

# (+/-) 32 FT CLEAR DISTRIBUTION SPACE AVAILABLE OCT 2025



FOR LEASE  
**20 HARVEST DRIVE**

LOCATED WITHIN  
CENTREPORT CANADA



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 **Stevenson**





# PROPERTY HIGHLIGHTS

**30,000 - 60,000 SF AVAILABLE**

- Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg James A. Richardson International Airport
- No City of Winnipeg business taxes
- Zoned I2 - Industrial General
- Fully sprinklered with ESFR system
- Ceiling height (+/-) 32 ft
- 50 ft x 50 ft column spacing
- Loading:
  - Up to 13 Dock Doors
  - 1 Grade Door

**LEASE RATE:** \$13.95 - \$14.95 PSF  
**CAM & TAX:** \$3.25 PSF (EST. 2025)



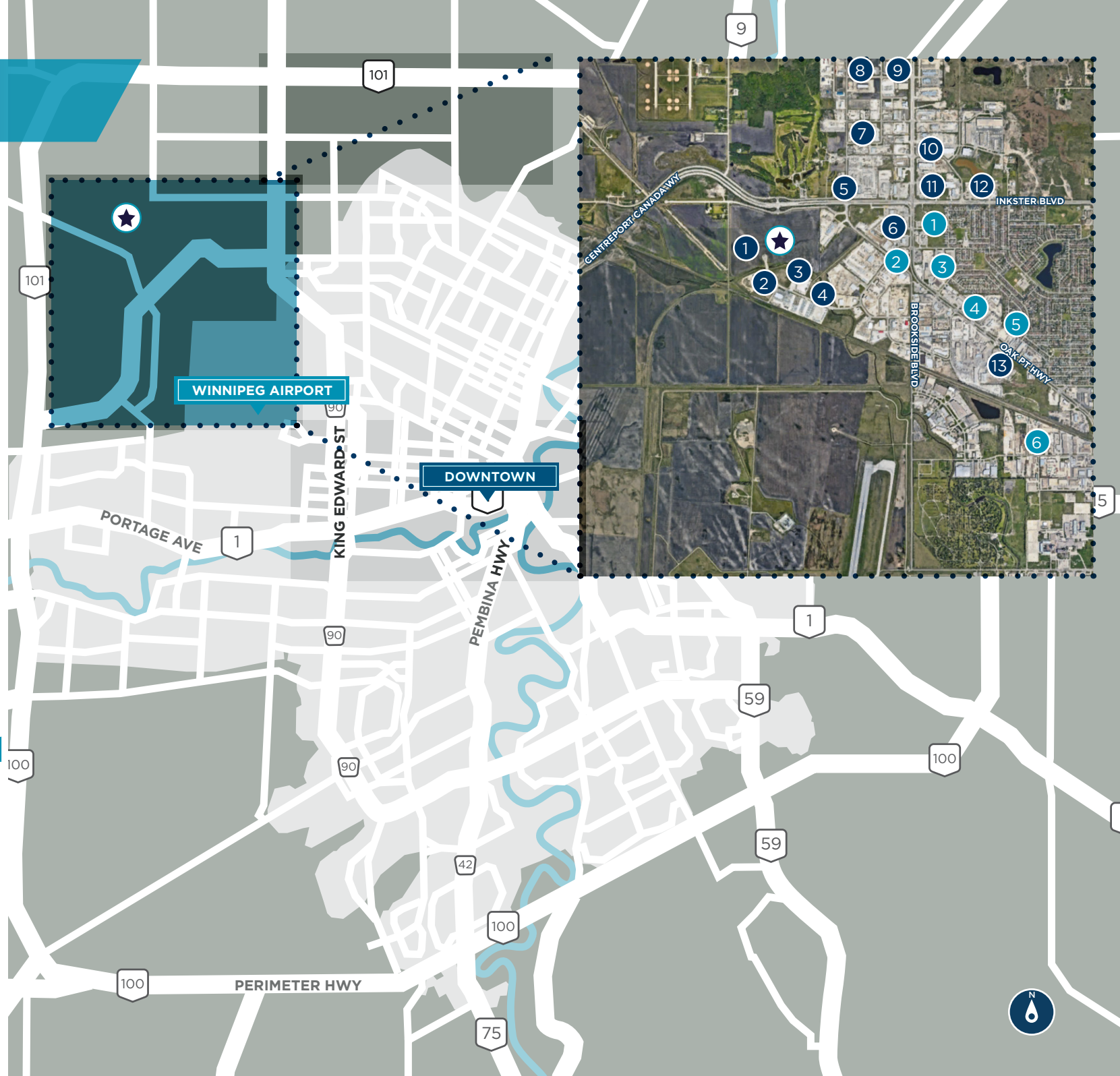
# AREA MAP

## BUSINESSES

- 1 ROSENAU TRANSPORT LTD.
- 2 FREIGHTLINER MANITOBA
- 3 NATIONAL RESEARCH CENTRE
- 4 CANADA FREIGHTWAYS
- 5 TRANSX
- 6 MAXIM TRUCK AND TRAILER
- 7 FEDEX
- 8 NUTRIEN AG SOLUTIONS
- 9 MERIT FUNCTIONAL FOODS
- 10 TOROMONT CAT
- 11 PETERBILT
- 12 FORT GARRY INDUSTRIES
- 13 GARDEWINE

