

STEELE BUSINESS PARK

3107 RED FIFE ROAD

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



Stephen Sherlock
Vice President

T 204 928 5011
C 204 799 5526
steve.sherlock@cwstevenson.ca

Ryan Munt
Executive Vice President

Ryan Munt Personal Real Estate Corporation
T 204 928 5015
C 204 298 1905
ryan.munt@cwstevenson.ca

Phase I 100% Leased

Phase II 83% Leased

Phase III Site work completed,
ready to start construction



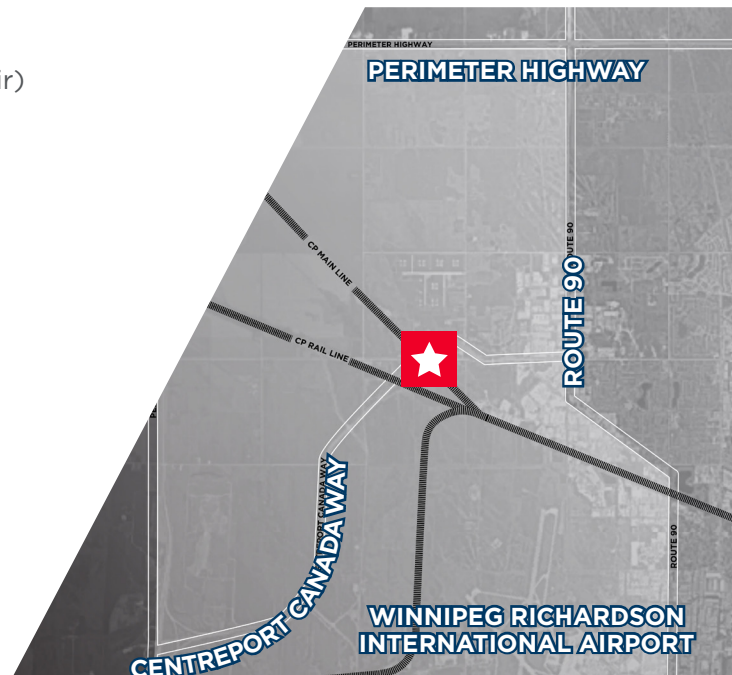
PHASE III (+/-) 80,190 SF AVAILABLE

Property Highlights

- Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)
- (+/-) 6,075 SF bays in Phase III
- 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
- All site work completed. Ready to begin construction

Lease Rate: TBD

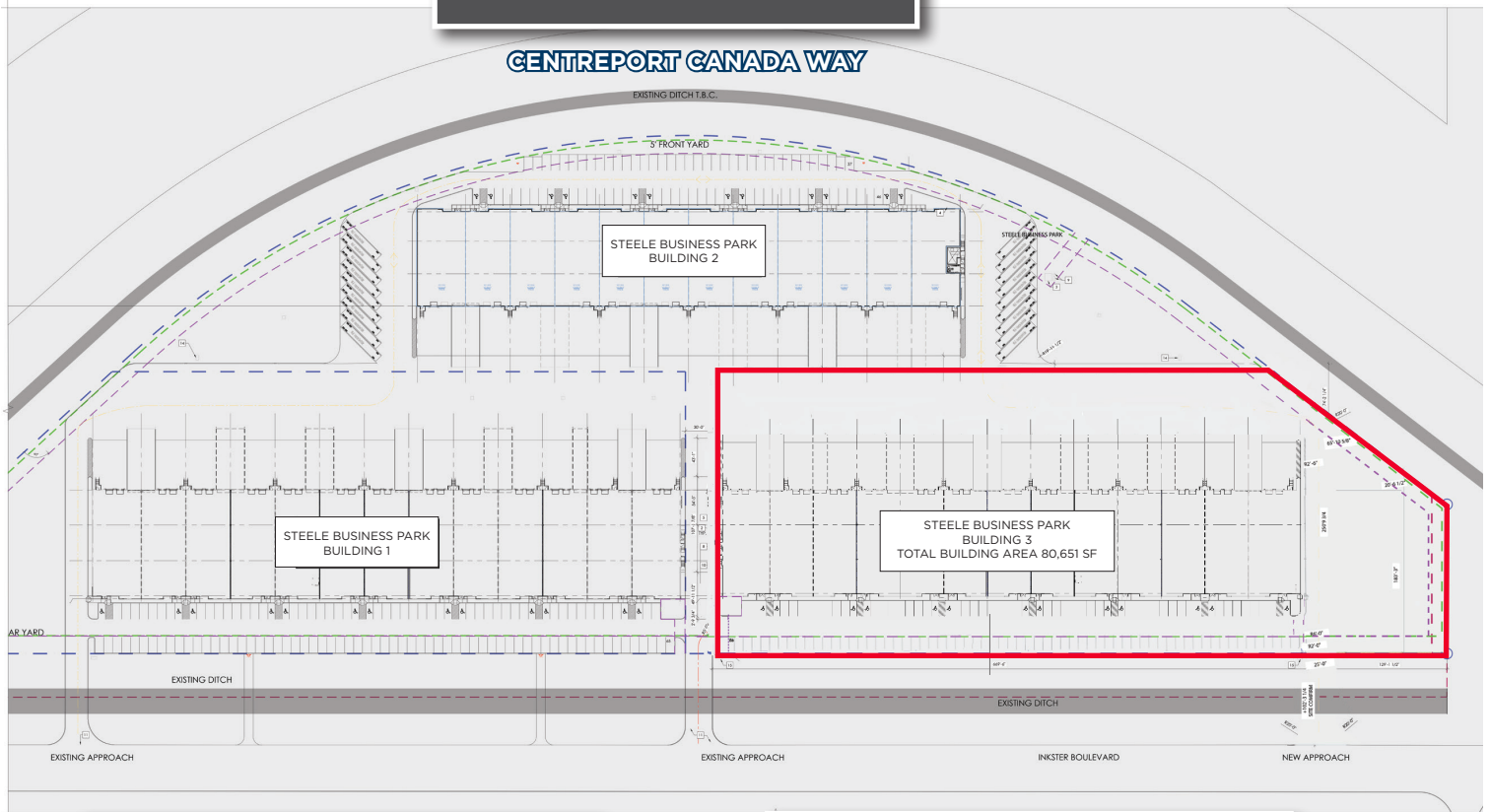
CAM & Tax: \$3.99 psf (2024 est.)



