

INDUSTRIAL FOR SUBLEASE

40 Durum Drive

Brand new, State-of-the-Art
Industrial facility with Compound
for Sublease in CentrePort Canada

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(+/-) 10,000 sf on 2.05 Acres of Land

PROPERTY HIGHLIGHTS

- Brand new 10,000 sf industrial facility on 2.05 acres for sublease in the RM of Rosser
- Located on the corner of Durum Drive and Klimpke Road in the heart of Brookport Business Park
- Excellent access to major highways and key trade corridors in the heart of Brookport Business Park and CentrePort Canada
- Headlease expiry: 2028
- Available immediately
- Zoning: I2

Lease Rate: Contact Agent

CAM & TAX: TBD

| | |
|------------------------------|--|
| Total Building Size | 10,000 sq. ft. |
| Land Area | 2.05 Acres |
| Fenced Compound | Black chain link fence with secure gate access, gravelled compound space |
| Clear Height | 24.5' |
| Loading | 14' x 16' grade loading doors (x4) |
| Parking | 15 parking stalls |
| Building Construction | Steel stud construction |
| Flooring | 6" reinforced concrete |
| Power | 3 PHASE, 200 AMP |
| Plumbing | Rough-in plumbing for two (2) washrooms and floor drains in warehouse |
| Heating | Rooftop HVAC, Gas fired unit heaters |

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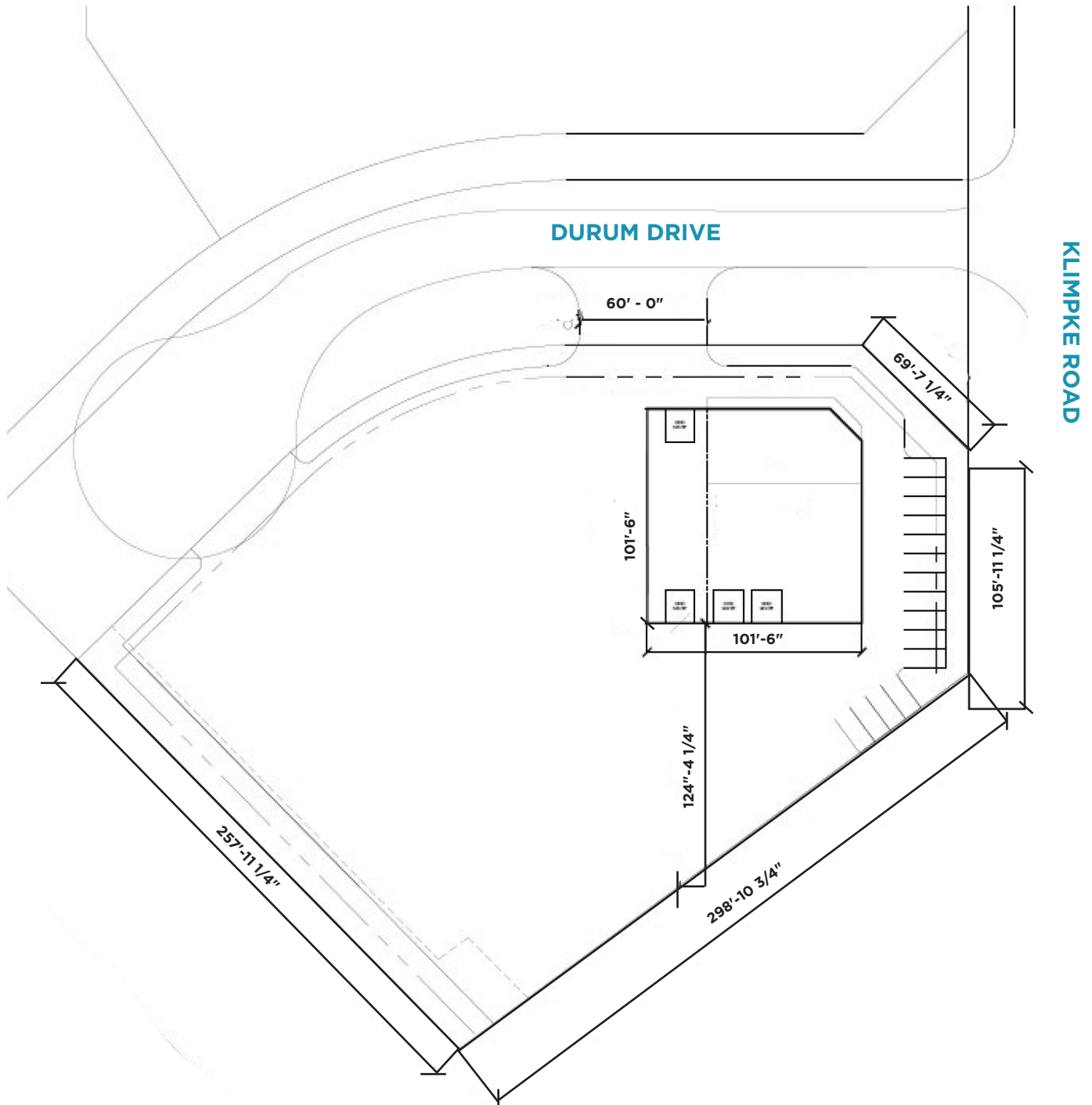
- 1** Winnipeg Richardson International Airport & Airport Campus
 - Air Canada Cargo
 - Cargo Jet
 - FedEx
 - Purolator
 - Standard Aero
 - UPS
- 2** Future Residential Development
- 3** CentrePort Canada Rail Park

