

FOR LEASE



16,912 sq. ft. Available with Dock & Grade Loading

3020 Red Fife Road

WINNIPEG, MB



EFFICIENCY
MANITOBA

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Property Overview

PROPERTY DETAILS

SITE AREA	3.7 acres (+/-)
YEAR BUILT	2019
BUILDING AREA (+/-)	48,478 sq. ft.
AREA AVAILABLE (+/-)	16,912 sq. ft.
NET RENTAL RATE	\$14.75 per sq. ft.
ADDITIONAL RENT (2024)	CAM: \$1.25 per sq. ft. Tax: \$1.59 per sq. ft. Total: \$2.84 per sq. ft.
LOADING	(4) 10' x 8' dock doors with leveler (3) 12' x 14' grade doors
ZONING	I2 - Industrial General Zone
CLEAR HEIGHT (+/-)	24 ft.
ELECTRICAL	360 amp, 208 volt, 3 Phase
COLUMN SPACING	25' x 45'
AVAILABILITY	December 1, 2024

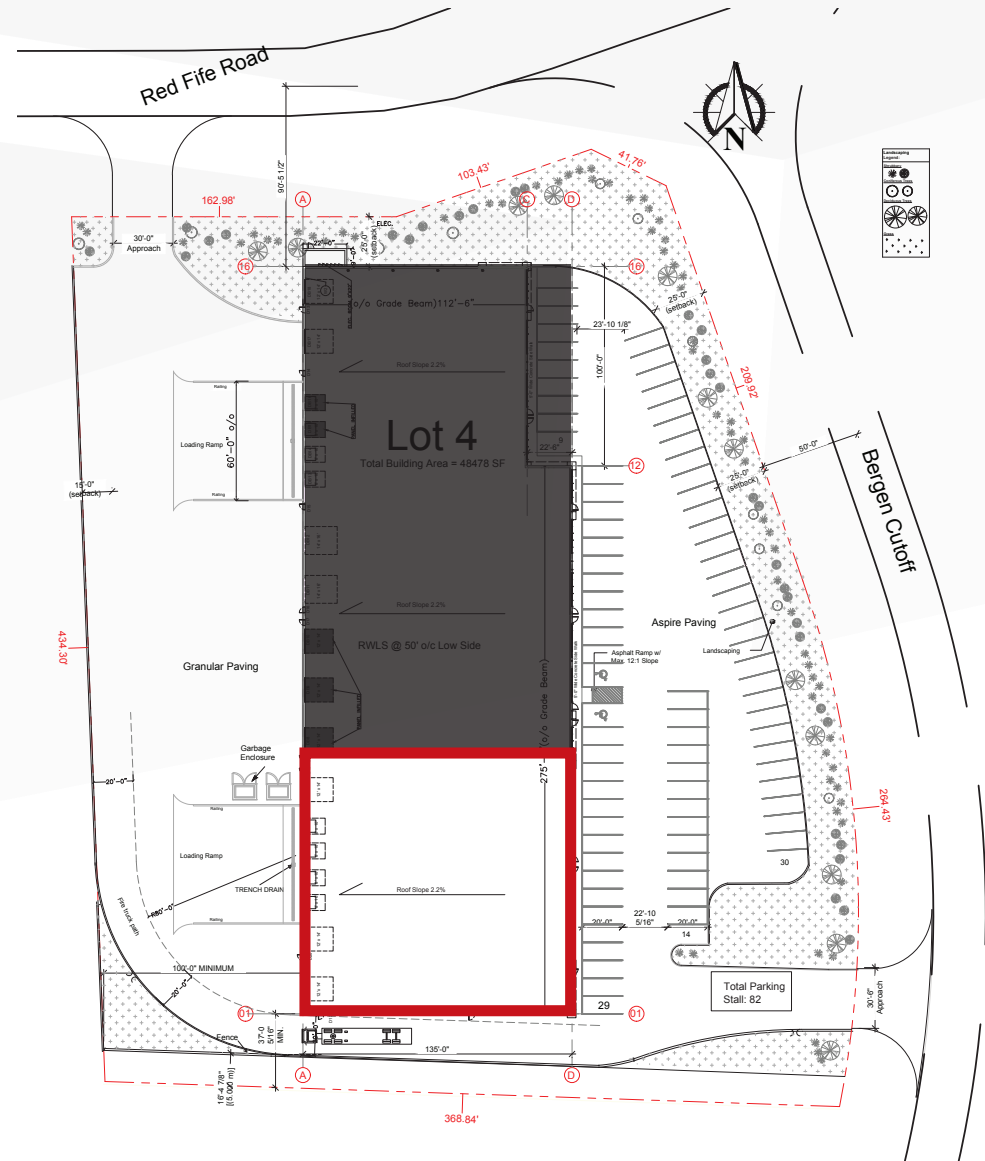
HIGHLIGHTS

- Market-leading competitive operating costs
- No City of Winnipeg Business Tax
- Concrete construction and high R values for low utility costs
- Excellent visibility and access from CentrePort Canada Way
- Paved roadways to allow for heavy truck traffic
- Fully sprinklered

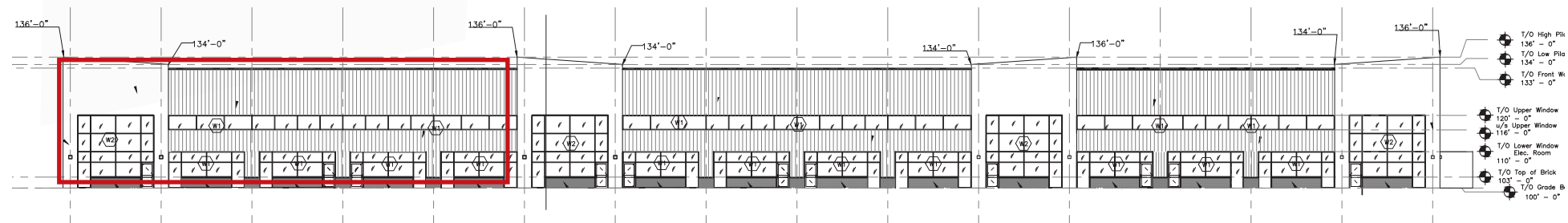
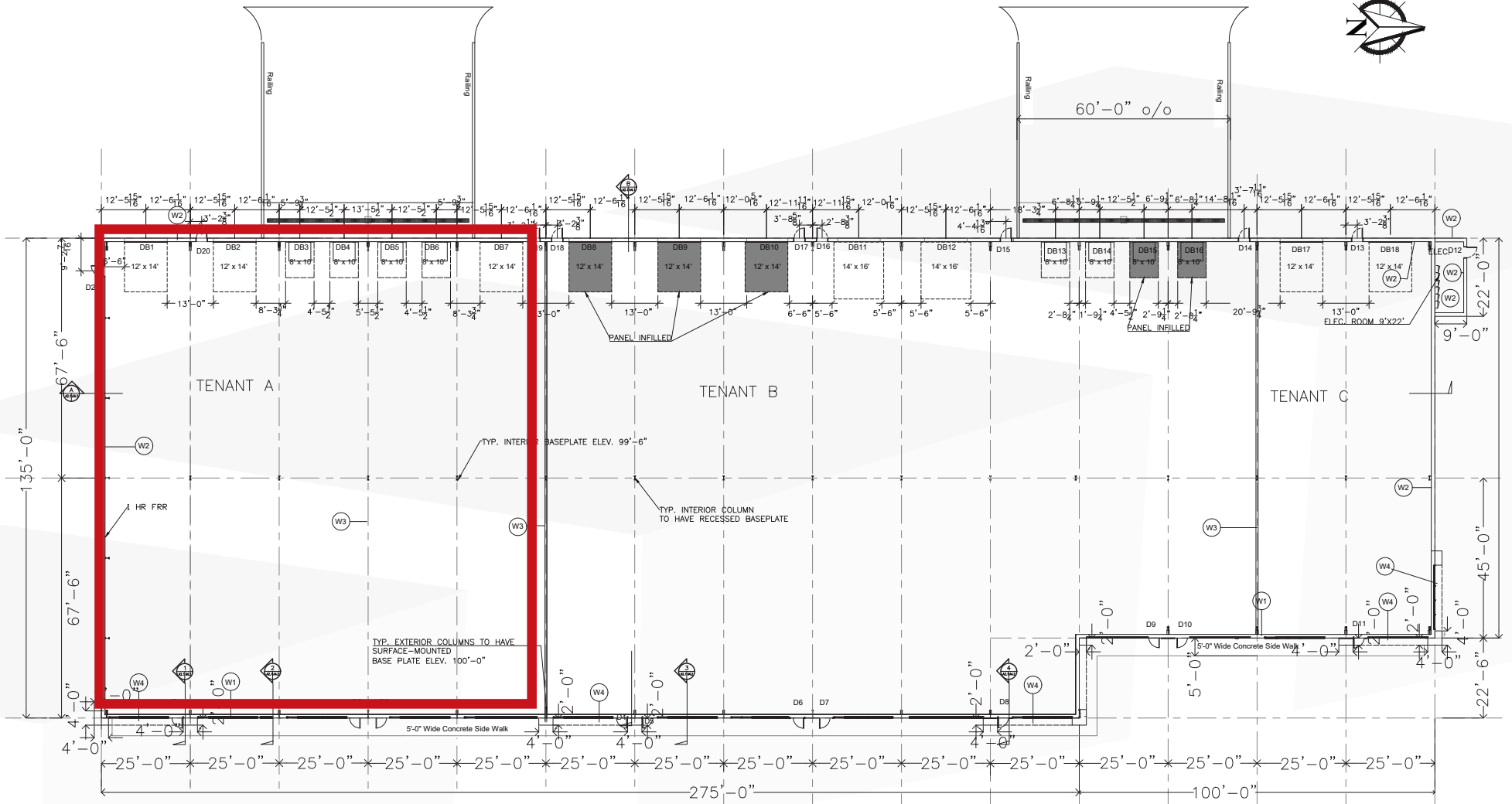
13.7% more energy efficient than a comparable code-compliant building

