

**FOR LEASE**

**Capital**  
COMMERCIAL REAL ESTATE  
SERVICES INC.



**10,493 sq. ft. Available with Dock & Grade Loading**

**3010 Red Fife Road**

**WINNIPEG, MB**

**EFFICIENCY  
MANITOBA**

**TREVOR CLAY**, Principal, Broker

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Services provided by Trevor Clay Personal Real Estate Corporation

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Services provided by Eric A. Ott Personal Real Estate Corporation

# Property Overview

## PROPERTY DETAILS

SITE AREA	3.0 acres (+/-)
YEAR BUILT	2019
BUILDING AREA (+/-)	34,800 sq. ft.
AREA AVAILABLE (+/-)	10,493 sq. ft.
NET RENTAL RATE	\$14.95 per sq. ft.
ADDITIONAL RENT (2025 BUDGET)	CAM: \$1.58 per sq. ft. TAX: \$2.07 per sq. ft. <b>Total est.: \$3.65 per sq. ft.</b> plus mgmt. fee
LOADING	(2) 10' x 8' dock doors with leveler (2) 12' x 14' grade doors
ZONING	I2 - Industrial General Zone
CLEAR HEIGHT (+/-)	28 ft.
ELECTRICAL	360 Amp, 208 Volt, 3 Phase
COLUMN SPACING	29' x 59'
AVAILABILITY	February 1, 2025
HIGHLIGHTS	<ul style="list-style-type: none"><li>• End cap unit</li><li>• Market-leading competitive operating costs</li><li>• No City of Winnipeg Business Tax</li><li>• Concrete construction and high R values for low utility costs</li><li>• Excellent visibility and access from CentrePort Canada Way</li><li>• Paved roadways to allow for heavy truck traffic</li><li>• Fully sprinklered</li></ul>

