FOR SALE/LEASE

Capital
COMMERCIAL REAL ESTATE
SERVICES INC.

2091 BROOKSIDE BOULEVARD

WINNIPEG, MB

CROSS DOCK IN CENTREPORT AREA

45,800 SQ. FT.
AVAILABLE
FOR SALE/LEASE

6 ACRE (+/-)
FENCED YARD
INCLUDED

MULTIPLE OFFICE
SPACES AVAILABLE

LOCATED ON
ROUTE 90

CONTACT

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Services provided by Peter Kaufmann Personal Real Estate Corporation

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capitalgrp.ca

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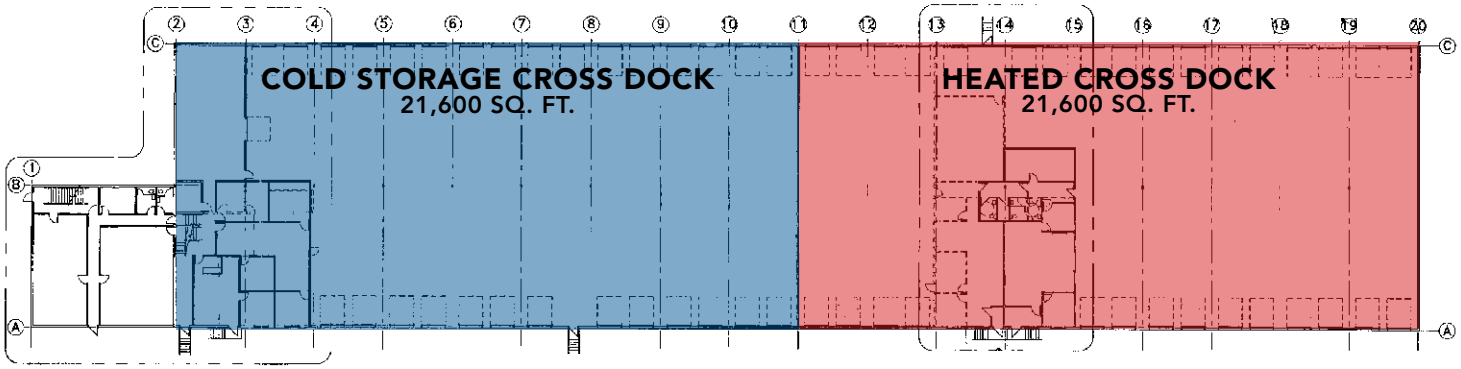
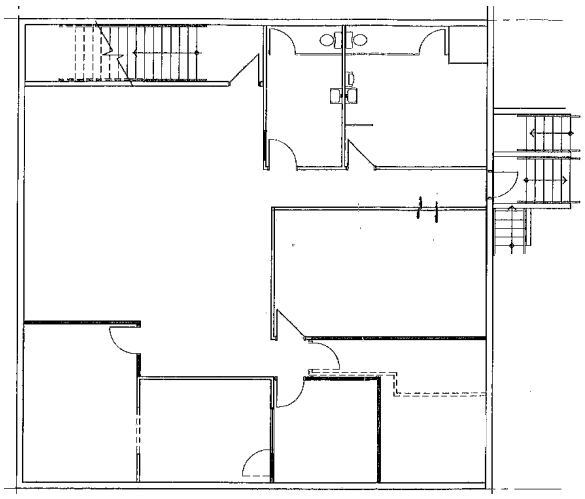
PROPERTY DETAILS

