



# STEELE BUSINESS PARK

**3149 RED FIFE ROAD**

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



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**STEELEBUSINESSPARK.CA**



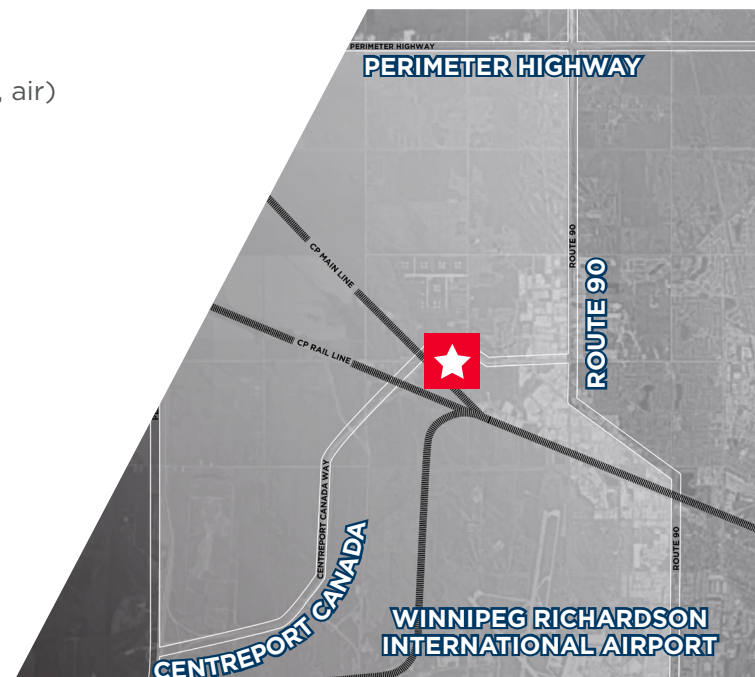
## PHASE I (+/-) 6,075 SF AVAILABLE

### Property Highlights

- Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)
- One (+/-) 6,075 sf bays in Phase I
- 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

