

# For Lease BROOKSIDE INDUSTRIAL PARK

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# Salient Details

## WALLS

4 ft high masonry demising walls with drywall above taped, filled, sanded and ready for paint

## FLOORING

Ashford formula concrete sealer, 6" reinforced concrete slab on grade

## ROOF

R-36 insulation value

## HVAC

Gas-fired unit heaters provided for warehouse

## ELECTRICAL

2000A 347/600V, 200A sub service in each unit

## TELEPHONE

An empty conduit will be provided

## PLUMBING

Domestic water supply and rough in plumbing provided for each bay

## LOADING DOORS

Grade loading doors - 12 ft x 14 ft

## DOCK DOORS

8 ft X 10 ft with 30,000 lbs dock levelers complete with seals and bumpers

## LIGHTING

LED high bay lighting

## CONSTRUCTION

West elevation to be a combination of AL13 metal panels, EIFS, and brick veneer siding with 6" (R-20) insulation, glazing, and brick veneer North, East and South building elevations to be 12" insulated pre-cast

# Leasing Details

## BUILDING AREA

45,000 sq. ft. (+/-)

## AREA AVAILABLE

7,500 – 45,000 sq. ft.  
(150' x 50' bays)

## CEILING HEIGHT

28' clear

## POSSESSION

Q2 2023

## NET RENTAL RATE

TBD

## ADDITIONAL RENT

TBD

## NO BUSINESS TAX

No Business Taxes in RM of Rosser – Tenants save \$0.60 per sq. ft. (+/-) compared to similar properties in City of Winnipeg

**CUBIC CAPACITY CALCULATOR**



CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.



## CENTREPORT CANADA

CentrePort Canada is the country's largest tri-modal inland port and Foreign Trade Zone with direct access to national and international rail, truck and air cargo operations.

Strategically located in the heart of North America – Winnipeg, Manitoba – the 20,000-acre transportation hub is only one hour north of the United States and a consumer population of 100 million people living within a 24-hour drive. CentrePort offers prime industrial land for any size of development including manufacturing and assembly, warehousing and distribution, agribusiness, food processing and packaging, and transportation-related logistics.

CentrePort provides unparalleled access to major transportation assets including three Class I railways, an international trucking hub, and a 24/7 cargo/passenger airport with worldwide connections. To further enhance service, CentrePort is now developing a new rail park with co-location opportunities for rail-intensive businesses.

## TRI-MODAL TRANSPORT

### Three Continental Railways

The new CentrePort Canada Rail Park is in development on 665 acres – providing co-location opportunities for rail-intensive businesses. This will enhance CentrePort's already unique access to three Class I rail carriers – Canadian Pacific Railway, Canadian National Railway and BNSF Railway, with CP and CN operating significant intermodal yards in Winnipeg.

### An International Trucking Hub

CentrePort is a significant national and international trucking hub. The new expressway, CentrePort Canada Way, is now in operation, opening up more land for development and making it easier for companies to reach the desired "five minutes to 55 mph" goal for moving cargo. The highway has been built to the province's highest RTAC standards.

### Worldwide Air Cargo Operations

CentrePort is home to the James Armstrong Richardson International Airport, which offers 24/7 operations and the most dedicated freighter movements in Canada. Major carriers on site include Fed Ex, Purolator, UPS, Canada Post, Air Canada Cargo and Cargo Jet. The central location and time zone allows operators to offer late cut off for overnight delivery to major cities.

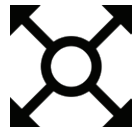
## KEY GATEWAYS

CentrePort Canada is strategically located at the hub of international trading corridors connecting to major markets across the globe.

Source: [centreportcanada.ca](http://centreportcanada.ca)