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	$6,900,000

MAIN FLOOR



SECOND FLOOR



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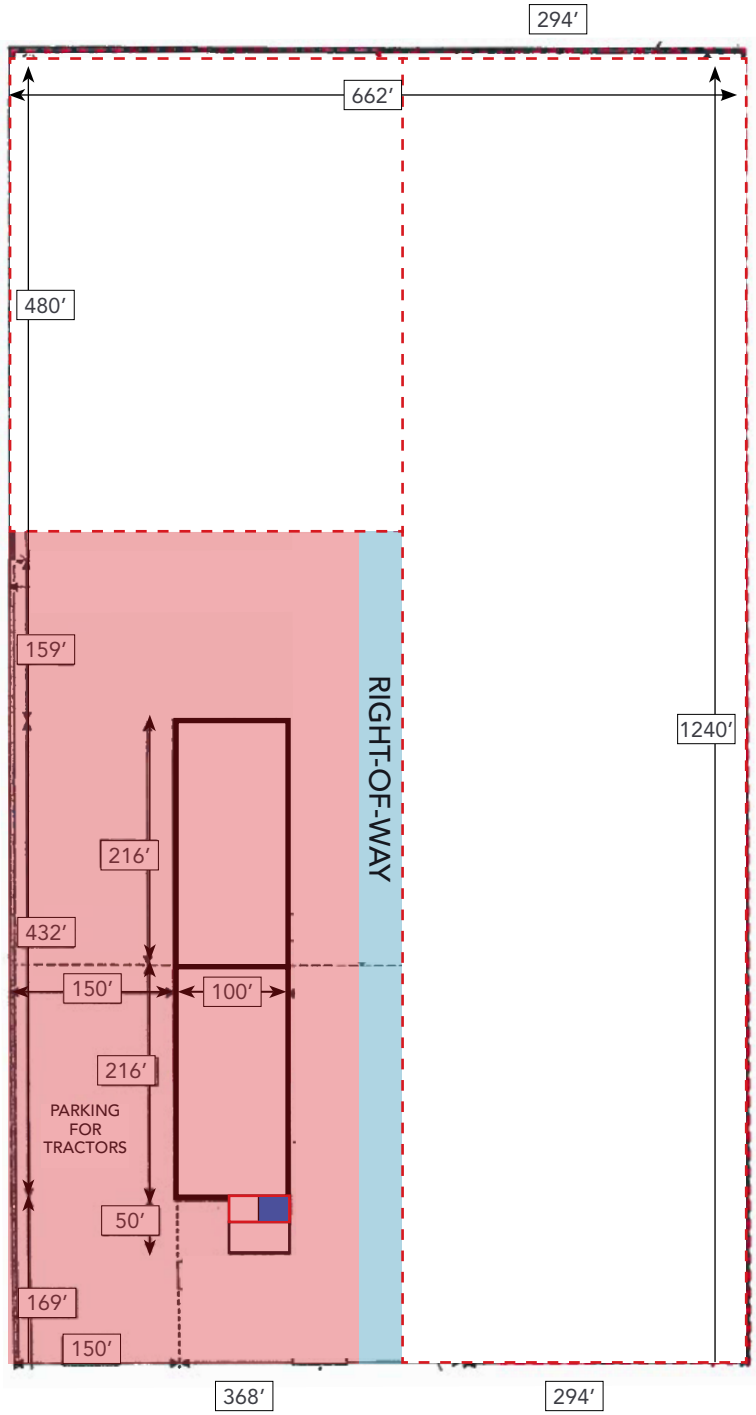
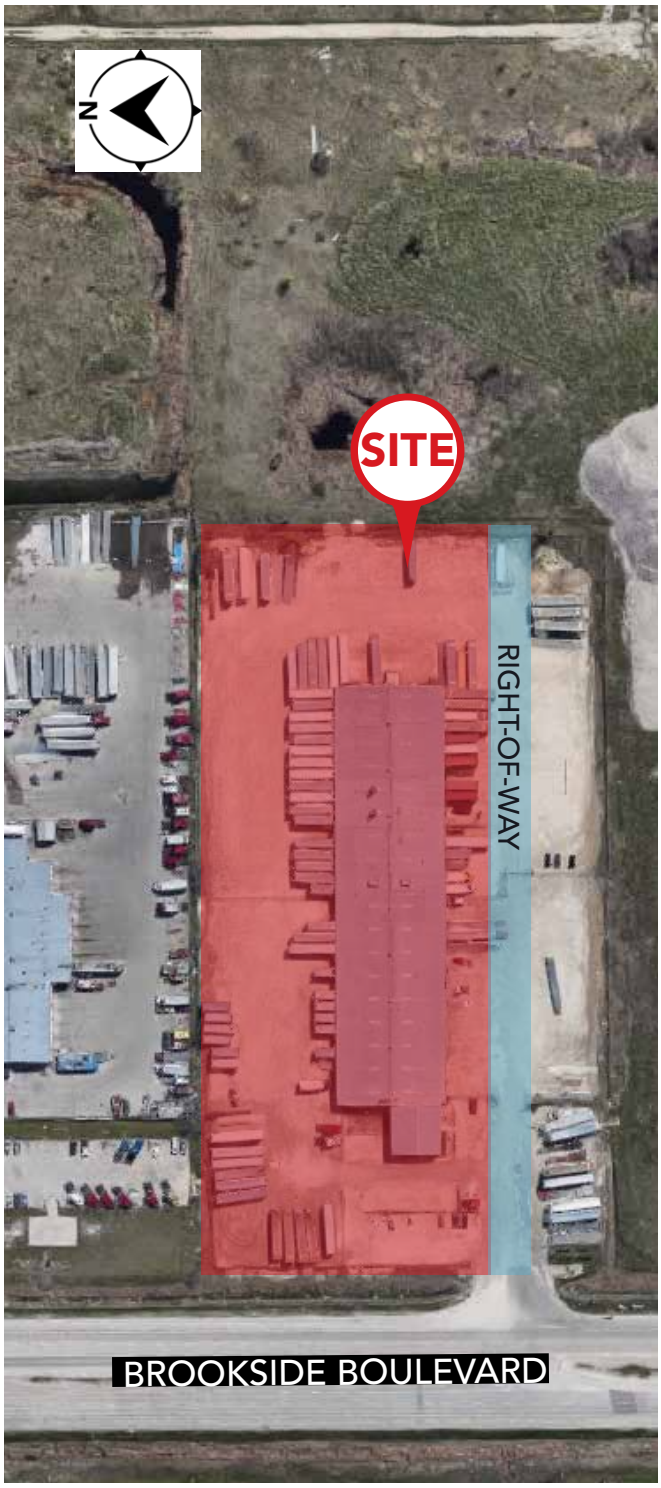
SITE PLAN





