

# STEELE BUSINESS PARK

**3129 RED FIFE ROAD**

**BRAND NEW STATE-OF-THE-ART  
INDUSTRIAL SPACE IN CENTREPORT**



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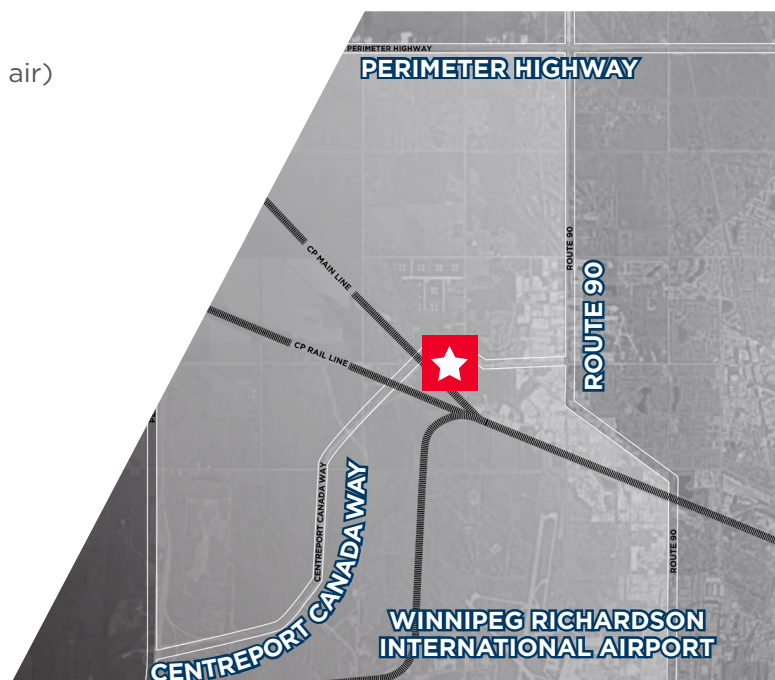
## PHASE II (+/-) 5,425 SF TO (+/-) 21,765 SF

### Property Highlights

- Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)
- (+/-) 5,425 sf bays
- Dock and grade loading
- 28' clear ceiling height
- Brand new construction
- Excellent exposure on CentrePort Canada Way
- All major amenities nearby
- Quick access to major highways and key trade corridors
- Zoned I2

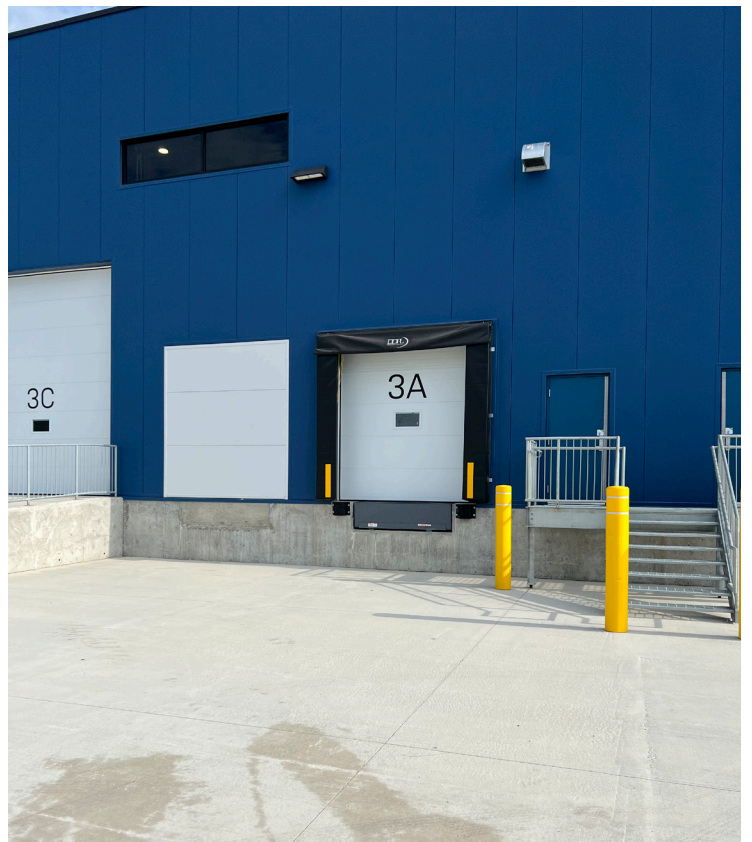
Lease Rate: TBD

CAM & Tax: \$3.99 psf (2024 est.)