## Drive Times



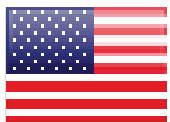
**20 min.**  
PORTAGE & MAIN



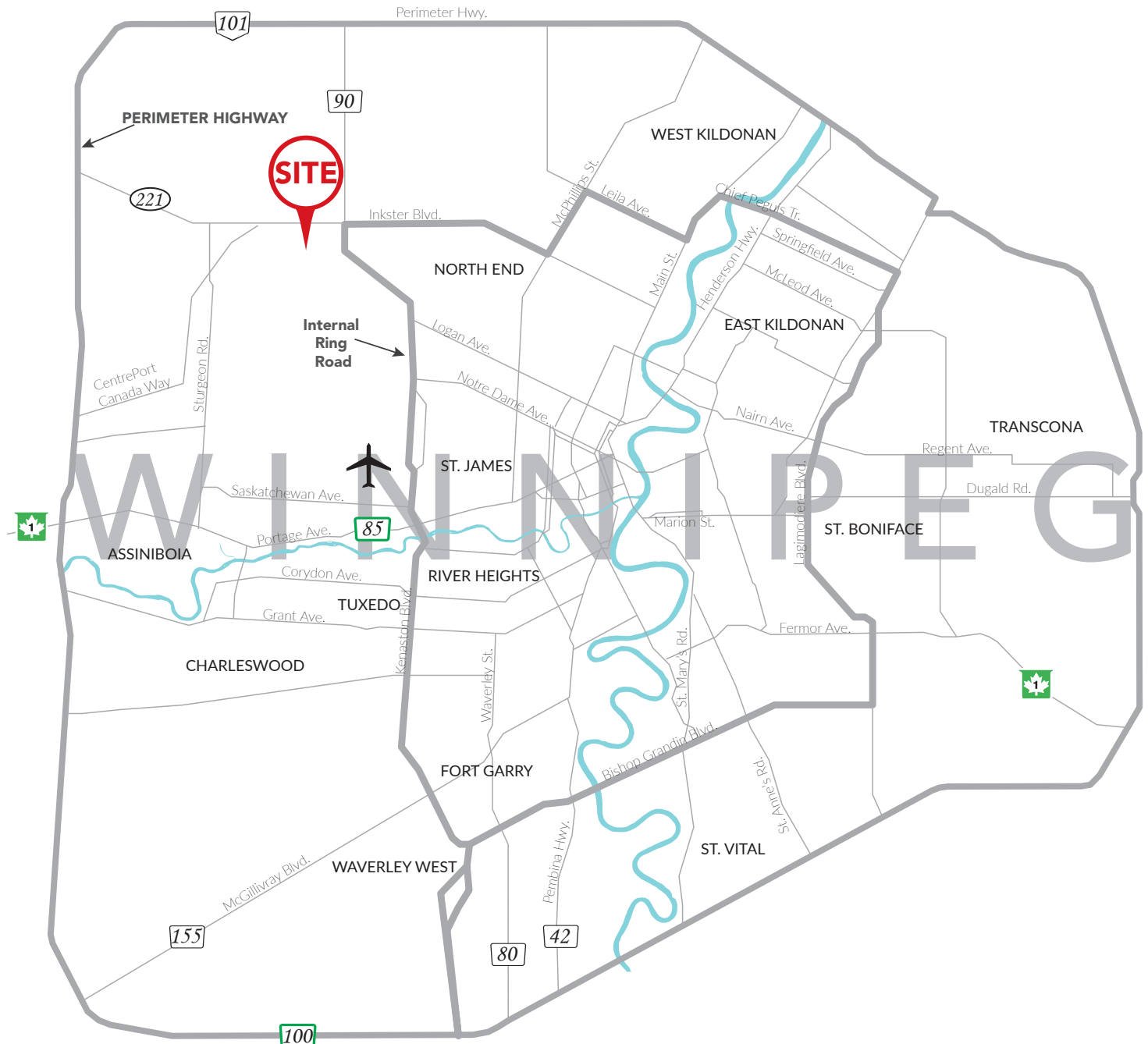
**10 min.**  
JAMES ARMSTRONG  
RICHARDSON  
INTERNATIONAL AIRPORT



**12 min.**  
TRANSCANADA  
HIGHWAY



**84 min.**  
US BORDER  
PEMBINA CROSSING





Properties outlined in red are owned & managed by the development team



# CENTREPORT CANADA

CN RAIL LINE

CP RAIL LINE

CENTREPORT CANADA WAY

Industrial  
Manufacturing  
&  
Logistics

CentrePort  
Canada  
Rail Park

Strategic  
Development

Future  
Residential

CP RAIL LINE

**BROOKPORT BUS. PK.**

EMATRIX TRANSPORT LOGISTICS  
Photo Merit  
LONGVIEW LOGISTICS

**BROOKSIDE BUS. PK.**

United Rentals Kaycan Tim Hortons  
Fairview E.B.O.D. THE ROSEDALE GROUP  
KALTIRE FedEx Oil Mart  
EASTSIDE HEAVY TRUCK Comet Mobil  
QuikX TRANSCORP BELL

**NORTH INKSTER IND.**

EDGE  
KINDERLEY  
PENNER INTERNATIONAL  
Montclair Transport TFI

**INKSBROOK IND. PK.**

SHI FGI  
Fountain Tire staples  
TEXCAN  
Sameday WORLDWIDE

**NORTHWEST BUS. PK.**

McKesson UPS

**INKSTER IND. PK.**

Photo 3  
PENNER EXPRESS LINE LTD.  
Tim Hortons Sobeys amazon  
PROSCOL

INKSTER BOULEVARD

**OAK POINT IND.**

Erb  
CANADA CARTRIDGE  
Oscar TRAILER  
Pace  
MAGIM  
GARDEN E

**WESTON SHOPS**

alcatraz sign CP

**BROOKSIDE IND. PK.**

FREIGHTLINER  
ROSENAU TRANSPORT LTD. MAJOR Drilling  
COSENTINO  
IPEX  
NJL

**RRC POLYTECH**

WINNIPEG  
RICHARDSON  
INTERNATIONAL AIRPORT

**OMAND'S CREEK IND.**

ASL Distribution Services  
Cardinal Health  
EMATRIX TRANSPORT  
Veritiv  
northern  
Core-Mark

