



CUSHMAN &
WAKEFIELD
Winnipeg



Stevenson



**STEELE BUSINESS
PARK**

3107 RED FIFE ROAD

**5.65 ACRES OF READY TO BUILD
ON INDUSTRIAL LAND**



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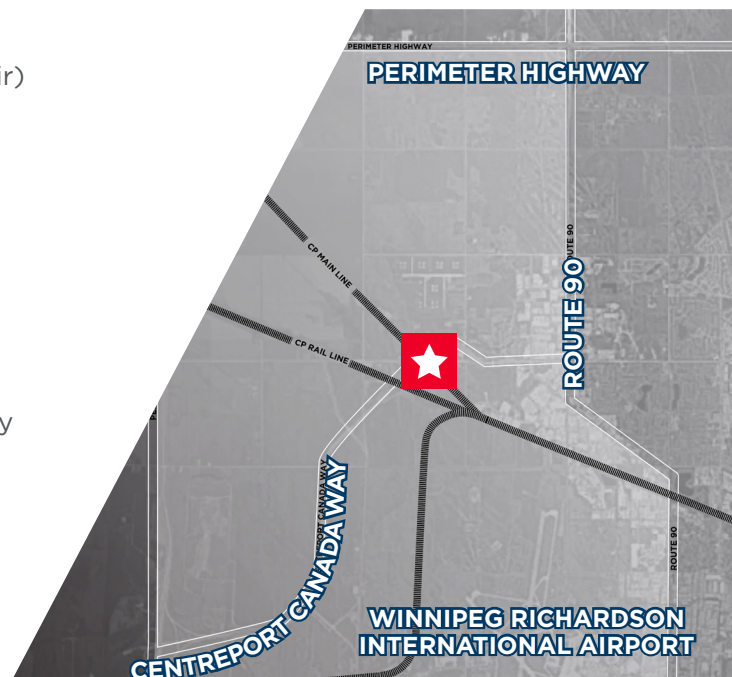


PHASE III (+/-) 5.65 ACRES AVAILABLE

Property Highlights

- Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)
- Ready to build on industrial development site
- Significant site improvements
- Storm Sewer, water and land drainage work completed
- Significant underground sewer work completed
- Paved entryway and roadways for access completed
- Sub base for concrete loading apron installed
- Building footprint completed and installed for approximately 80,000 sf building
- Zoning: I2

Sale Price: \$1,300,000 per acre



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

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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