**EXCELLENT OPPORTUNITY TO MOVE INTO A NEW HIGH EXPOSURE NEW GENERATION INDUSTRIAL PARK**

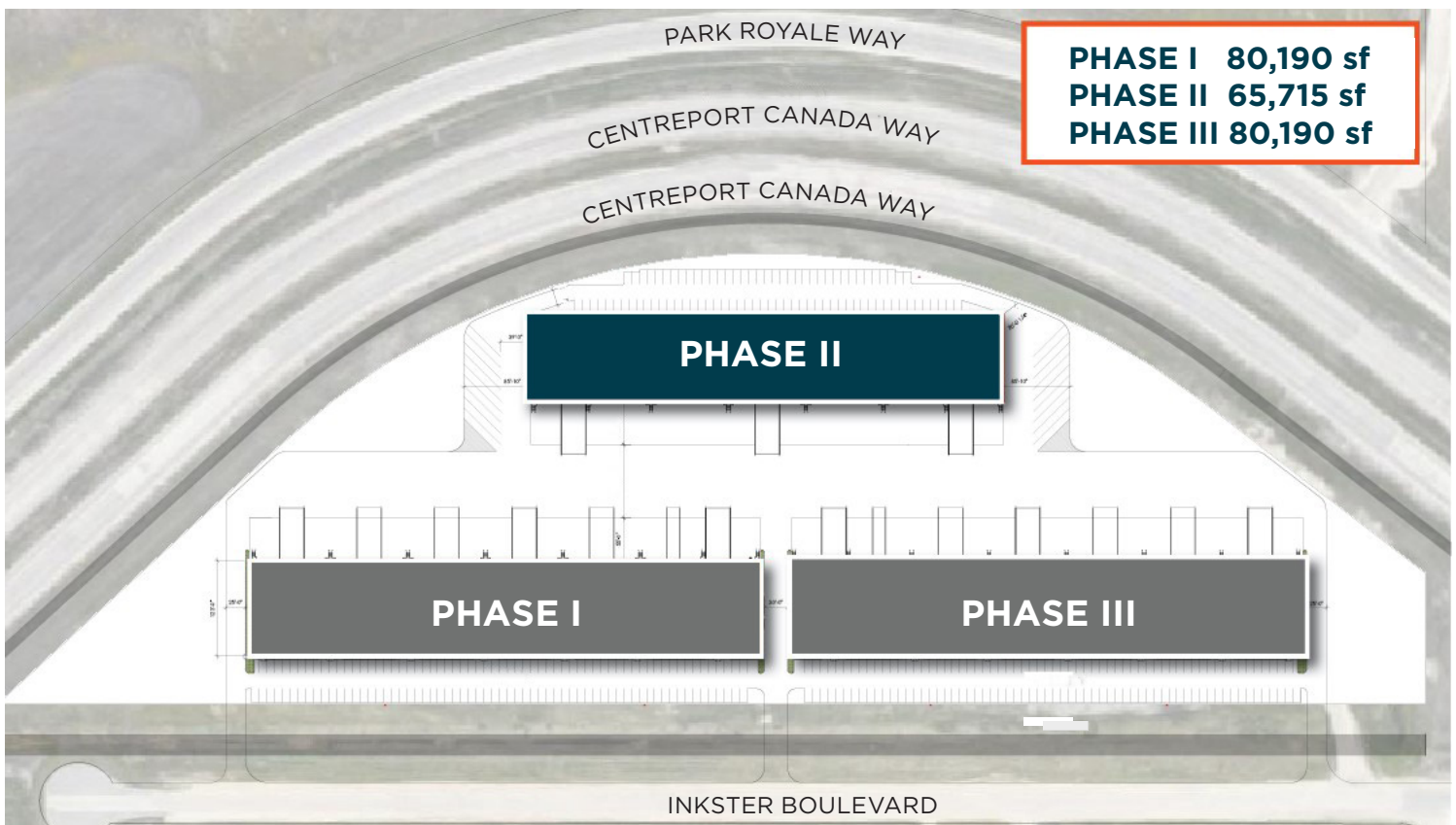
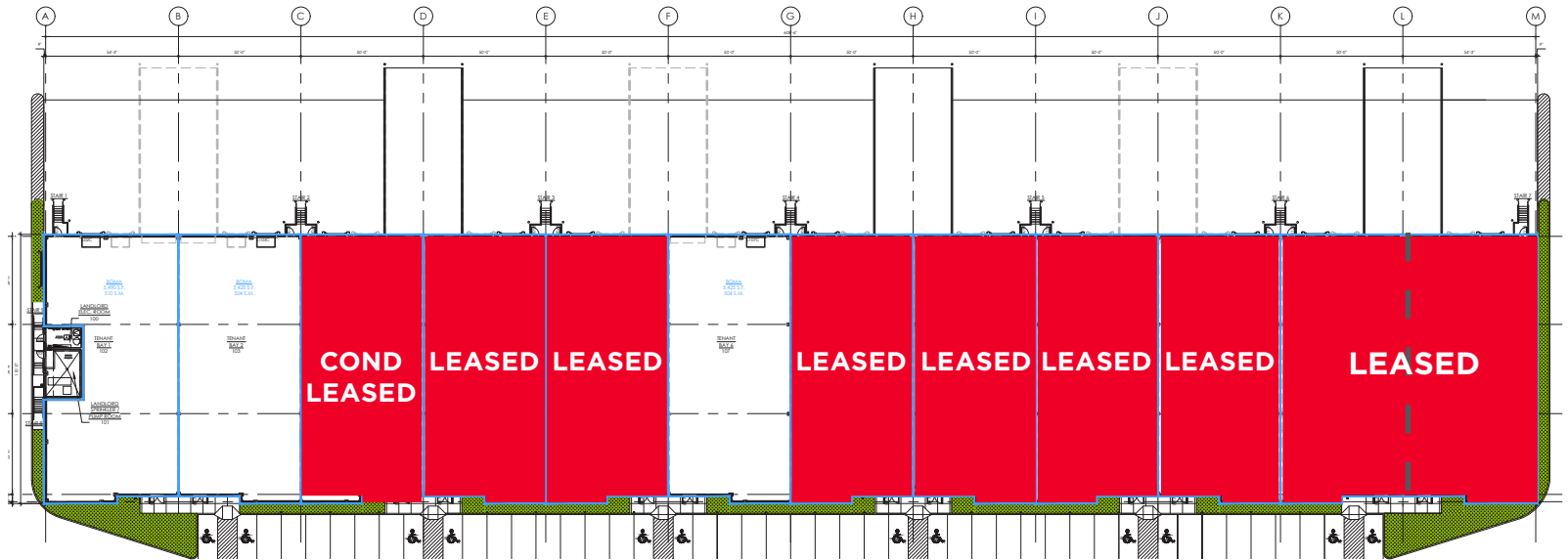