- 4** Brookside Industrial Park West Phase III
 - Canada West Limited
 - Groupe Touchette
 - Freightliner Manitoba
 - National Research Council's Advanced Manufacturing Facility
- 5** Brookside Industrial Park West
 - Fort Garry Fire Trucks
 - Maxim Truck & Trailer
 - Pacific Coast Express
 - Payne Transportation

- 6** Brookside Business Park
 - FedEx Freight
 - SMS Equipment
 - The Rosedale Group
 - Trans X
 - United Rentals
- 7** BrookPort Business Park
 - Merit Functional Food Corporation
- 8** Red River College

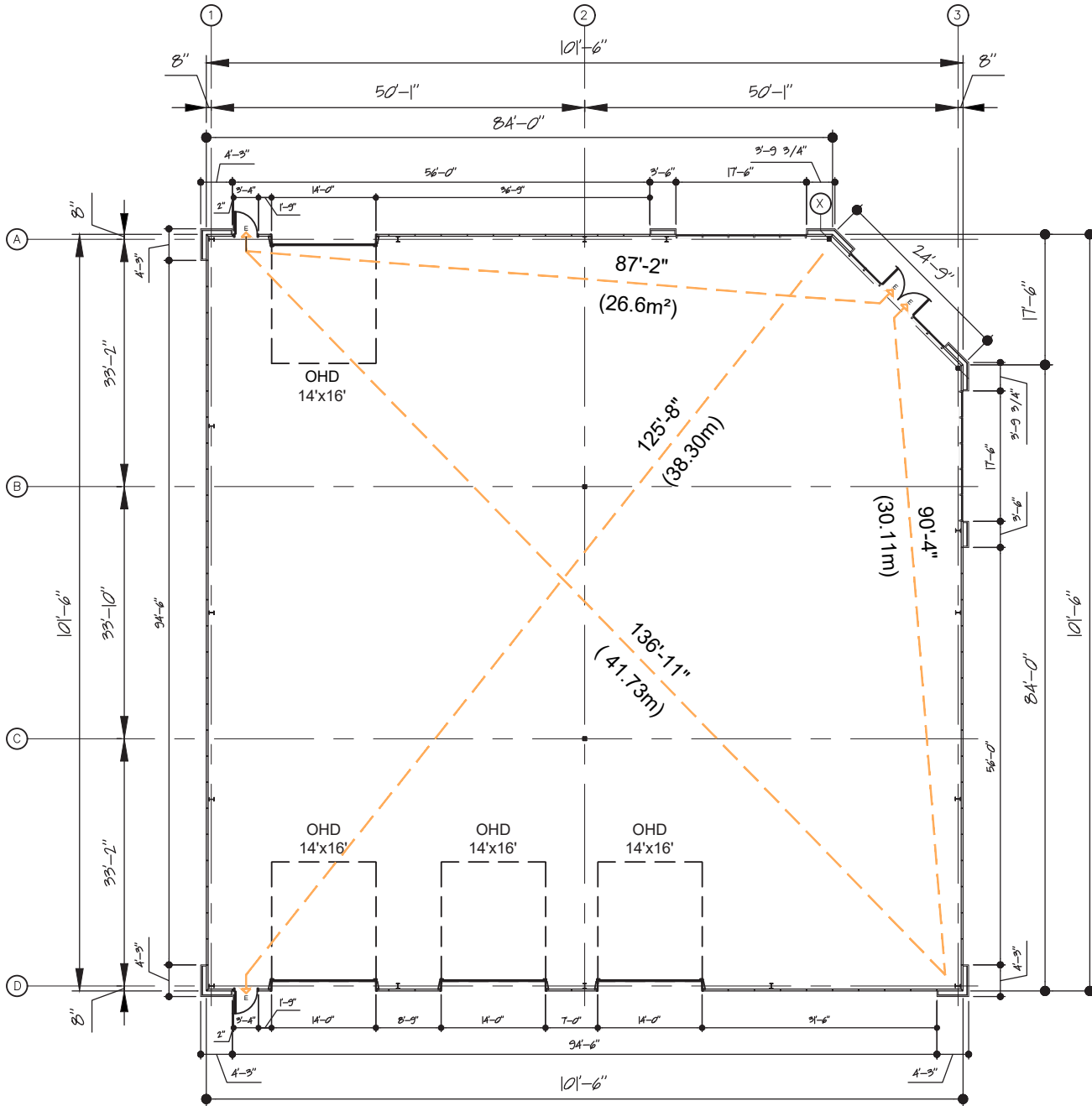
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SITE PLAN



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FLOOR PLAN



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CUSHMAN &
WAKEFIELD
Winnipeg

Stevenson



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