



CUSHMAN &
WAKEFIELD
Winnipeg



Stevenson



**STEELE BUSINESS
PARK**

3107 RED FIFE ROAD

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



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Phase I 100% Leased

Phase II 83% Leased

Phase III Site work completed,
ready to start construction



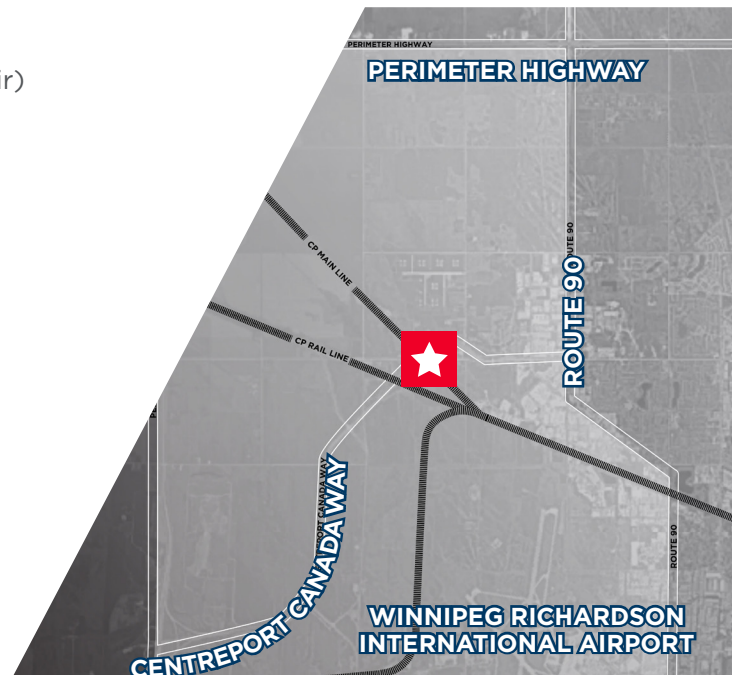
PHASE III (+/-) 80,190 SF AVAILABLE

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: \$4.24 psf (2025 est.)