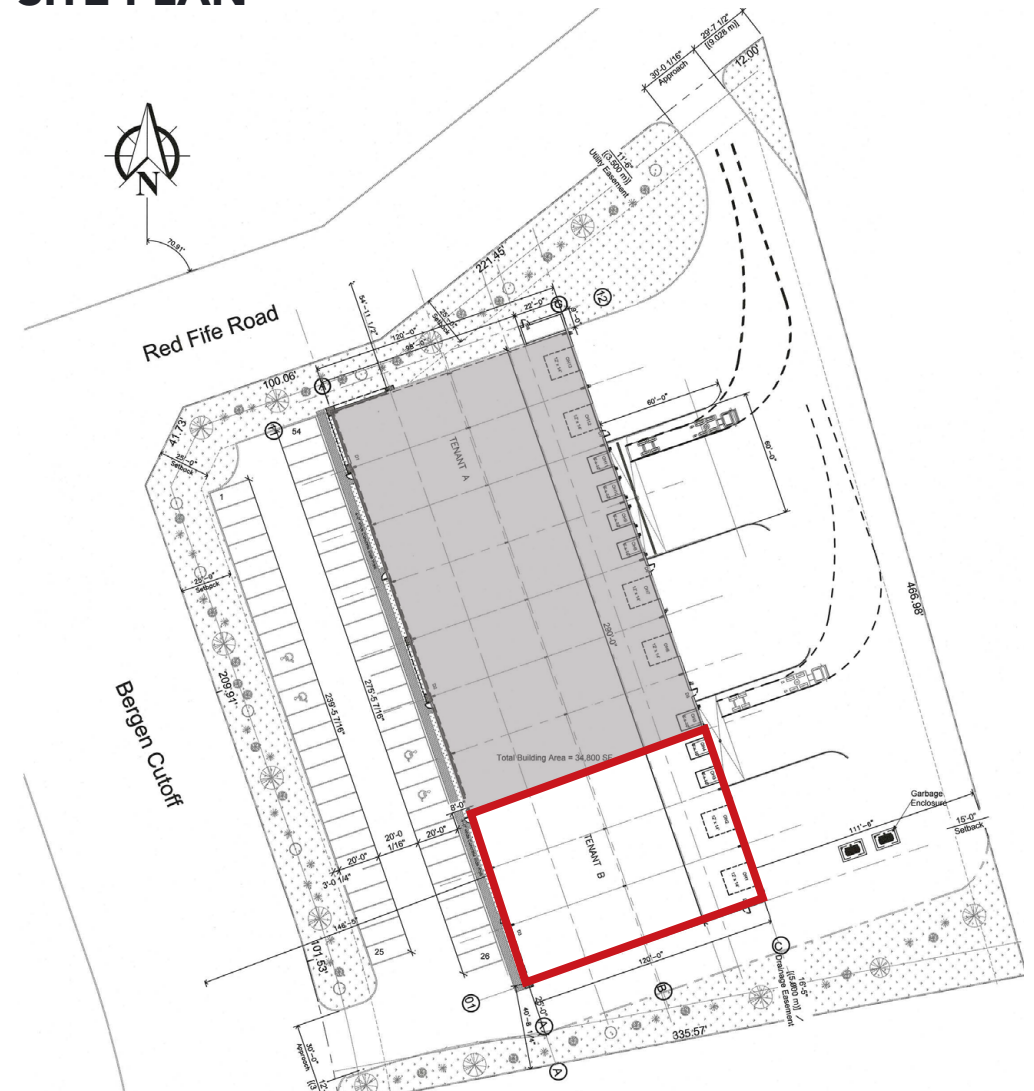


## CERTIFICATE OF ENERGY EFFICIENCY

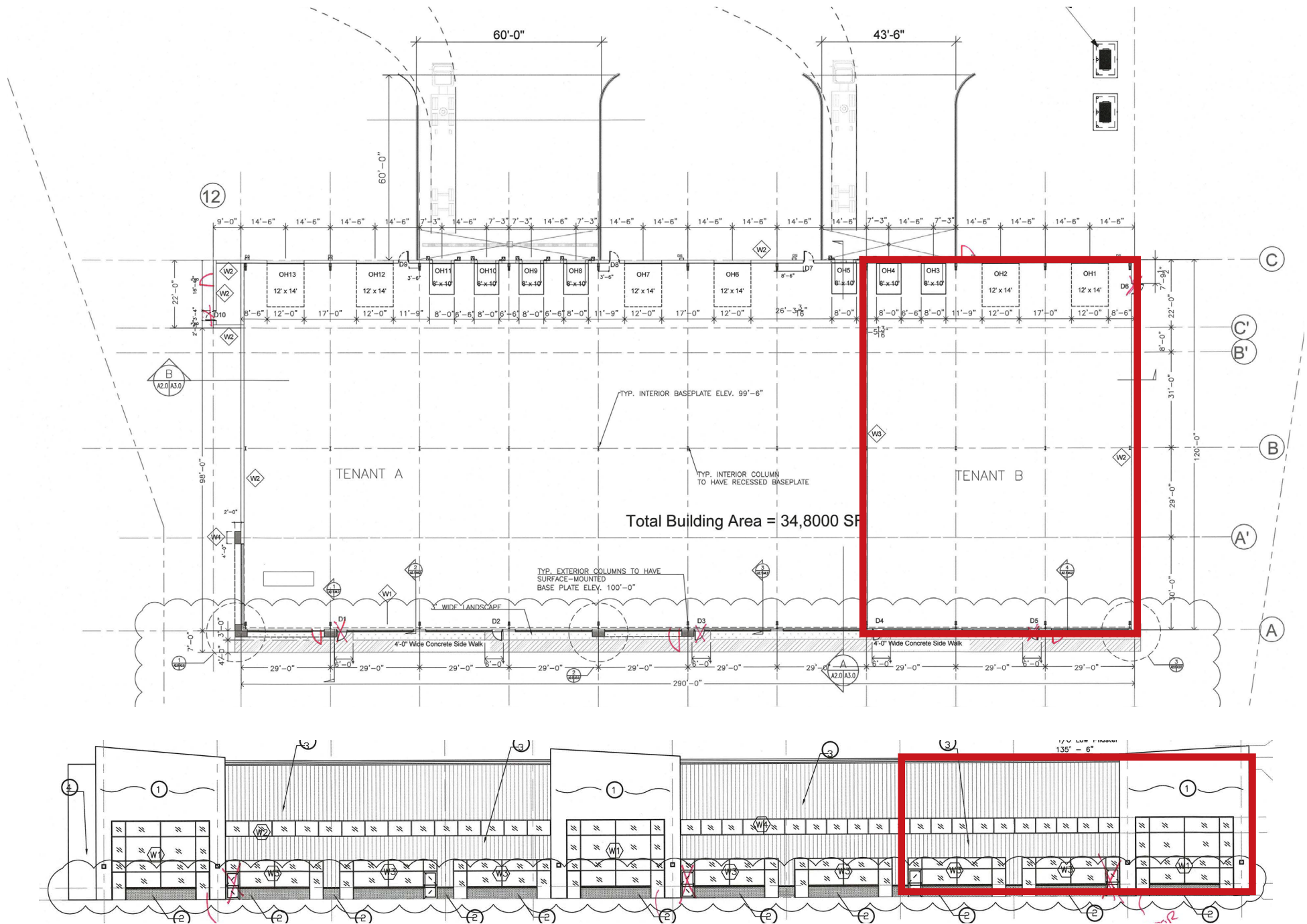
10.3% more energy efficient than a comparable code-compliant building