## AMENITIES

- 1 TIM HORTONS
- 2 CO-OP CARDLOCK
- 3 KAL TIRE
- 4 OAK POINT RESTAURANT
- 5 PETRO PASS TRUCK STOP
- 6 SHELL
- 7 SALISBURY HOUSE



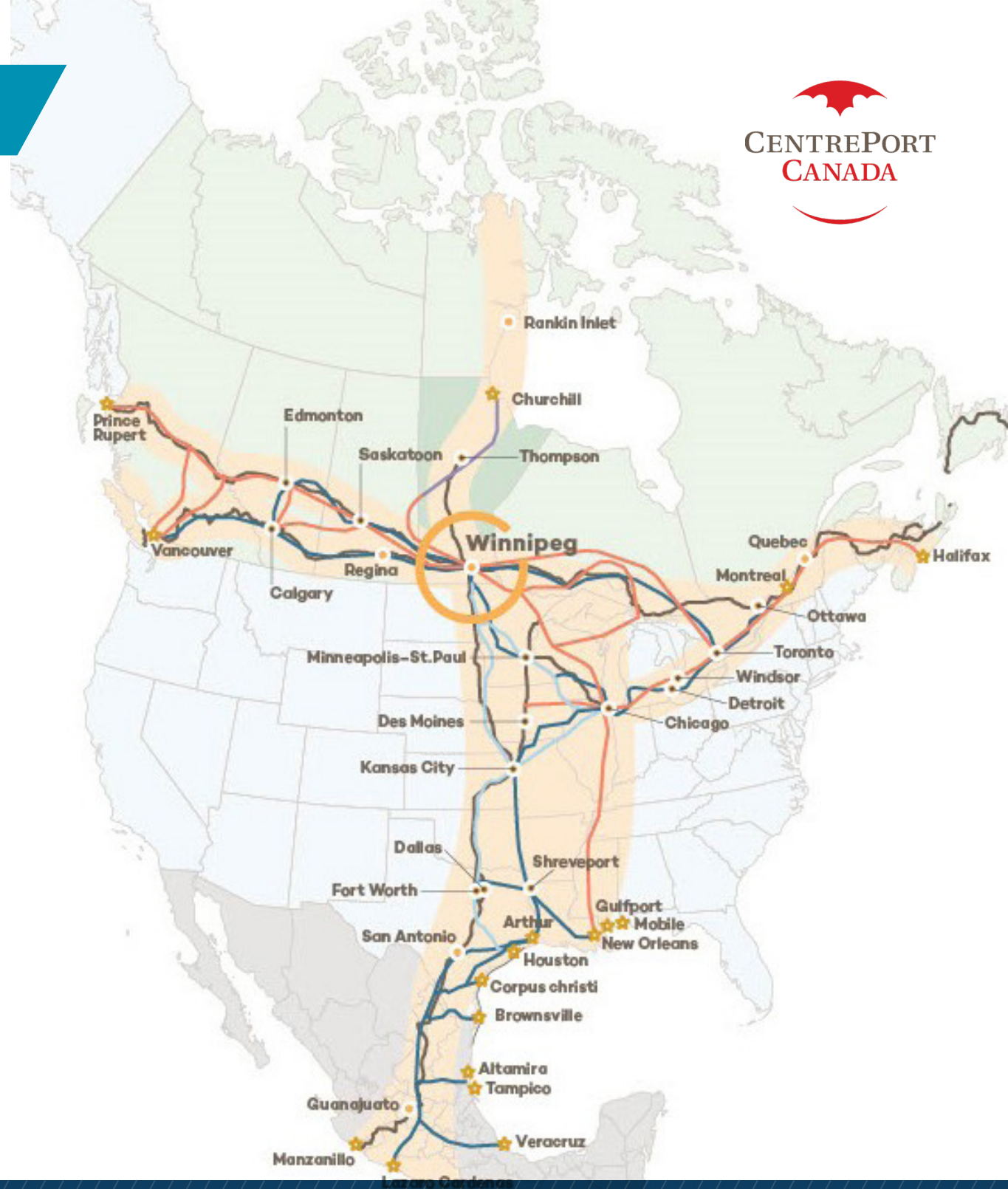


# CENTREPORT CANADA

CentrePort Canada is the largest inland port in North America that supports rail, road, and air transportation, and operates as a Foreign Trade Zone. Spanning 20,000 acres of prime industrial land, it's designed for high-quality development.

