

FOR SALE/LEASE



COMMERCIAL REAL ESTATE
SERVICES INC.

2091 Brookside Boulevard

WINNIPEG, MB

~ Cross-Dock Warehouse Space in the Centreport Area ~



45,800 sq. ft.
available for
sale/lease



13.73 acre (+/-)
gated compound
included



**Multiple office
spaces
available**



**Strategically
located on
Route 90**

PETER KAUFMANN, Vice President, Sales & Leasing

(204) 985-1362

peter.kaufmann@capitalgrp.ca

Services provided by Peter Kaufmann Personal Real Estate Corporation

ERIC OTT, Associate Vice President, Sales & Leasing

(204) 985-1378

eric.ott@capitalgrp.ca

Services provided by Eric A. Ott Personal Real Estate Corporation

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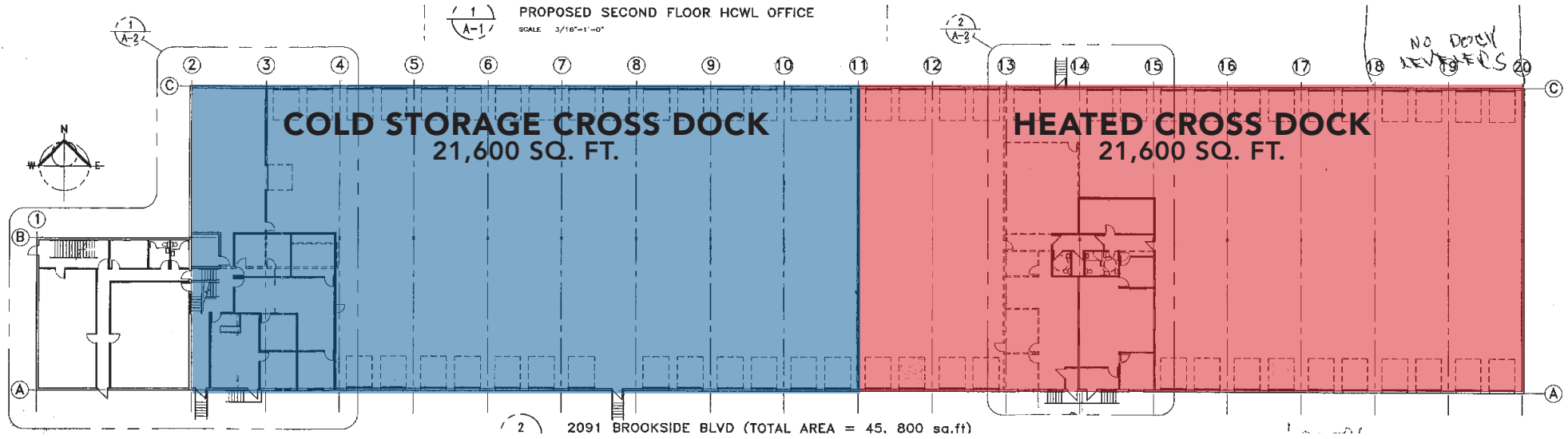
PROPERTY DETAILS

SITE AREA (+/-)	13.73 acres <i>(pending subdivision)</i>
BUILDING AREA (+/-)	45,800 sq. ft.
UNITS (+/-)	Heated Cross Dock: 21,600 sq. ft. with 1,800 sq. ft. of offices Unheated Cross Dock: 21,600 sq. ft. with 2,400 sq. ft. of offices Front Offices: 2,600 sq. ft. two floors of additional built out offices *Whole building available or can be leased by unit
BASIC RENT	\$10.00 per sq. ft.
ADDITIONAL RENT	\$4.56 per sq. ft. including CAM, tax and mgmt fees
LOADING	60 Dock Level Doors
CLEAR HEIGHT	10'-16'
ZONING	M1 - Light Industrial
SALE PRICE	\$9,400,000