Manitoba Hydro budget range is **\$0.51 to \$0.79 per sq. ft.** based on previous tenant usage

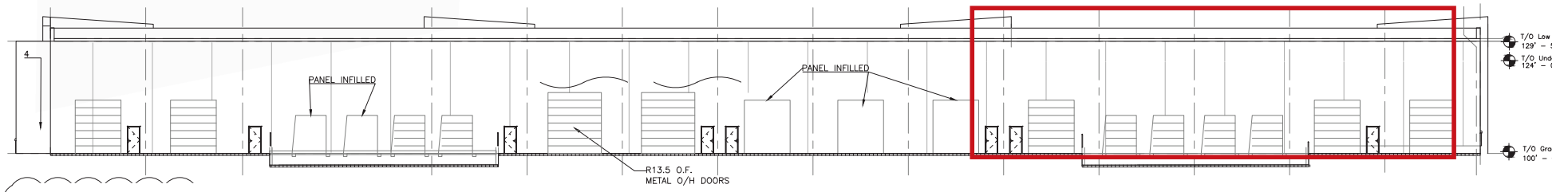
SITE PLAN



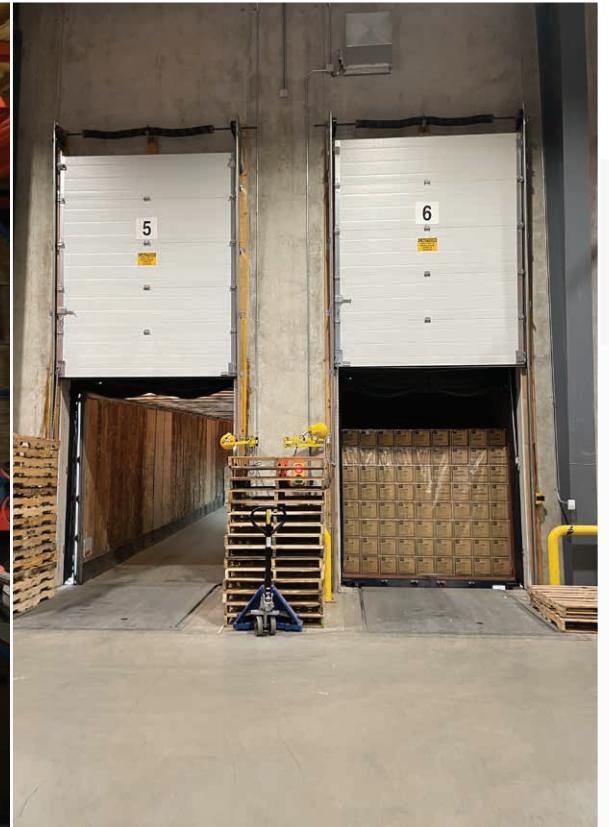
Floor Plan & Elevation Plan



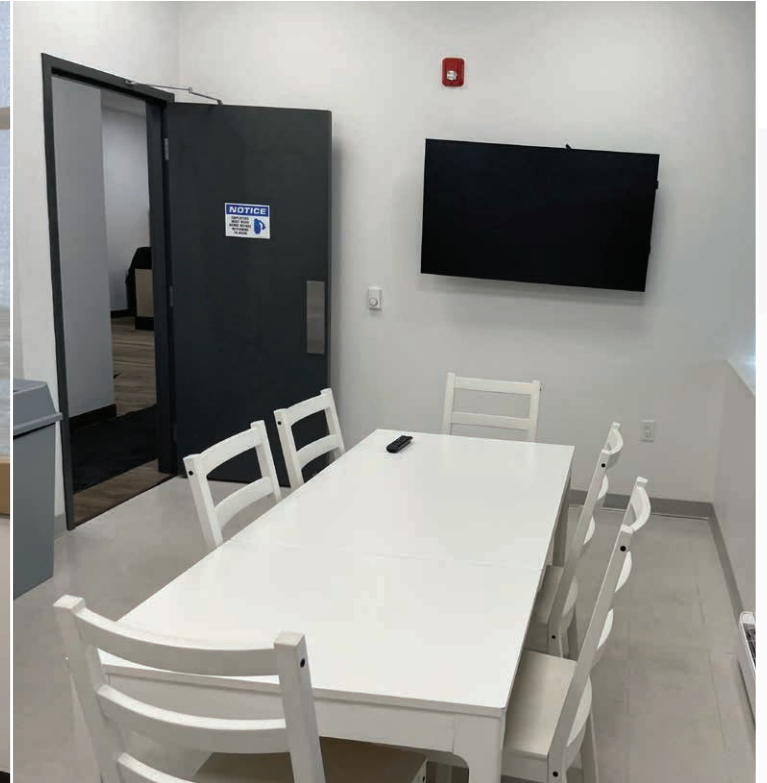
Loading Area



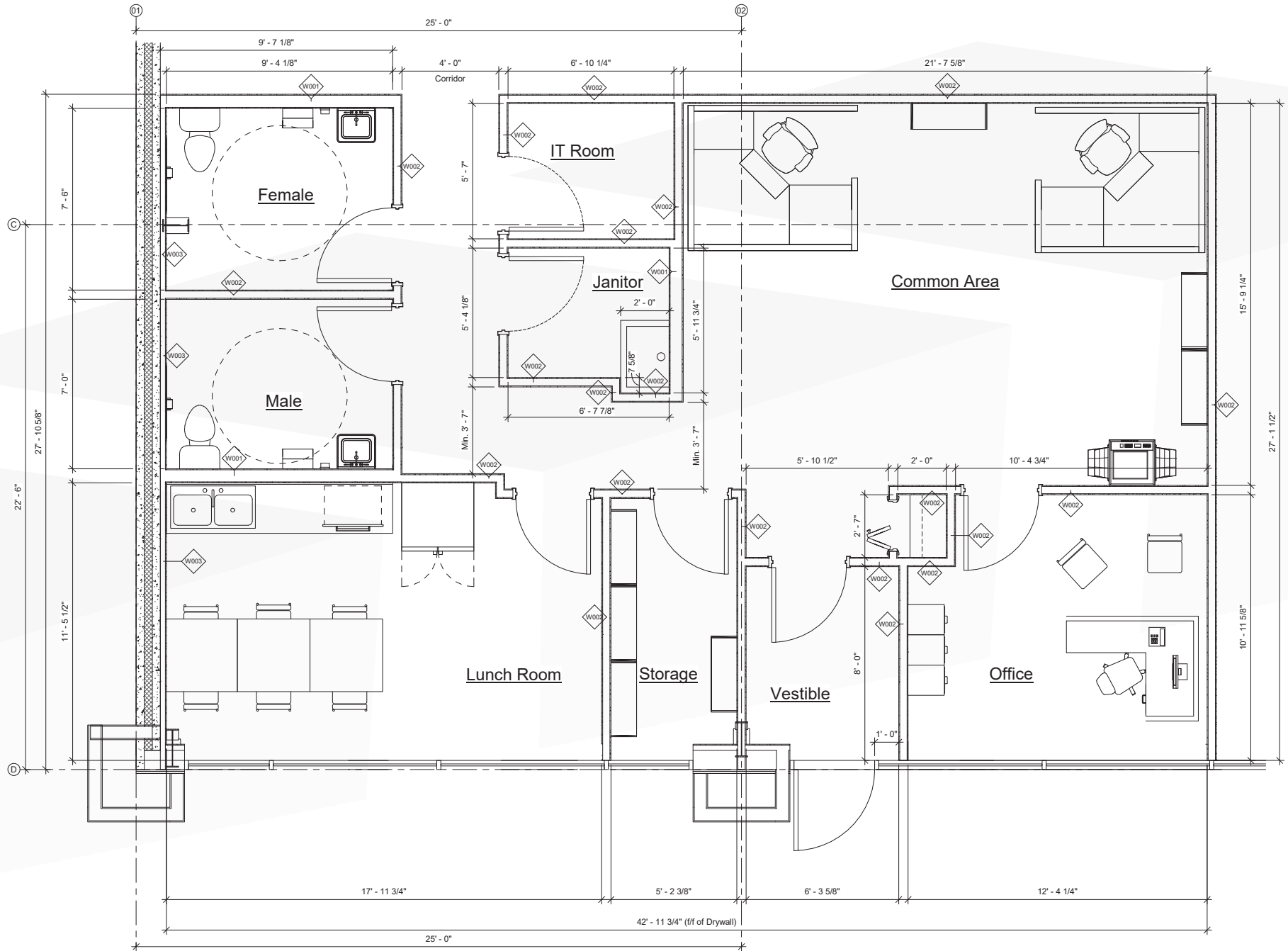
Warehouse Area



Developed Office Area



Office Floor Plan



Aerial Overview



Brookside Industrial Park





Drive Time Analysis



PERIMETER HIGHWAY
5 minutes



PORTAGE & MAIN
20 minutes



CANADA / U.S. BORDER
84 minutes



RICHARDSON AIRPORT
4 minutes



TRANSCANADA HIGHWAY
10 minutes



CentrePort Canada

CentrePort Canada is North America's largest inland port and one of Canada's most significant transportation and logistics