Situated at the crossroads of major international trade routes, CentrePort Canada helps businesses reach key markets worldwide. Located in Winnipeg and Rosser, Manitoba, it benefits from its central position at the intersection of several transportation corridors. The area also offers advantages like a skilled and affordable workforce, low taxes and energy costs, quick land development approvals, and a cost-effective lifestyle, making it a highly appealing place to invest.

With direct access to top-tier rail, trucking, and air cargo services, CentrePort Canada connects companies to a consumer base of 100 million people within a day's drive. Its expansive site is ideally suited for businesses involved in global supply chains.





# INTERIOR





AERIAL

RED FIFE RD

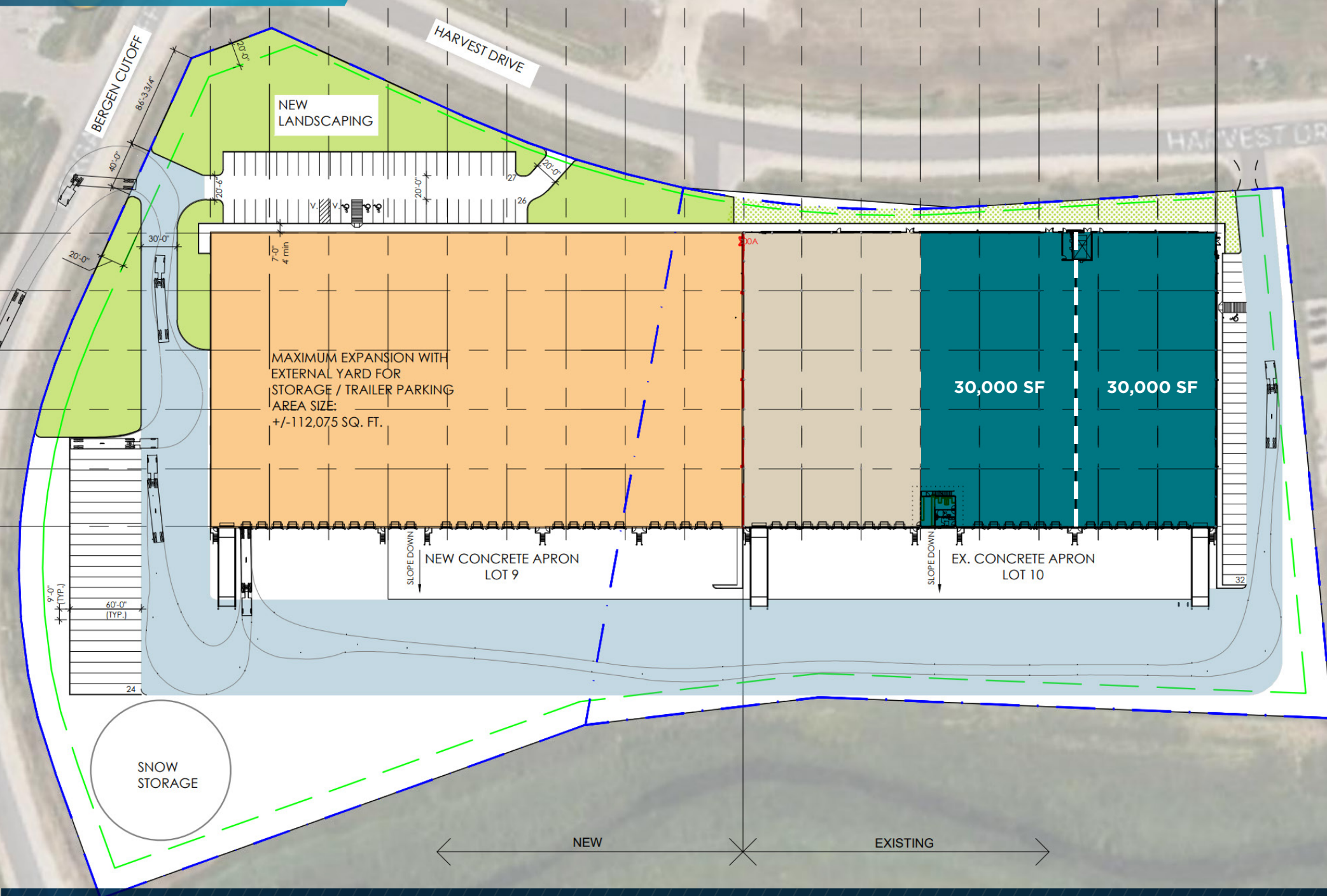
BERGEN CUTOFF RD

HARVEST DR





# SITE PLAN





## CONTACT

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