

STEELE BUSINESS PARK

3129 RED FIFE ROAD

**BRAND NEW STATE-OF-THE-ART
INDUSTRIAL SPACE IN CENTREPORT**



Stephen Sherlock
Vice President

T 204 928 5011
C 204 799 5526
steve.sherlock@cwstevenson.ca

Ryan Munt
Executive Vice President

Ryan Munt Personal Real Estate Corporation
T 204 928 5015
C 204 298 1905
ryan.munt@cwstevenson.ca



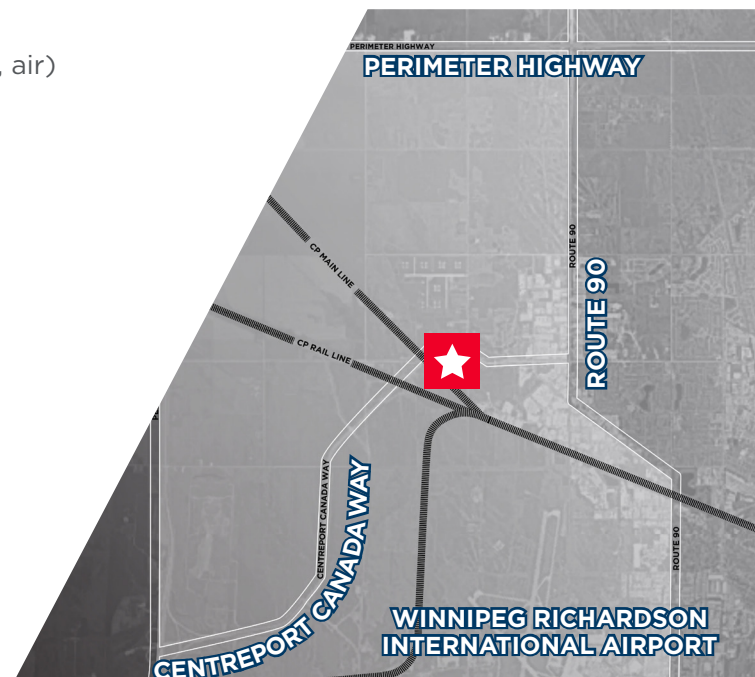
PHASE II (+/-) 10,915 SF

Property Highlights

- Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)
- Dock loading; ability to add ramp for grade level loading
- 28' clear ceiling height
- Brand new construction
- Excellent exposure on CentrePort Canada Way
- All major amenities nearby
- Quick access to major highways and key trade corridors
- Zoned I2

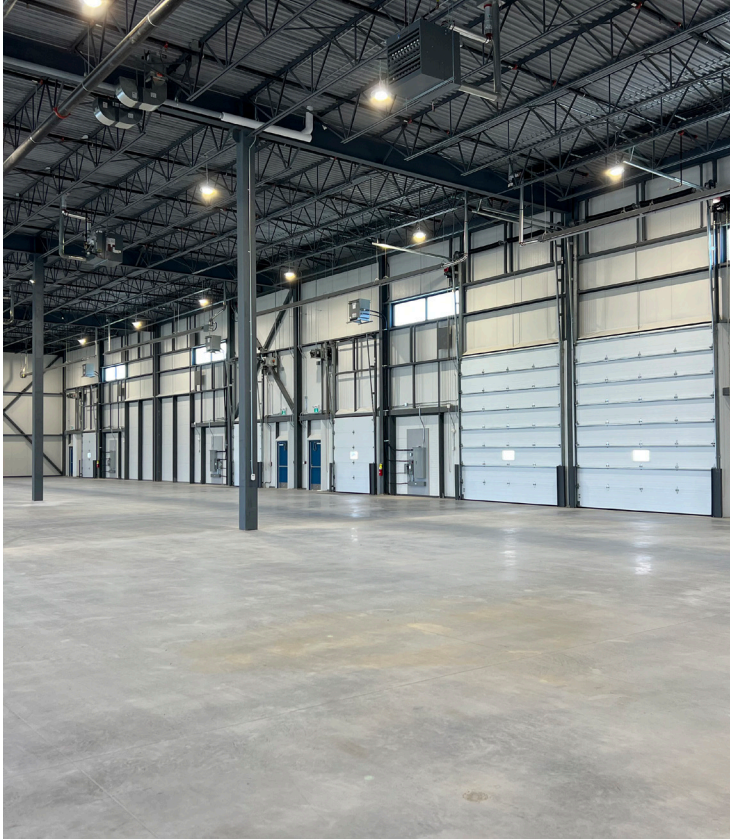
Lease Rate: TBD

CAM & Tax: \$4.24 psf (2025 est.)