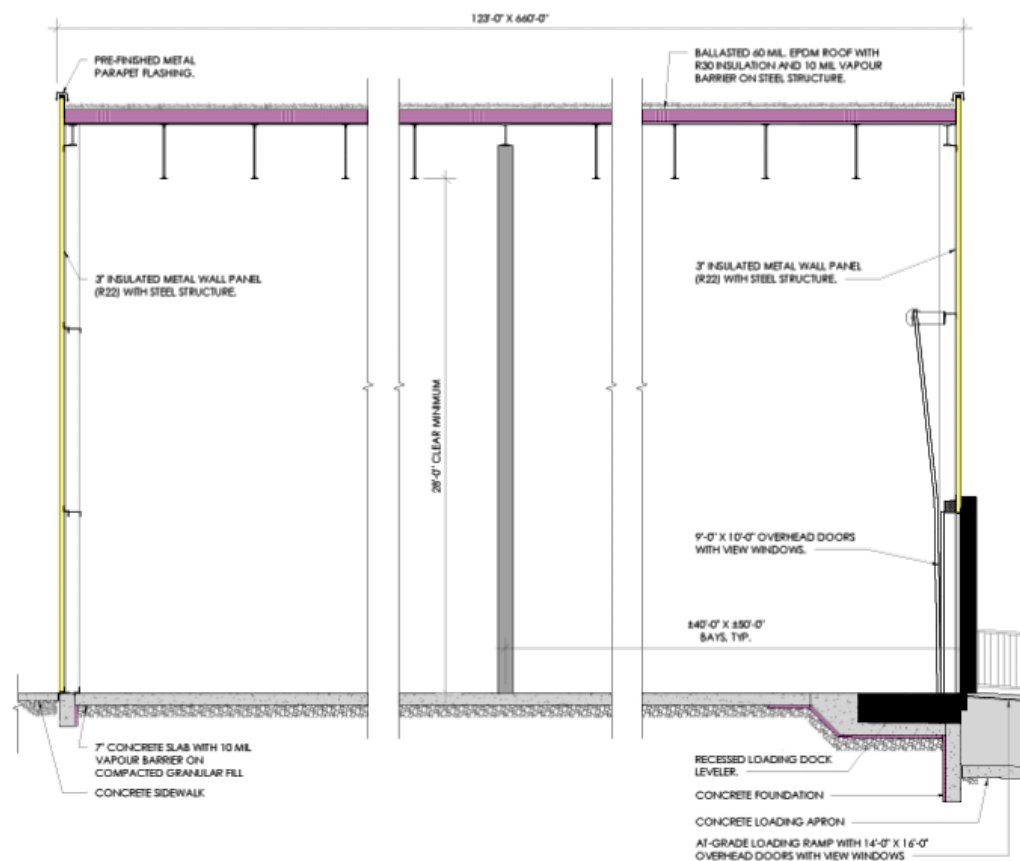


SITE PLAN

PHASE II 65,715 sf



## BUILDING SPECIFICATIONS



<b>Contractor</b>	Concord Projects Ltd.
<b>Square Footage (+/-)</b>	65,715 sf (Phase II)
<b>Dimensions (+/-)</b>	108' Deep x 608' Wide
<b>Acres (+/-)</b>	17 Acres (Total Site)
<b>Slab</b>	7" Thick Slab on Grade
<b>Column Spacing (+/-)</b>	50' x 36' Spans
<b>Walls</b>	3" Thick Insulated Metal Wall Panels for all of the Walls (R22)
<b>Loading Doors</b>	9' x 10' Dock Doors with 35,000 Lb. Capacity Automatic Hydraulic Electrically-Operated Dock Levelers 14' x 16' Drive-in Doors with Concrete Ramps - Electrically-Operated
<b>Parking Spaces</b>	87 Stalls (Phase II)
<b>Electrical</b>	200 AMP service per bay
<b>Ceiling Height</b>	28' Clear to Underside of Roof Joists
<b>Sprinkler Type</b>	ESFR System
<b>Roofing System</b>	Loose-Laid EPDM with Ballast (R30)
<b>HVAC</b>	Suspended gas fired unit heaters and radiant heat

## LOCATION MAP



**1** Winnipeg Richardson International Airport & Airport Campus

- Air Canada Cargo
- Cargo Jet
- FedEx
- Purolator
- Standard Aero
- UPS

**2** Future Residential Development

**3** CentrePort Canada Rail Park

**4** Brookside Industrial Park West Phase III

- Canada West Limited
- Groupe Touchette
- Freightliner Manitoba
- National Research Council's Advanced Manufacturing Facility

**5** Brookside Industrial Park West

- Fort Garry Fire Trucks
- Maxim Truck & Trailer
- Pacific Coast Express
- Payne Transportation
- Trailer Wizards