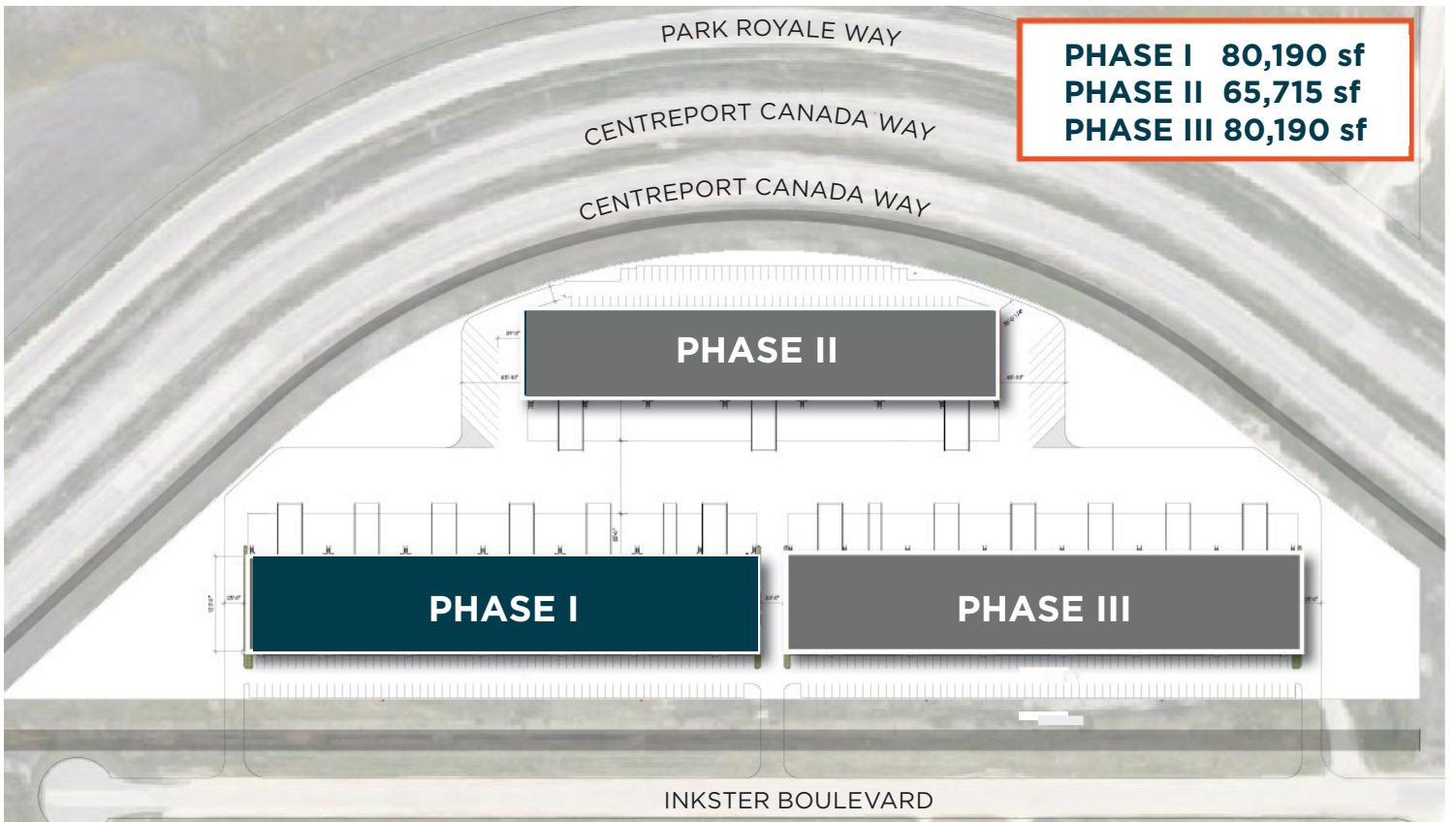
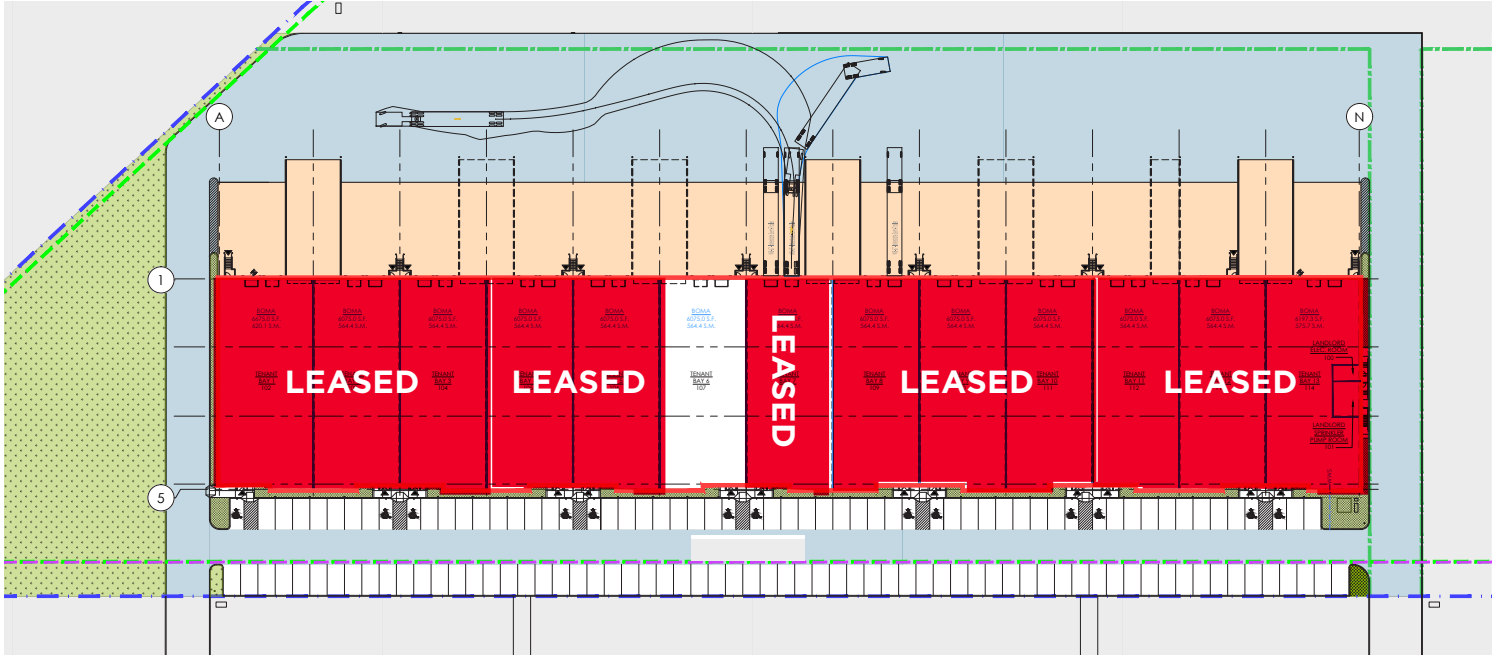
CAM & Tax: \$3.99 psf (2024 est.)