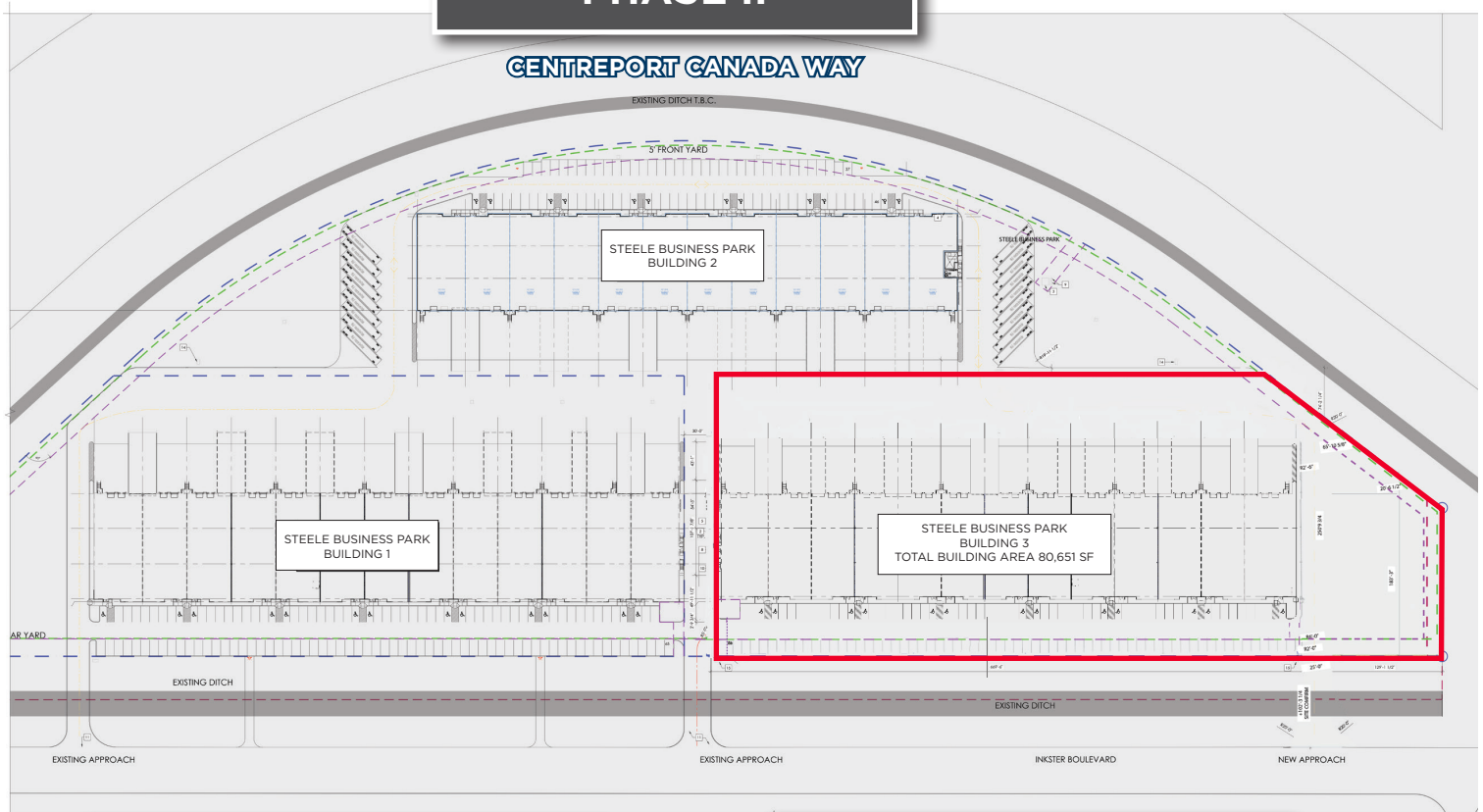


EXCELLENT OPPORTUNITY TO MOVE INTO A NEW HIGH EXPOSURE NEW GENERATION INDUSTRIAL PARK

SITE PLAN

PHASE II

CENTREPORT CANADA WAY

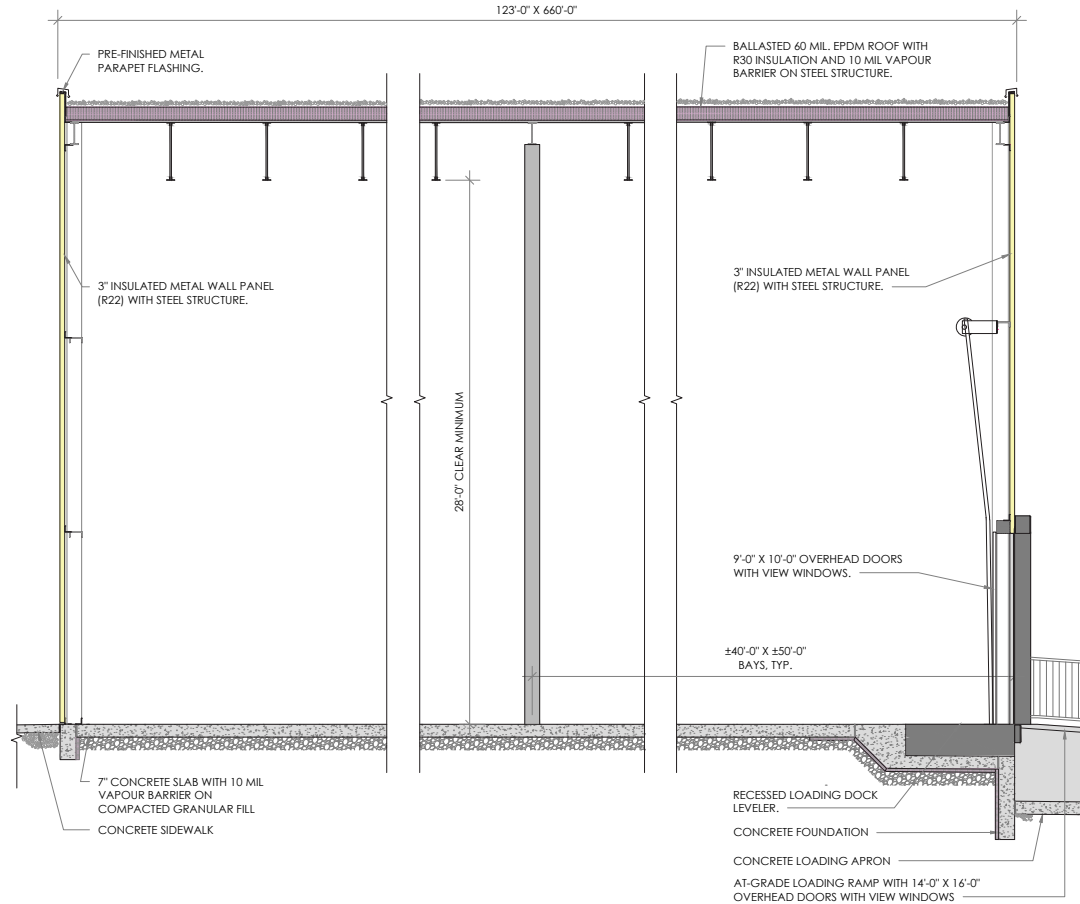


PHASE I

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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