SHADED AREA AVAILABLE FOR SALE

*Right-of-way must be maintained for sale of property

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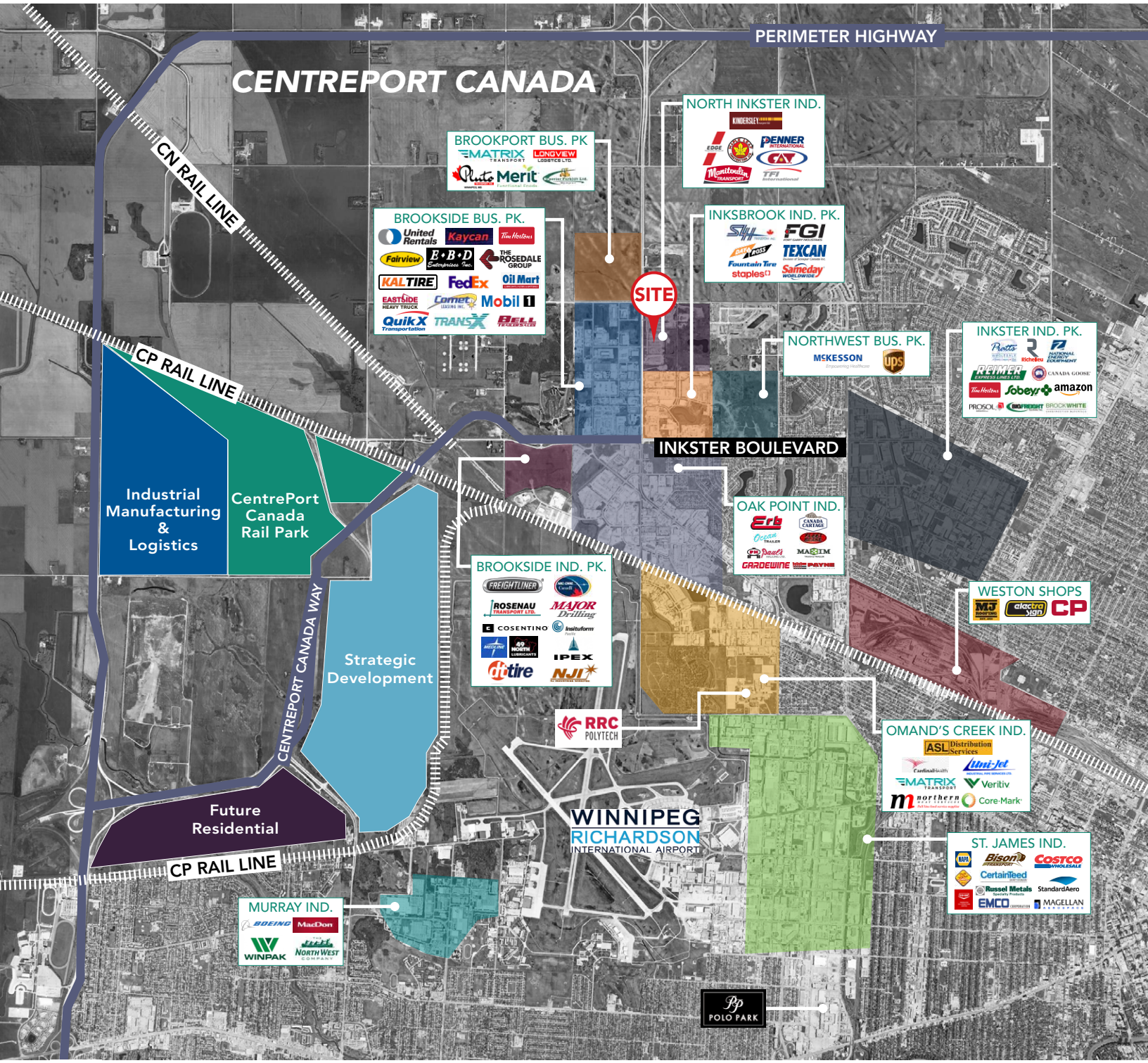

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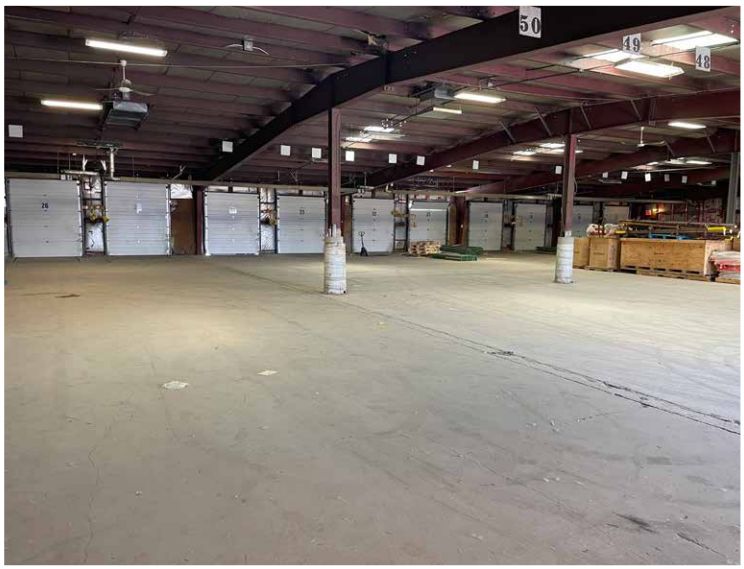
EXTERIOR AND INTERIOR PHOTOGRAPHS