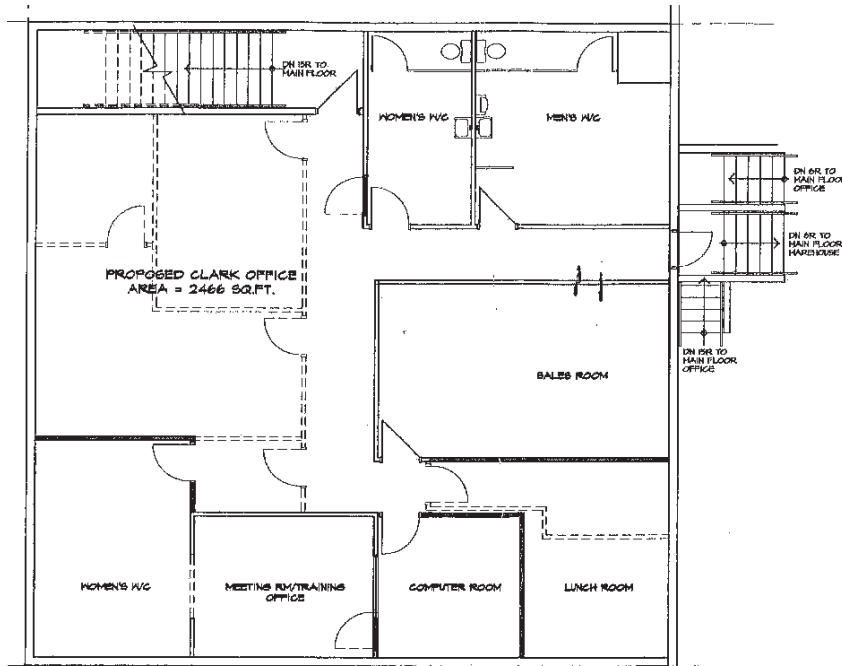


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MAIN FLOOR

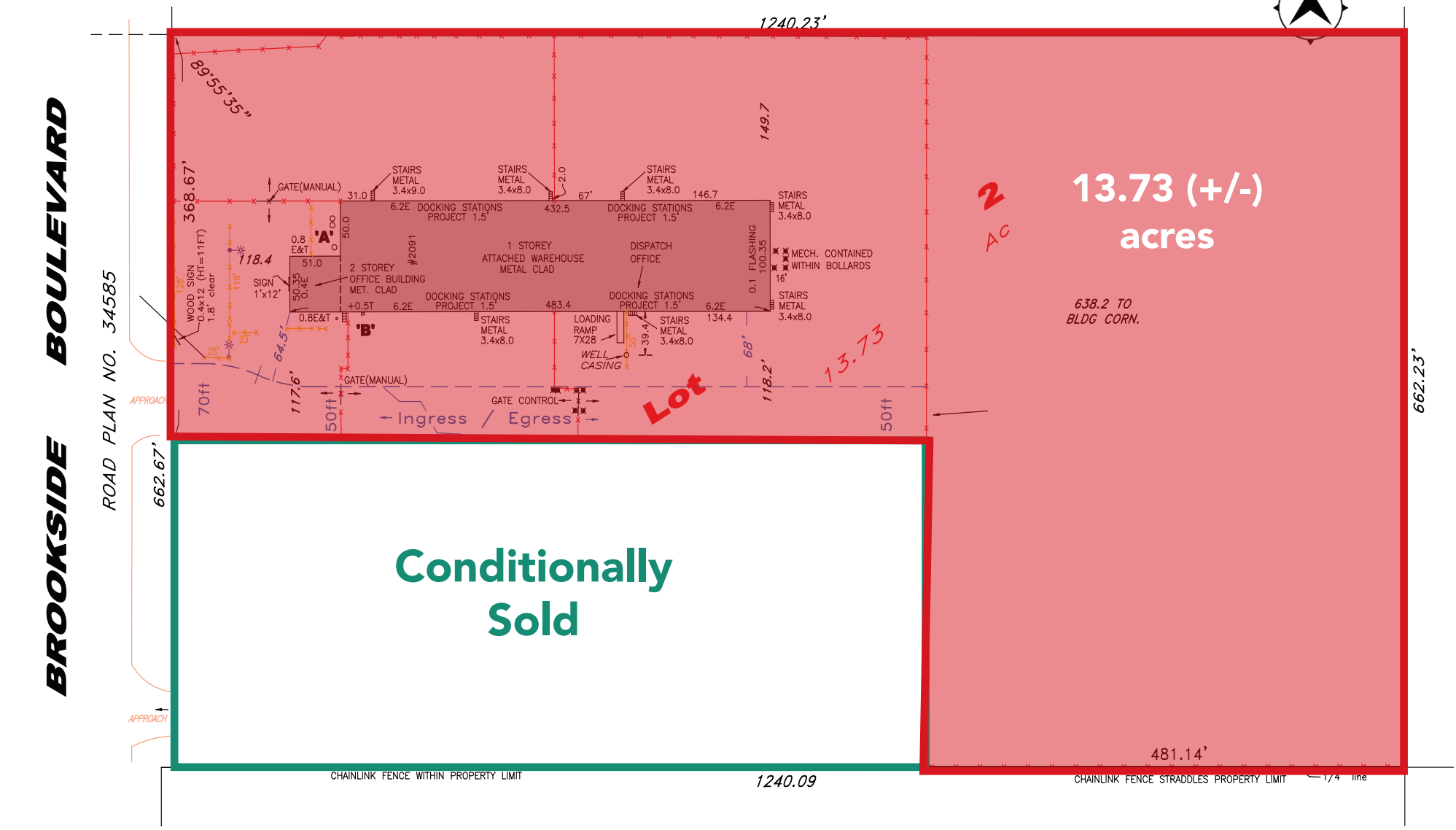


SECOND FLOOR



2091 Brookside Boulevard

LOT PLAN



2091 Brookside Boulevard

SITE AERIAL



2091 Brookside Boulevard

LOCATION AERIAL



PERIMETER HIGHWAY

CENTREPORT CANADA

RM OF ROSSER

WINNIPEG

CN RAIL LINE

CP RAIL LINE

CENTREPORT CANADA WAY

CP RAIL LINE

SITE

INKSTER BOULEVARD

Industrial Manufacturing & Logistics

CentrePort Canada Rail Park

Keystone Industrial Park

Strategic Development

Future Residential

WINNIPEG RICHARDSON INTERNATIONAL AIRPORT

BROOKPORT BUS. PK.

NORTH INKSTER IND.

BROOKSIDE BUS. PK.

INKSBROOK IND. PK.

NORTHWEST BUS. PK.

INKSTER IND. PK.

OAK POINT IND.

WESTON SHOPS

BROOKSIDE IND. PK.

OMAND'S CREEK IND.

MURRAY IND.

ST. JAMES IND.