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

SITE PLAN

PHASE II

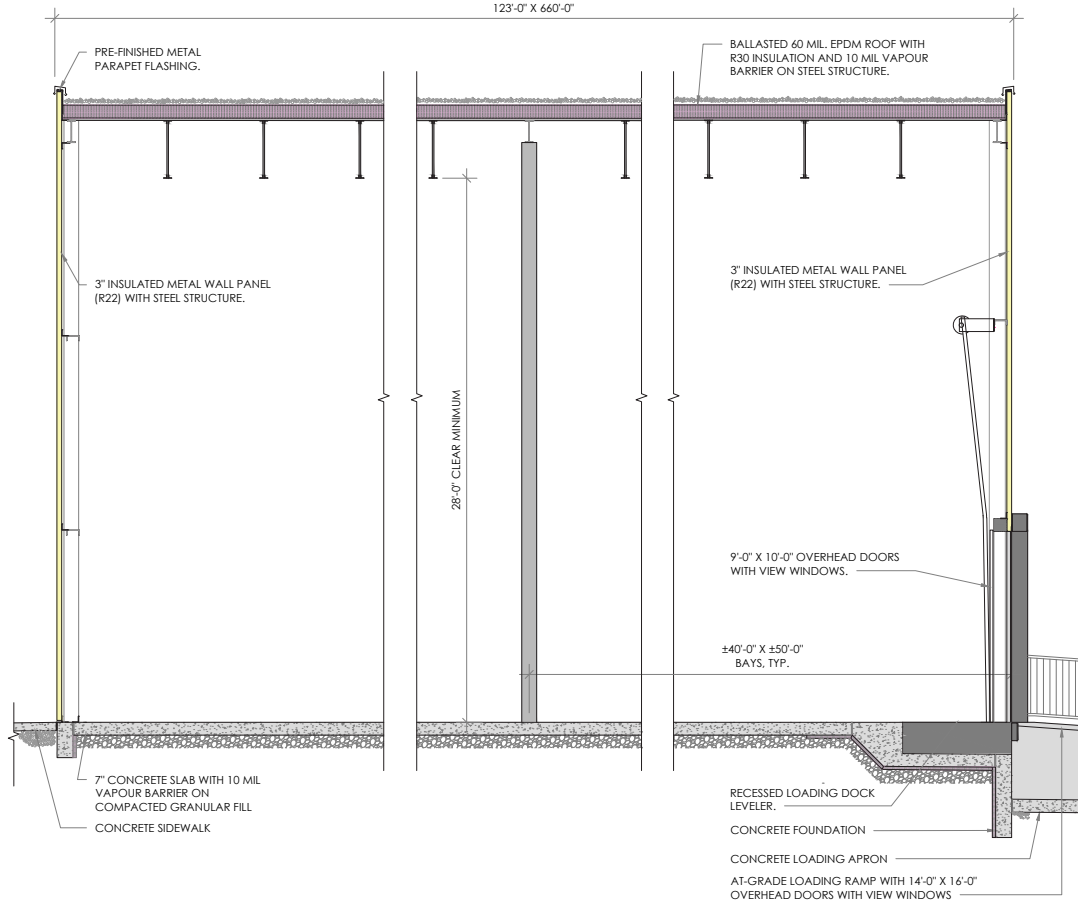


PHASE I

PHASE III

PHASE I	80,190 sf
PHASE II	65,715 sf
PHASE III	80,190 sf

BUILDING SPECIFICATIONS



Contractor	Concord Projects Ltd.
Square Footage (+/-)	80,190 sf (Phase III)
Dimensions (+/-)	123' Deep x 660' Wide
Acres (+/-)	17 Acres (Total Site)
Slab	7" Thick Slab on Grade, Troweled Finish with Sawcuts and Sealer
Column Spacing (+/-)	50' x 40' Spans
Walls	3" Thick Insulated Metal Wall Panels for all of the Walls (R22)
Loading Doors	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
Parking Spaces	129 Auto (Phase III)
Electrical	200 AMP service per bay
Ceiling Height	28' Clear to Underside of Roof Joists
Sprinkler Type	ESFR System
Roofing System	Loose-Laid EPDM with Ballast (R30)
HVAC	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

- 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-
- **Over \$750 million** in building permits issued since 2018
- **3+ million sf** of industrial space under construction
- **2,000 acres** currently in active development
- **200+** new companies



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