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LOCATION AERIAL

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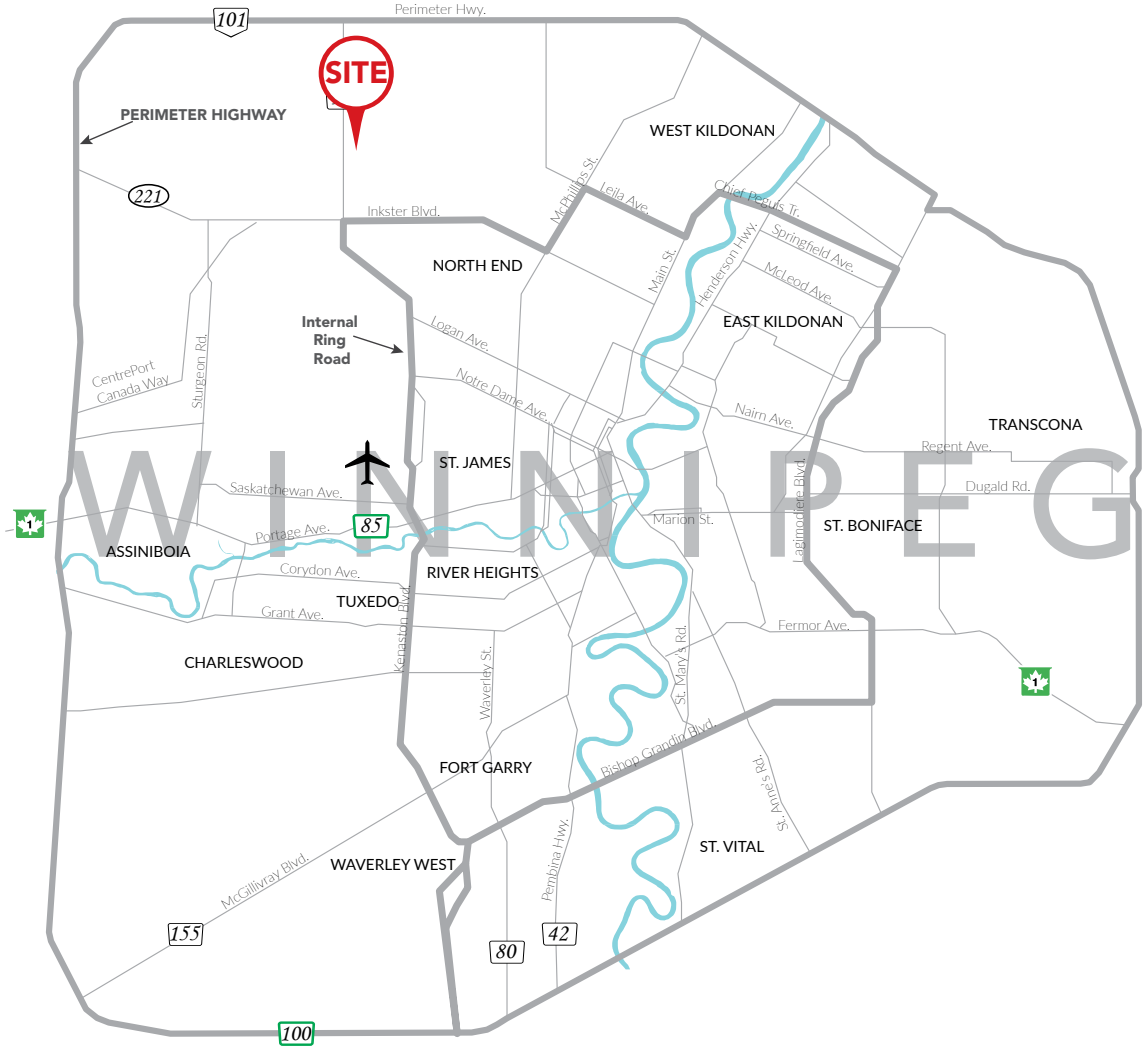
DRIVE TIME ANALYSIS



14 min.
PORTAGE & MAIN

12 min.
JAMES ARMSTRONG RICHARDSON INTERNATIONAL AIRPORT

10 min.
TRANS-CANADA HIGHWAY

10 min.
POLO PARK SHOPPING CENTRE

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GET CONNECTED

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