hubs. Located in Winnipeg, Manitoba, CentrePort spans over 20,000 acres of land strategically situated at the geographic center of North America. The port also operates within a designated Foreign Trade Zone (FTZ), offering benefits such as duty and tax deferral on imported goods, streamlined customs procedures, and enhanced supply chain efficiencies.

CentrePort provides unparalleled access to major transportation assets major transportation networks, including road, rail, air, and sea routes. It is adjacent to the intersection of two major national highways, as well as key rail lines and the Winnipeg James Armstrong Richardson International Airport.

TRI-MODAL TRANSPORT



THREE CONTINENTAL RAILWAYS

The new CentrePort Canada Rail Park is in development on 665 acres which will enhance CentrePort's access to three Class I rail carriers – CP Rail, CN Rail and BNSF Rail.



AN INTERNATIONAL TRUCKING HUB

Benefiting from its central location, CentrePort is a significant national and international trucking hub. The recently completed CentrePort Canada Way has created a direct link from the inland port to the TransCanada Highway in under ten minutes.



WORLDWIDE AIR CARGO OPERATIONS

CentrePort is home to the James Armstrong Richardson International Airport, offering non-stop operations and the most dedicated freight movement in Canada. Major carriers 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.





COMMERCIAL REAL ESTATE
SERVICES INC.

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