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

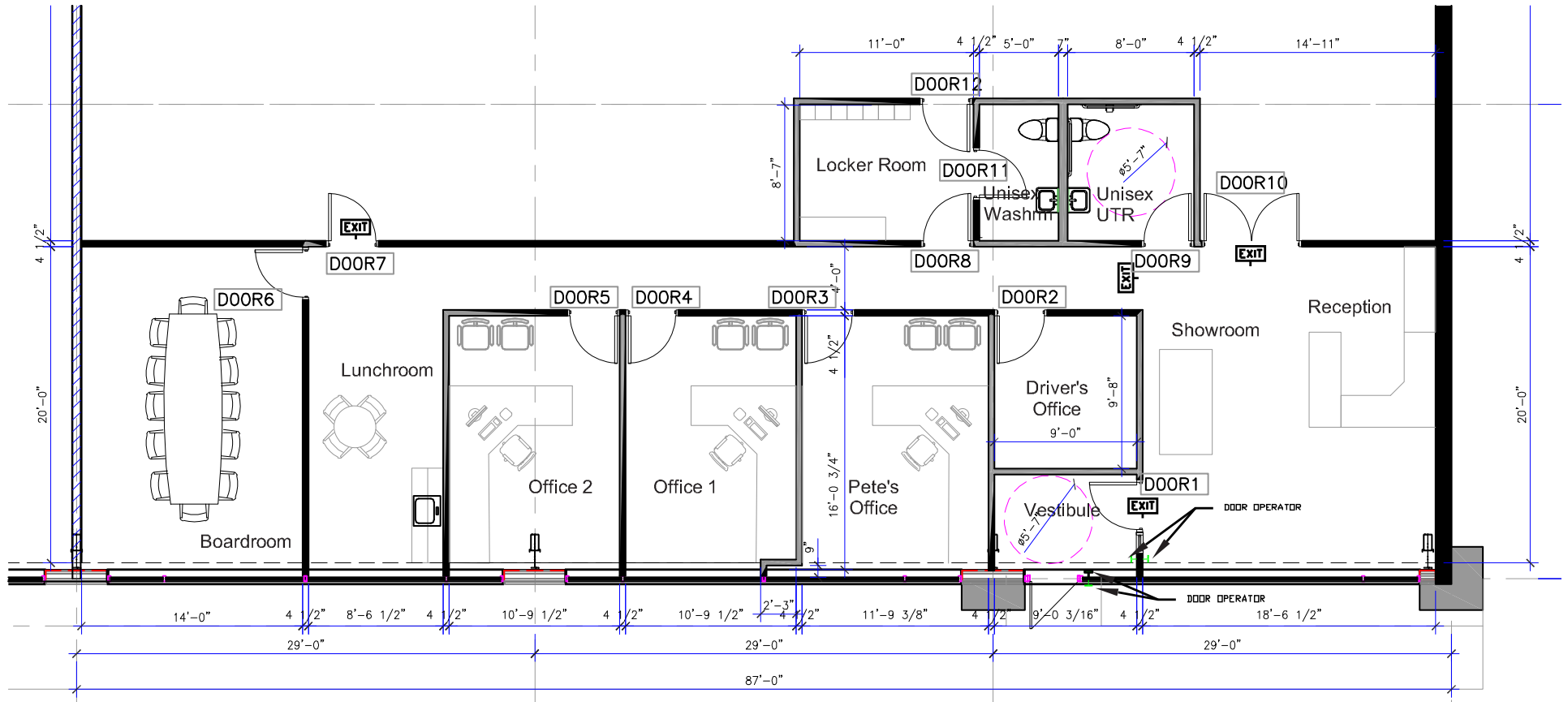
## SITE PLAN



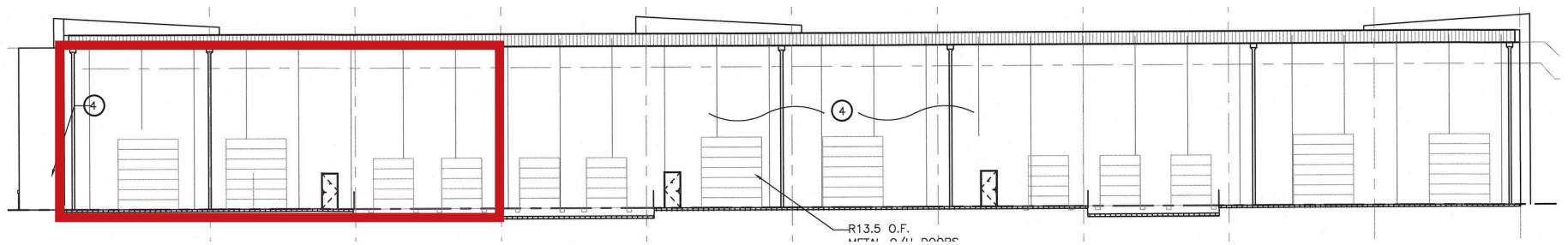
# Floor Plan & Elevation Plan



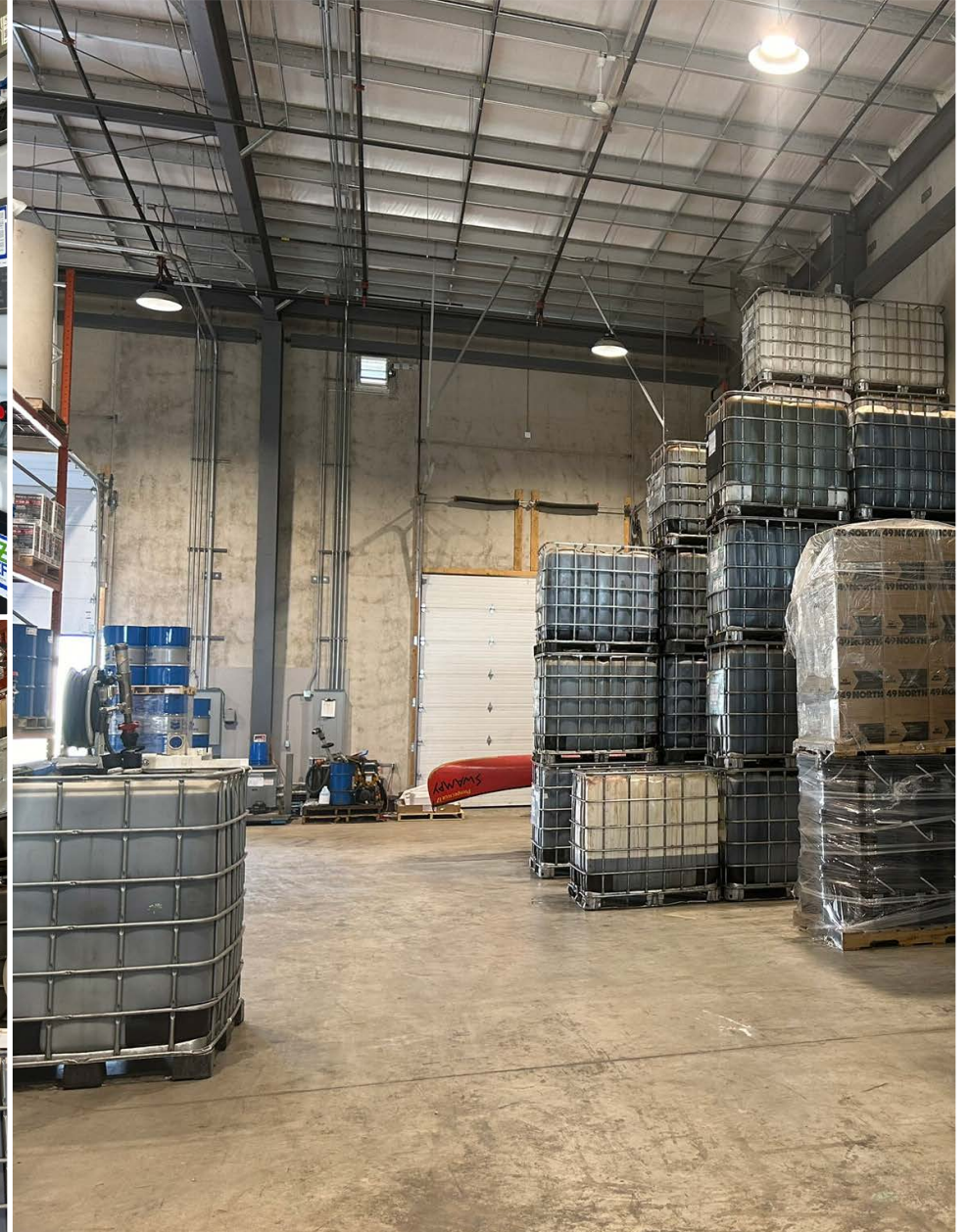