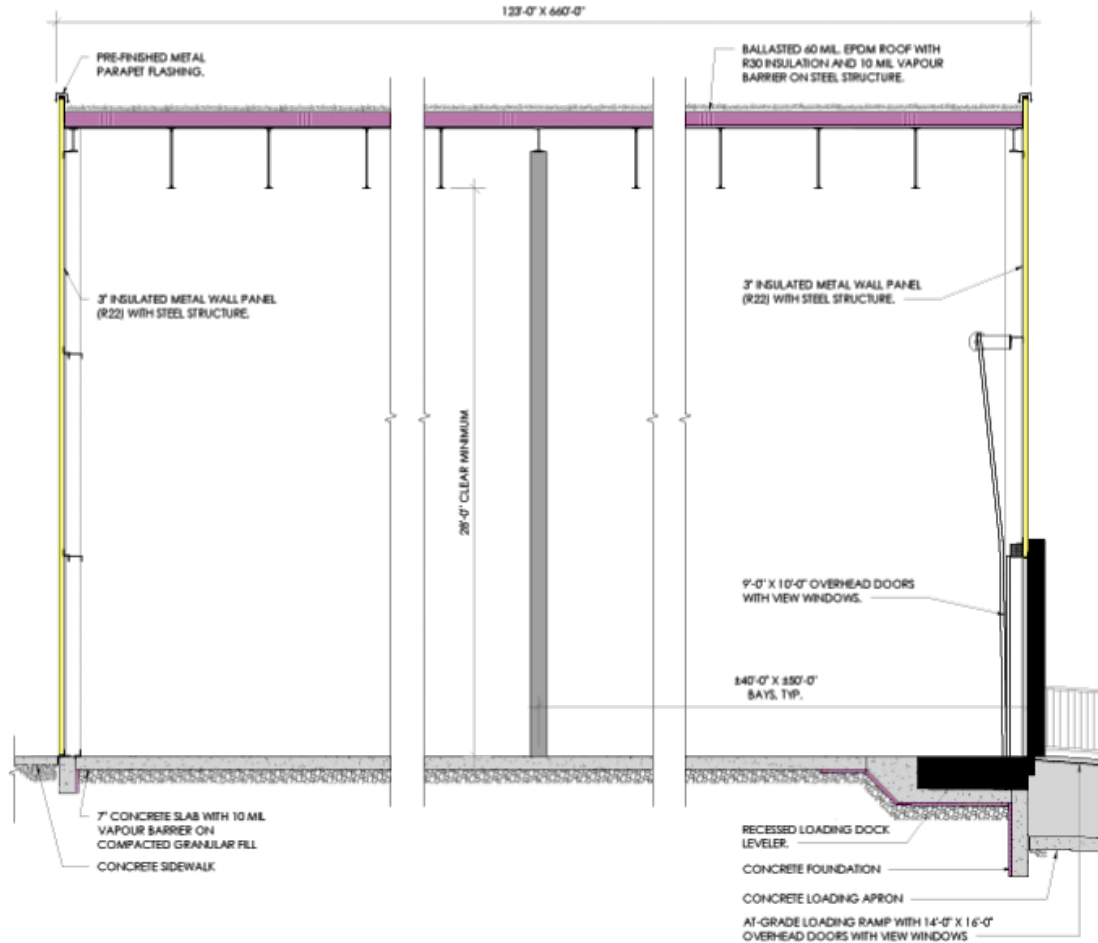
**EXCELLENT OPPORTUNITY TO MOVE INTO A NEW HIGH EXPOSURE NEW GENERATION INDUSTRIAL PARK**