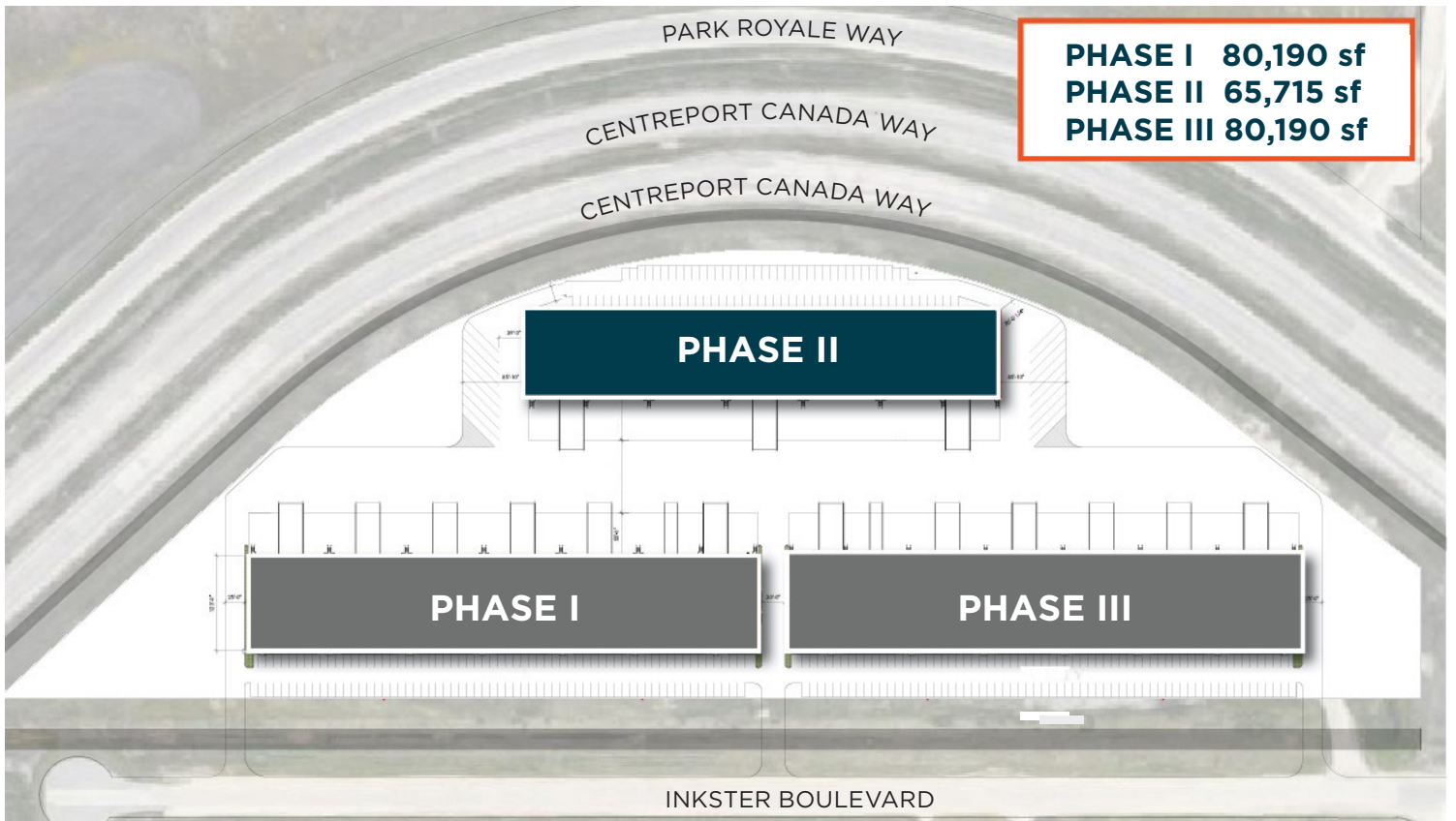
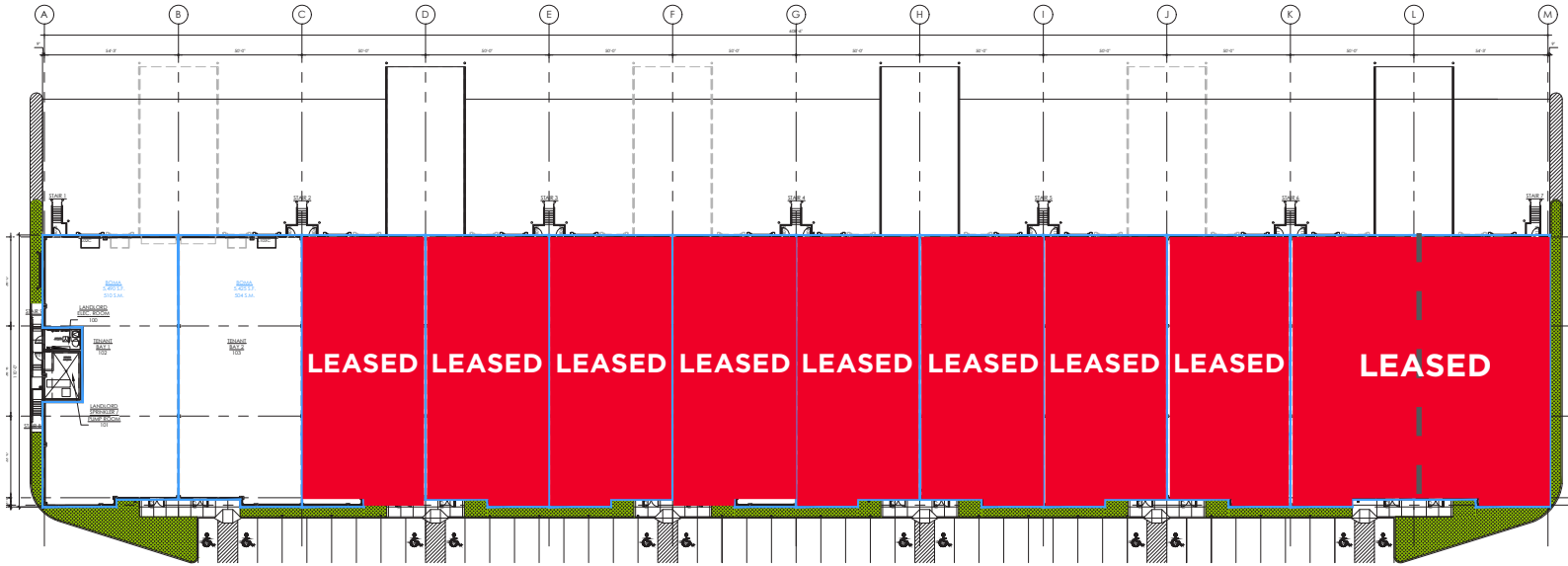
EXCELLENT OPPORTUNITY TO MOVE INTO A NEW HIGH EXPOSURE NEW GENERATION INDUSTRIAL PARK