PP POLO PARK

2091 Brookside Boulevard

Drive Times



RICHARDSON INTL. AIRPORT
12 minutes



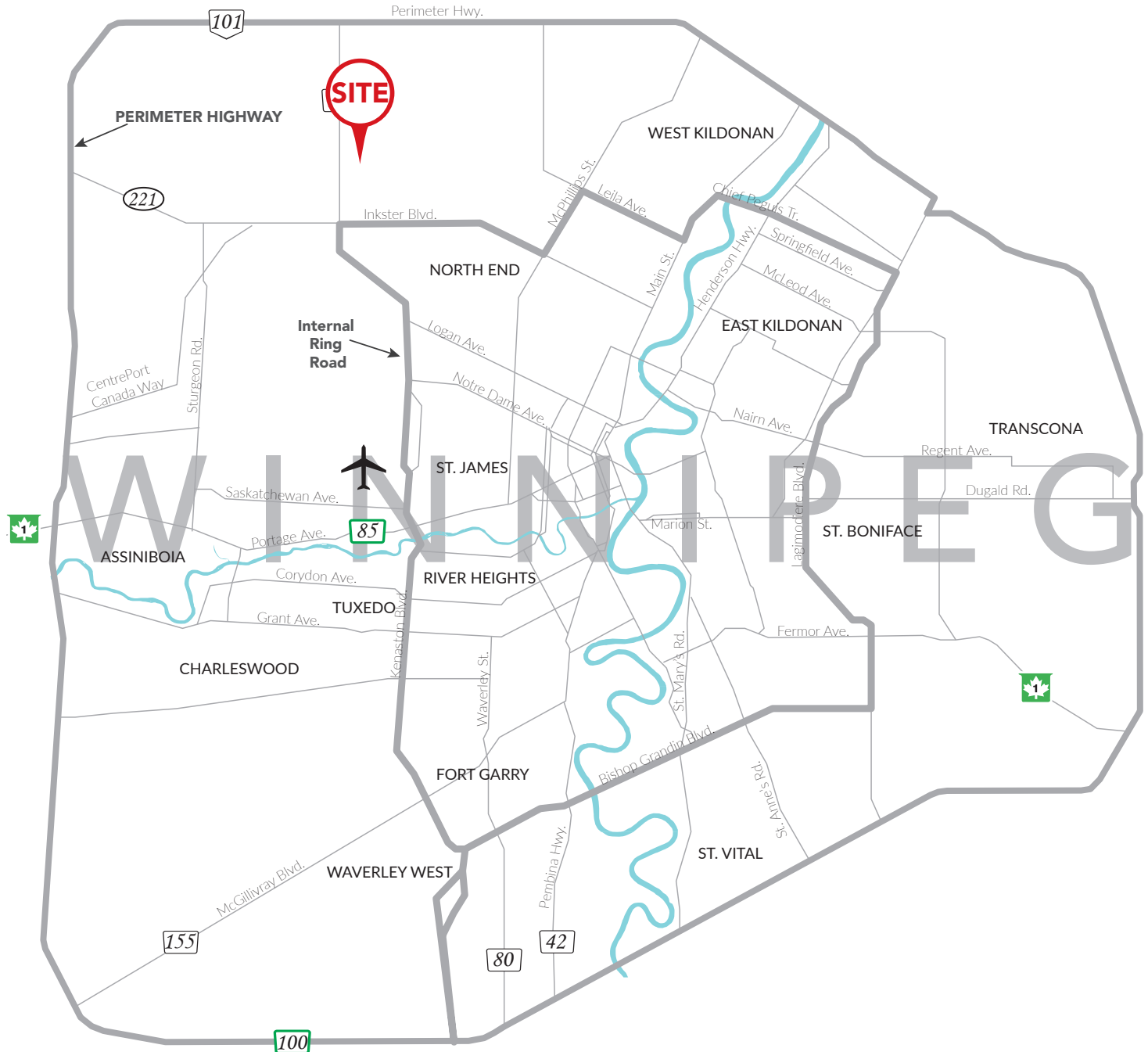
CENTREPORT CANADA WAY
2 minutes



TRANSCANADA HIGHWAY
12 minutes



PERIMETER HIGHWAY
4 minutes





COMMERCIAL REAL ESTATE
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CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300 - 570 Portage Avenue, Winnipeg, Manitoba R3C 0G4

T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

Contact

PETER KAUFMANN, Vice President, Sales & Leasing

(204) 985-1362

peter.kaufmann@capitalgrp.ca

Services provided by Peter Kaufmann Personal Real Estate Corporation

ERIC OTT, Associate Vice President, Sales & Leasing

(204) 985-1378

eric.ott@capitalgrp.ca

Services provided by Eric A. Ott Personal Real Estate Corporation

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