



FOR SUBLEASE

UNIT 4-5

3149 RED FIFE ROAD

ROSSER, MB



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(+/-) 12,150 sf Available

PROPERTY HIGHLIGHTS

- Open warehouse space for sublease
- Located in CentrePort Canada, North America's largest trimodal inland port offering unparalleled access to road, rail, and air transportation
- Brand new construction
- 2 dock doors with potential for additional dock or grade loading
- 28' clear ceiling height
- Headlease expiry: March 31, 2027
- Quick access to major highways and key trade corridors
- No City of Winnipeg business taxes

Lease Rate: Contact Agent

CAM & Tax: \$3.99 est. 2024

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AERIAL



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