**SITE PLAN**



**BUILDING SPECIFICATIONS**



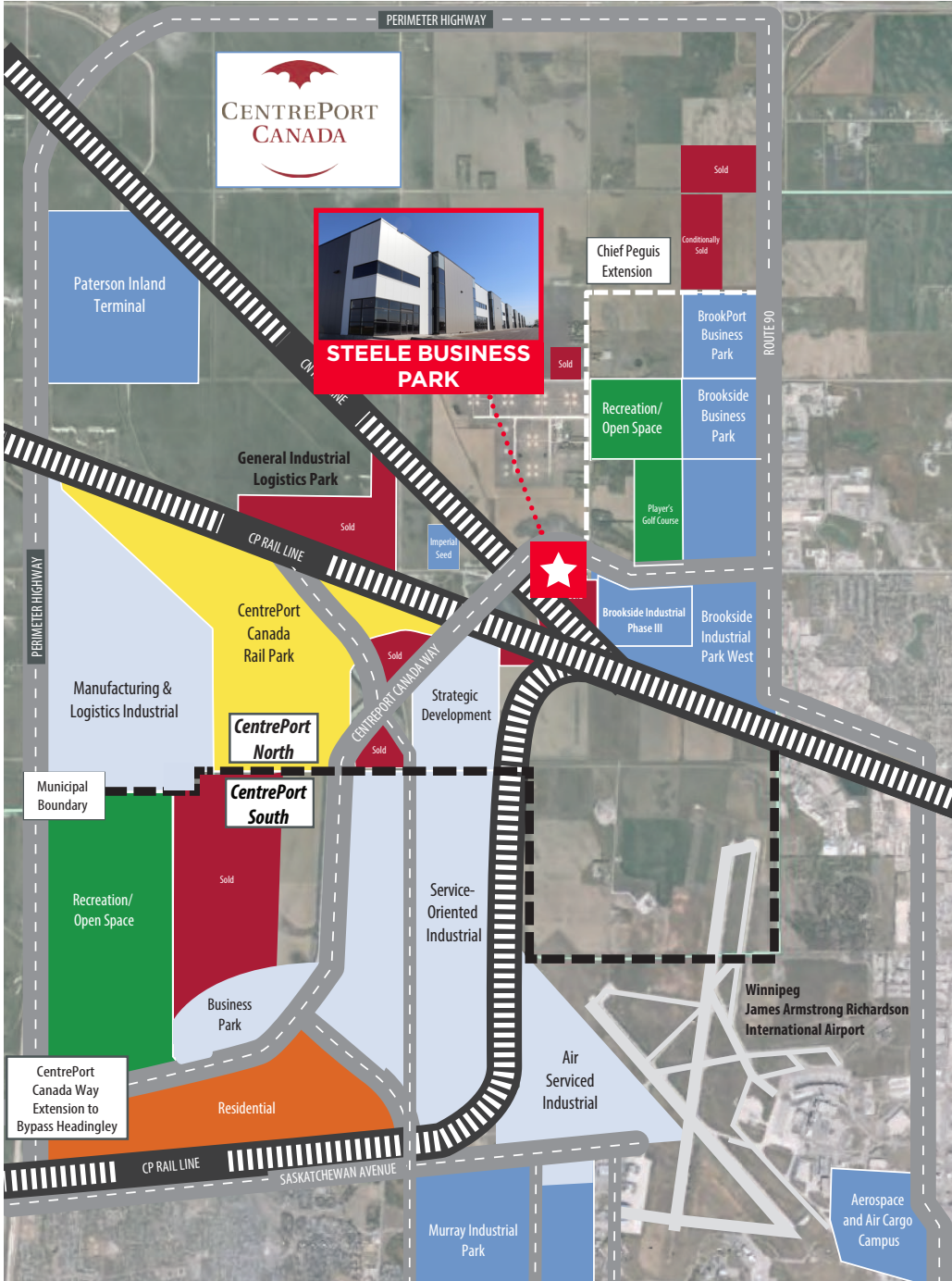
<b>Contractor</b>	Concord Projects Ltd.
<b>Square Footage (+/-)</b>	80,190 sf (Phase I)
<b>Dimensions (+/-)</b>	123' Deep x 660' Wide
<b>Acres (+/-)</b>	17 Acres (Total Site)
<b>Slab</b>	7" Thick Slab on Grade, Troweled Finish with Sawcuts and Sealer
<b>Column Spacing (+/-)</b>	50' x 40' Spans
<b>Walls</b>	3" Thick Insulated Metal Wall Panels for all of the Walls (R22)
<b>Loading Doors</b>	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
<b>Electrical</b>	200 AMP service per bay
<b>Ceiling Height</b>	28' Clear to Underside of Roof Joists
<b>Sprinkler Type</b>	ESFR System
<b>Roofing System</b>	Loose-Laid EPDM with Ballast (R30)
<b>HVAC</b>	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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