# Office Plan



# Loading Area



# Warehouse Area



# Developed Office Area



# Aerial Overview





# Brookside Industrial Park





# Drive Time Analysis



PERIMETER HIGHWAY  
5 minutes



PORTAGE & MAIN  
20 minutes



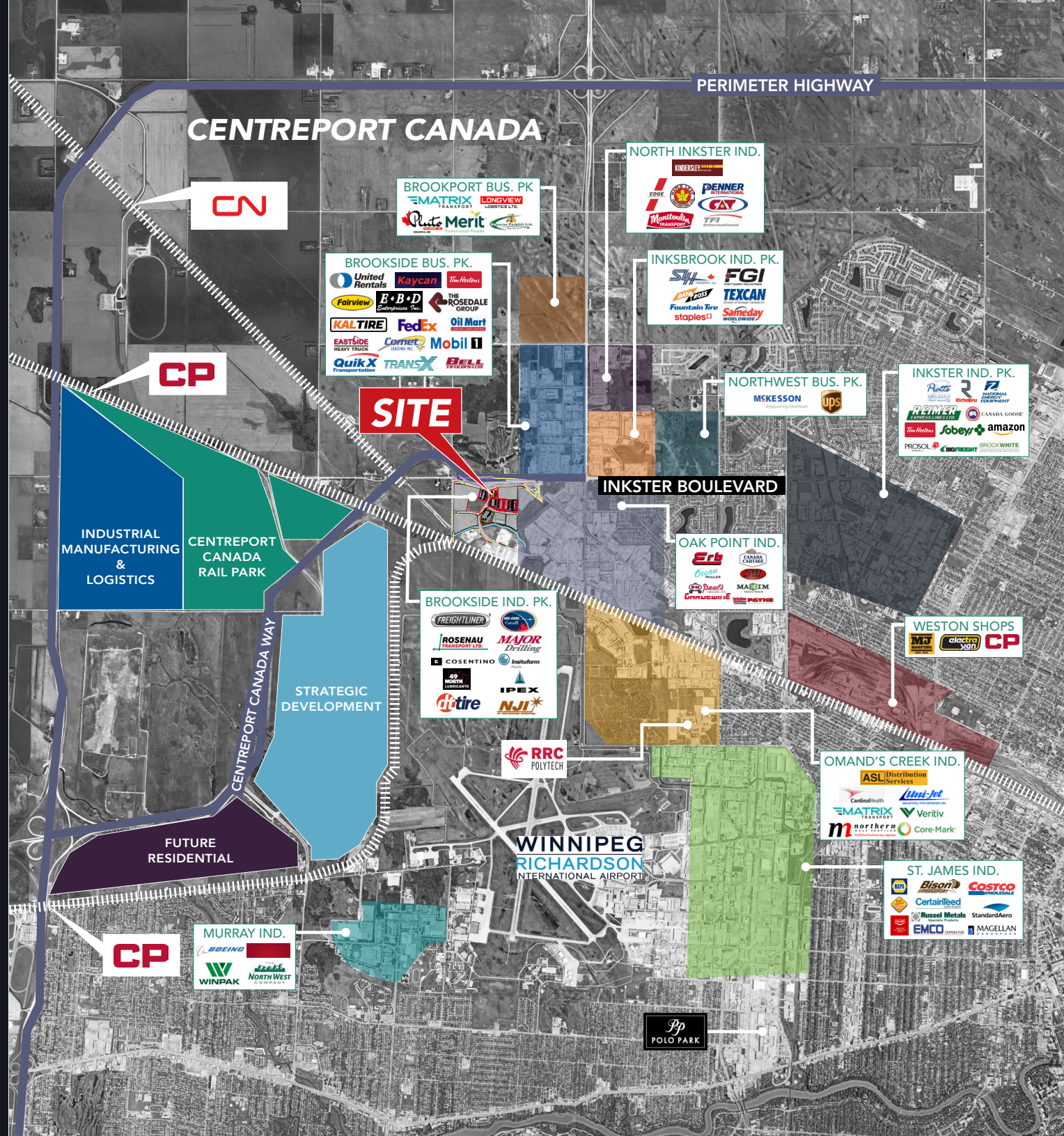
CANADA / U.S. BORDER  
84 minutes



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.





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## Contact

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