**ST. JAMES IND.**

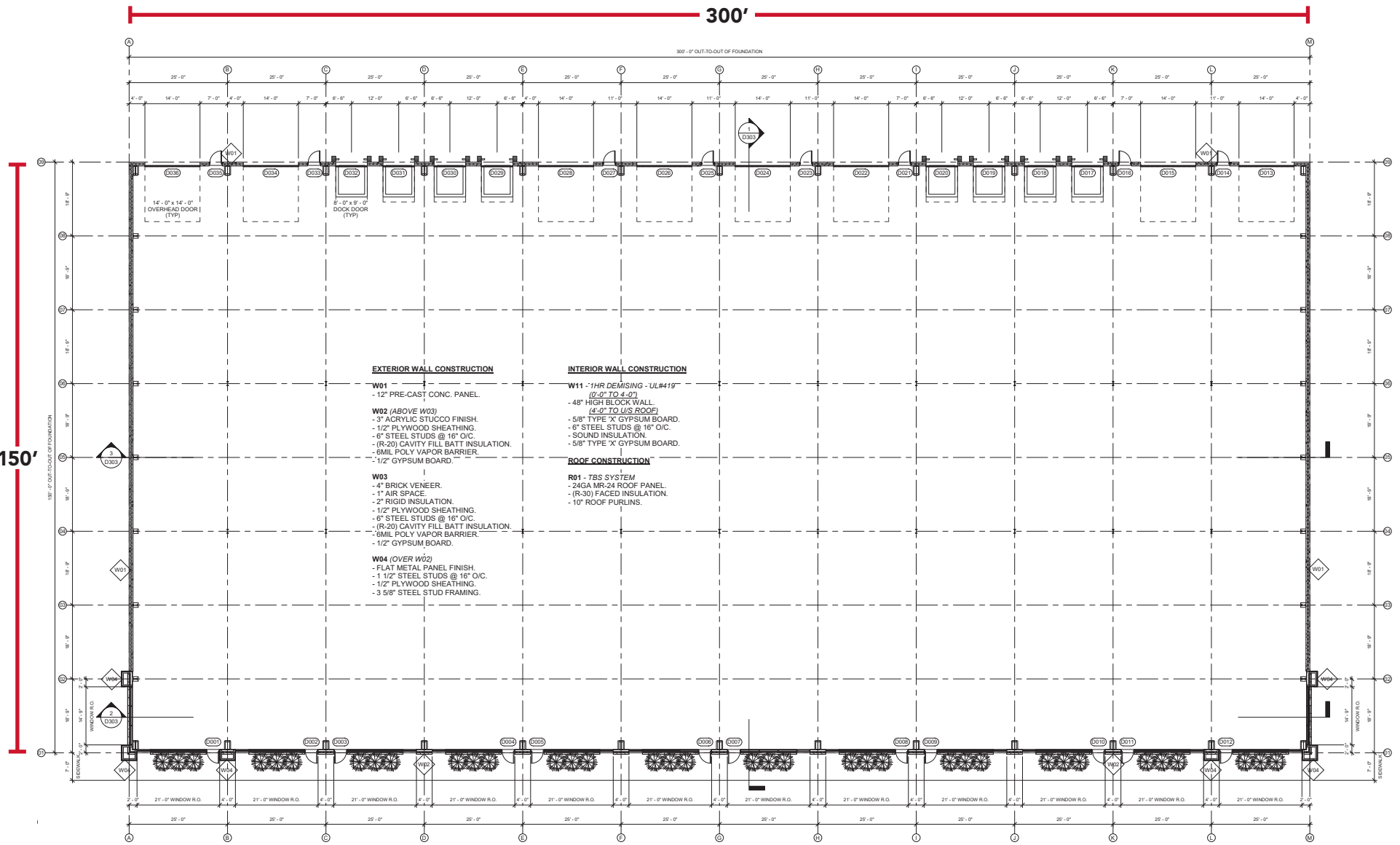
Bison  
Certainteed  
Russell Metals  
EMCO  
Standard Aero  
MAGELLAN

**MURRAY IND.**

BOEING  
WINPAK  
NORTHWEST COMPANY

**POLO PARK**

Building Layout









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## DEVELOPMENT



## CONTACT

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