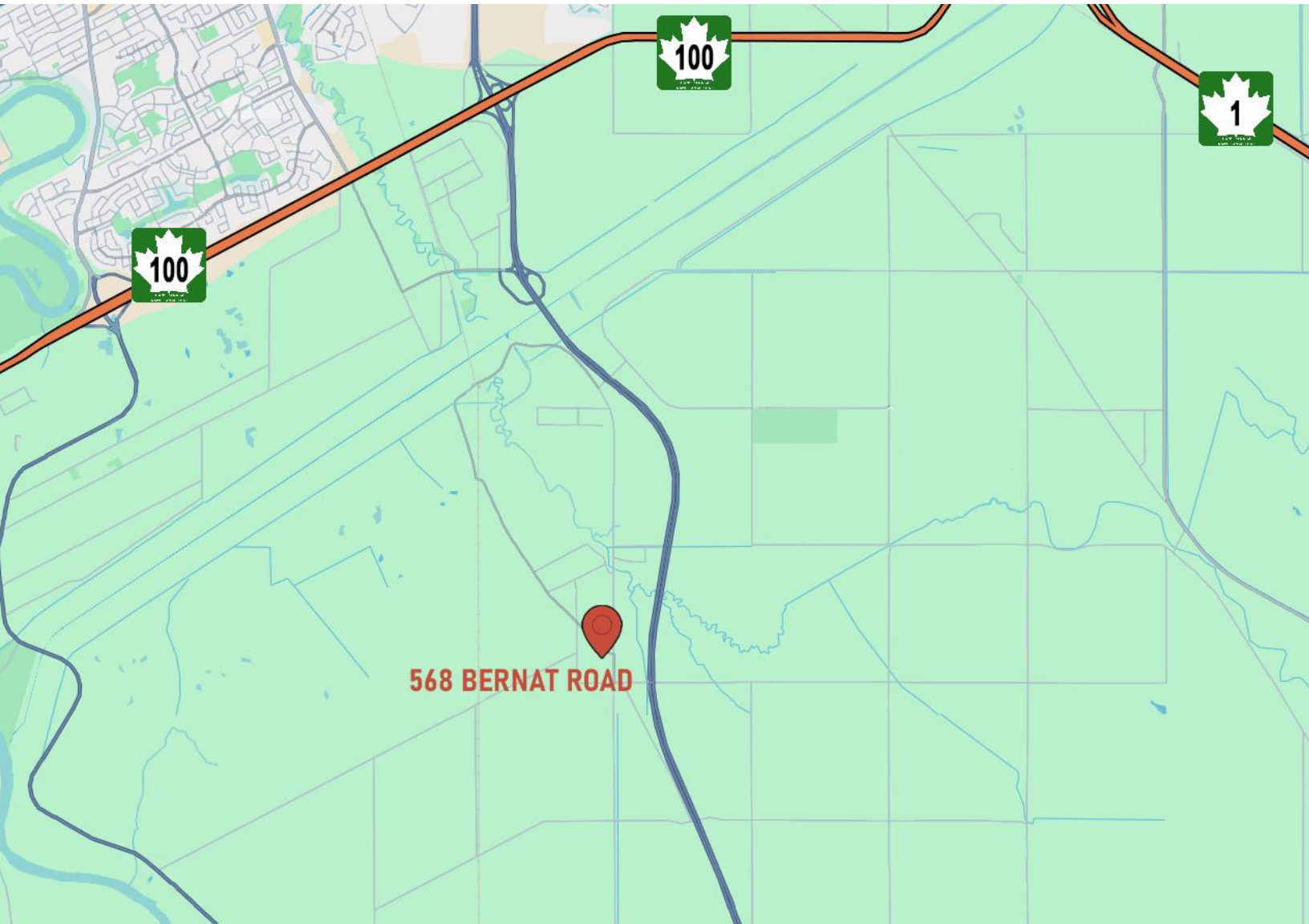
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