**6** Brookside Business Park

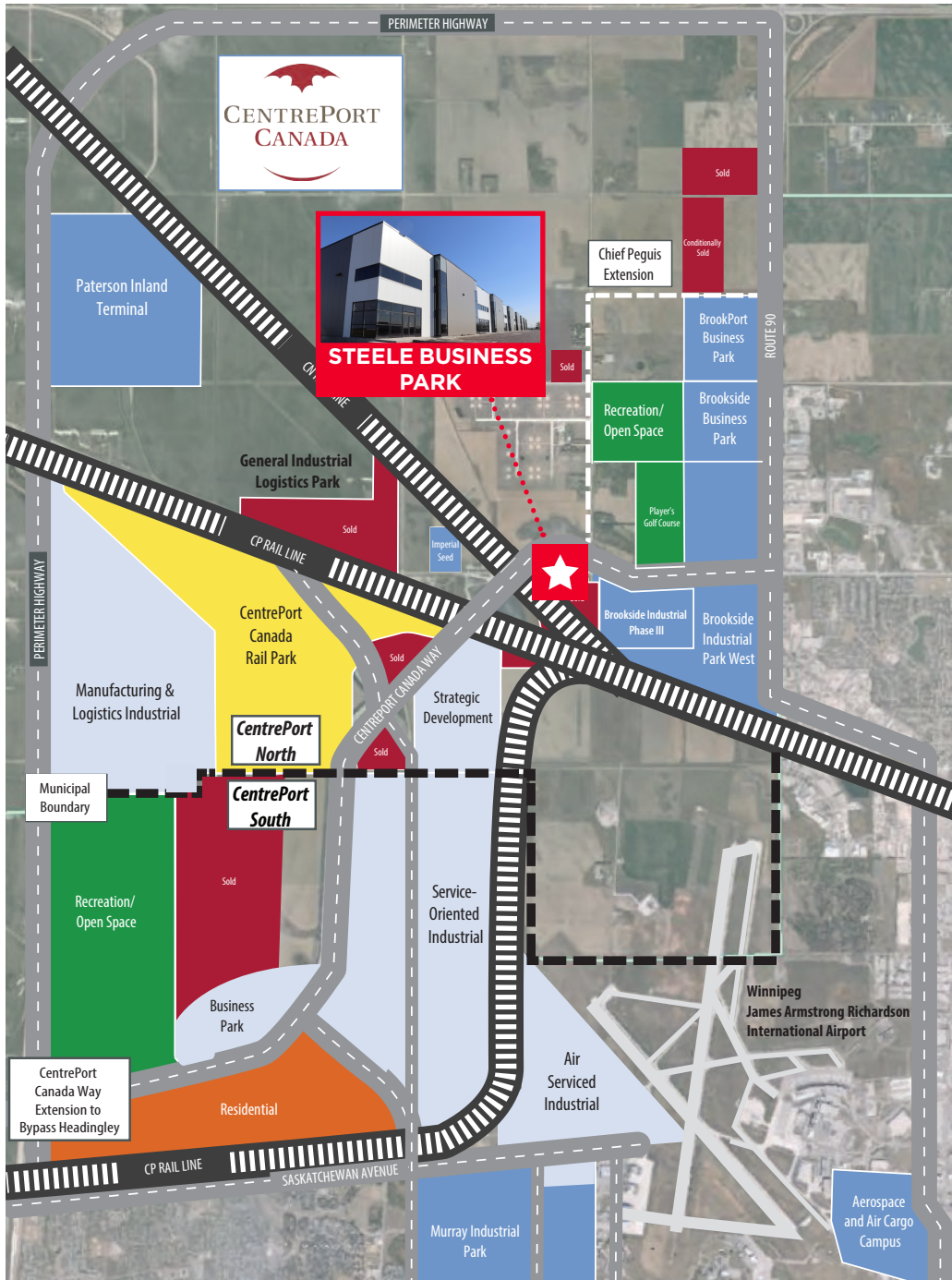
- FedEx Freight
- SMS Equipment
- The Rosedale Group
- Trans X
- United Rentals

**7** BrookPort Business Park

- Merit Functional Food Corporation

**8** Red River College





## A RAPIDLY-DEVELOPING TRANSPORTATION HUB

- **Tri-modal inland port** situated in the heart of the continent in Winnipeg, Manitoba
- 20,000 acres of **prime industrial land**
- **Foreign Trade Zone** advantages
- **Dedicated planning resource** to expedite the planning and land development approval process
- **Affordable skilled labour** force in close proximity
- Renewable, reliable, low-cost energy
- Situated one hour north of the Canada-US border
- **\$174 million of development and building permits issued** to date since 2019 (750,000+ sf of industrial space under construction)
- Major trucking centre with **1000+ for-hire trucking companies**
- \$1 billion in supporting highway infrastructure

“Development activity at CentrePort over the last year has skyrocketed, with the value of building permits issued increasing 1000% over 2018 values. With planning complete and strategic infrastructure in place, we are seeing an incredible response from the market, including for the first time ever, significant development on spec.”

– **Diane Gray, President & CEO, CentrePort Canada Inc.**



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