PHOTOS

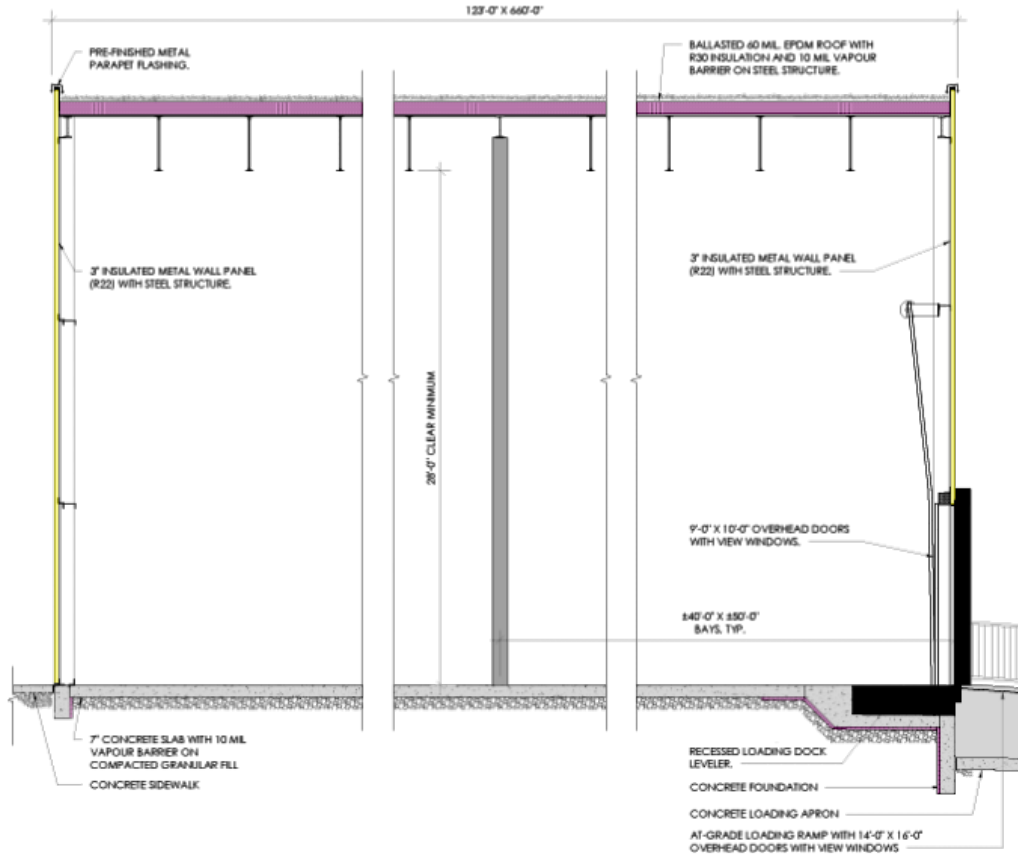


SITE PLAN

PHASE II 65,715 sf



BUILDING SPECIFICATIONS

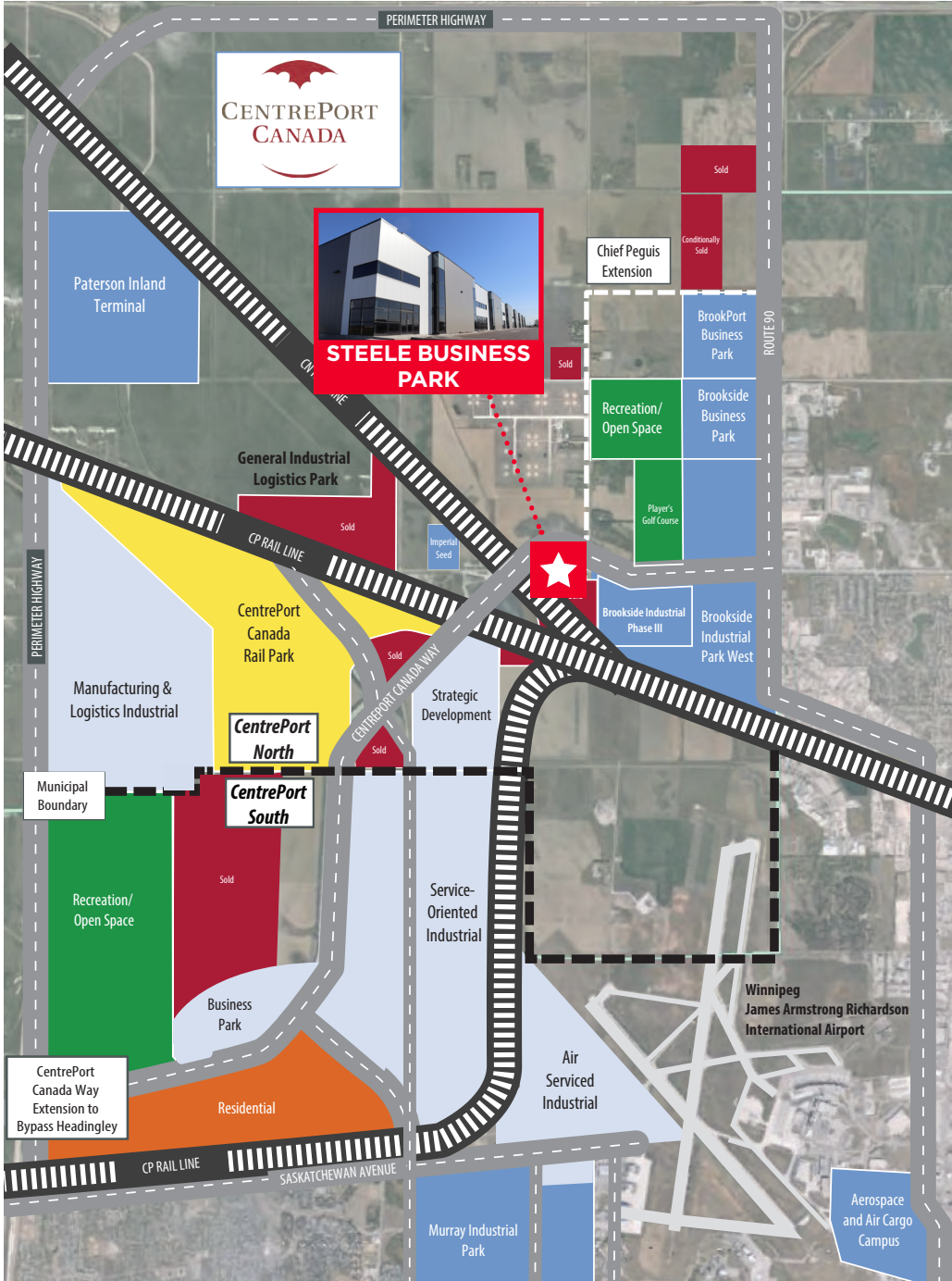


Contractor	Concord Projects Ltd.
Square Footage (+/-)	65,715 sf (Phase II)
Dimensions (+/-)	108' Deep x 608' Wide
Acres (+/-)	17 Acres (Total Site)
Slab	7" Thick Slab on Grade
Column Spacing (+/-)	50' x 36' Spans
Walls	3" Thick Insulated Metal Wall Panels for all of the Walls (R22)
Loading Doors	9' x 10' Dock Doors with 35,000 Lb. Capacity Automatic Hydraulic Electrically-Operated Dock Levelers 14' x 16' Drive-in Doors with Concrete Ramps - Electrically-Operated
Electrical	200 AMP service per bay
Ceiling Height	28' Clear to Underside of Roof Joists
Sprinkler Type	ESFR System
Roofing System	Loose-Laid EPDM with Ballast (R30)
HVAC	Suspended gas fired unit heaters and radiant heat

LOCATION MAP



- 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
 - Trailer Wizards
- 6** Brookside Business Park
 - FedEx Freight
 - SMS Equipment
 - The Rosedale Group
 - Trans X
 - United Rentals
- 7** BrookPort Business Park
- 8** Red River College



A RAPIDLY-DEVELOPING TRANSPORTATION HUB

- **Tri-modal inland port** situated in the heart of the continent in Winnipeg, Manitoba
- 20,000 acres of **prime industrial land**
- **Foreign Trade Zone** advantages
- **Dedicated planning resource** to expedite the planning and land development approval process
- **Affordable skilled labour** force in close proximity
- Renewable, reliable, low-cost energy
- Situated one hour north of the Canada-US border
- **\$174 million of development and building permits issued** to date since 2019 (750,000+ sf of industrial space under construction)
- Major trucking centre with **1000+ for-hire trucking companies**
- \$1 billion in supporting highway infrastructure



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