

LAST UNIT AVAILABLE

NEW STATE OF THE ART INDUSTRIAL SPACE



(+/-) 7,020 SF AVAILABLE

Property Highlights

- Strategically located within CentrePort Canada - the country's only inland port which offers companies unparalleled access to tri-modal transportation and Foreign Trade Zone benefits
- Direct access to CentrePort Canada Way and Route 90
- Brand exposure from Inkster Boulevard
- Zoned I2 - Industrial General
- Fully sprinklered
- Dock and grade loading
- Ceiling height (+/-) 28 ft
- Ready for fixturing
- Fully paved building site, parking lots and roadways throughout
- 54 parking stalls on site (20 energized along east fence)
- Exciting new developments in Brookside Industrial Park include:
 - Freightliner's new (+/-) 78,000 sf facility opening early 2020
 - National Research Council's new 60,000 sf manufacturing research facility
- **No City of Winnipeg business taxes**

Lease Rate: TBD

CAM & Tax: \$3.50 psf (2021 est.)



PYLON SIGNAGE AVAILABLE



**CLOSE TO
TRANSPORTATION ROUTES**



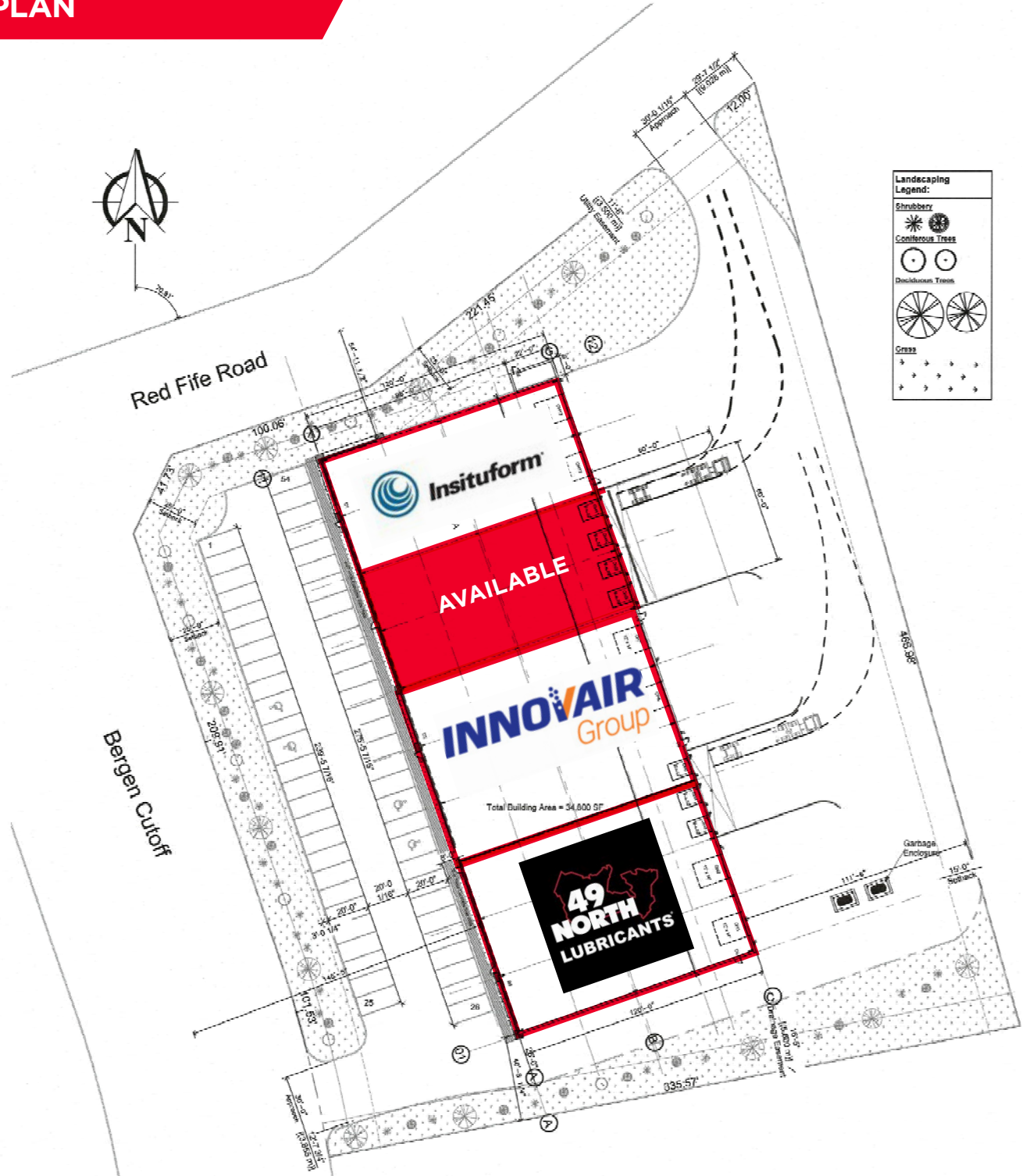
**MINUTES AWAY FROM
RICHARDSON INTERNATIONAL
AIRPORT**

BROOKSIDEINDUSTRIAL.CA

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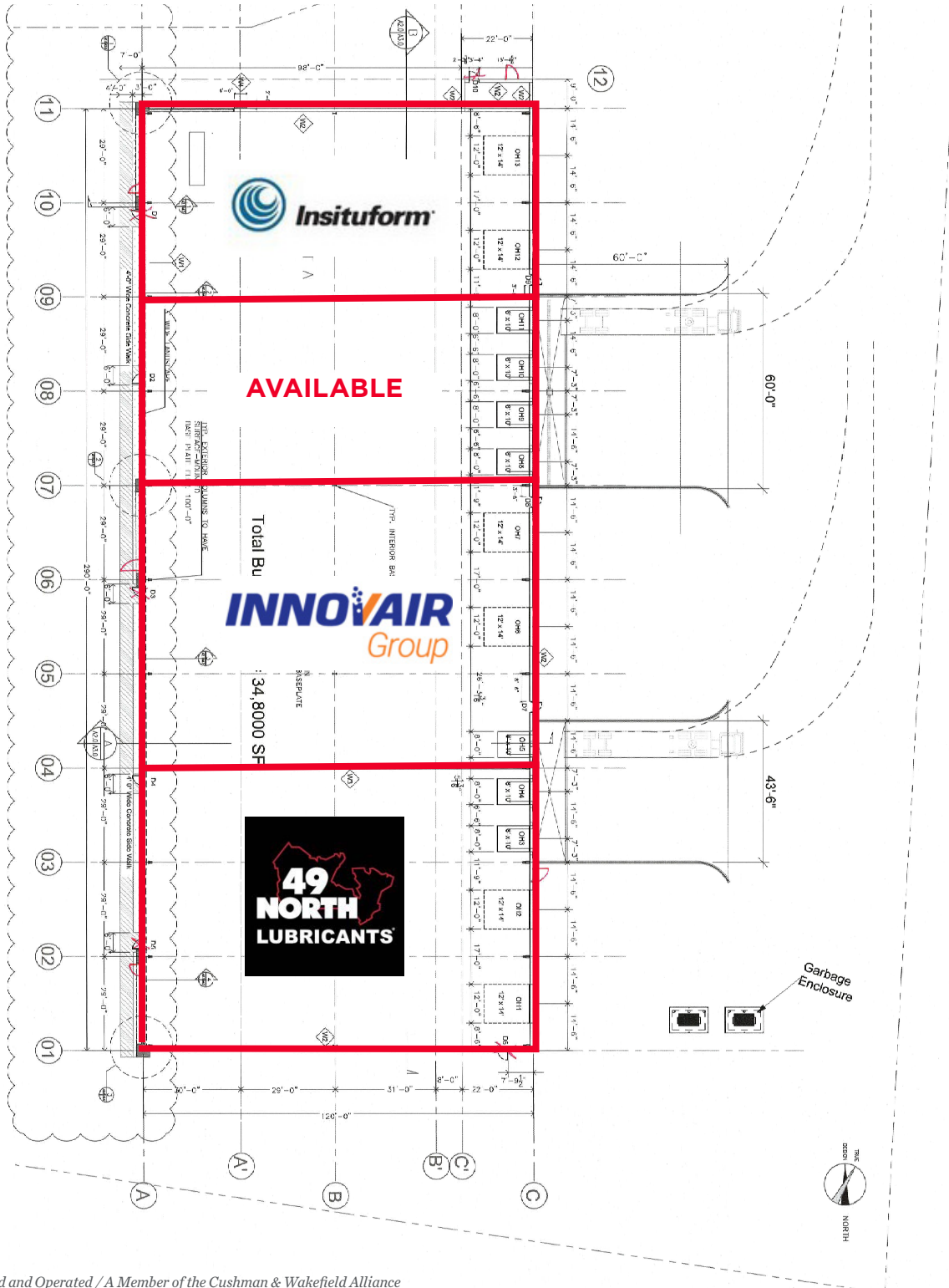
SITE PLAN



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FLOORPLAN



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BASE BUILDING SPEC

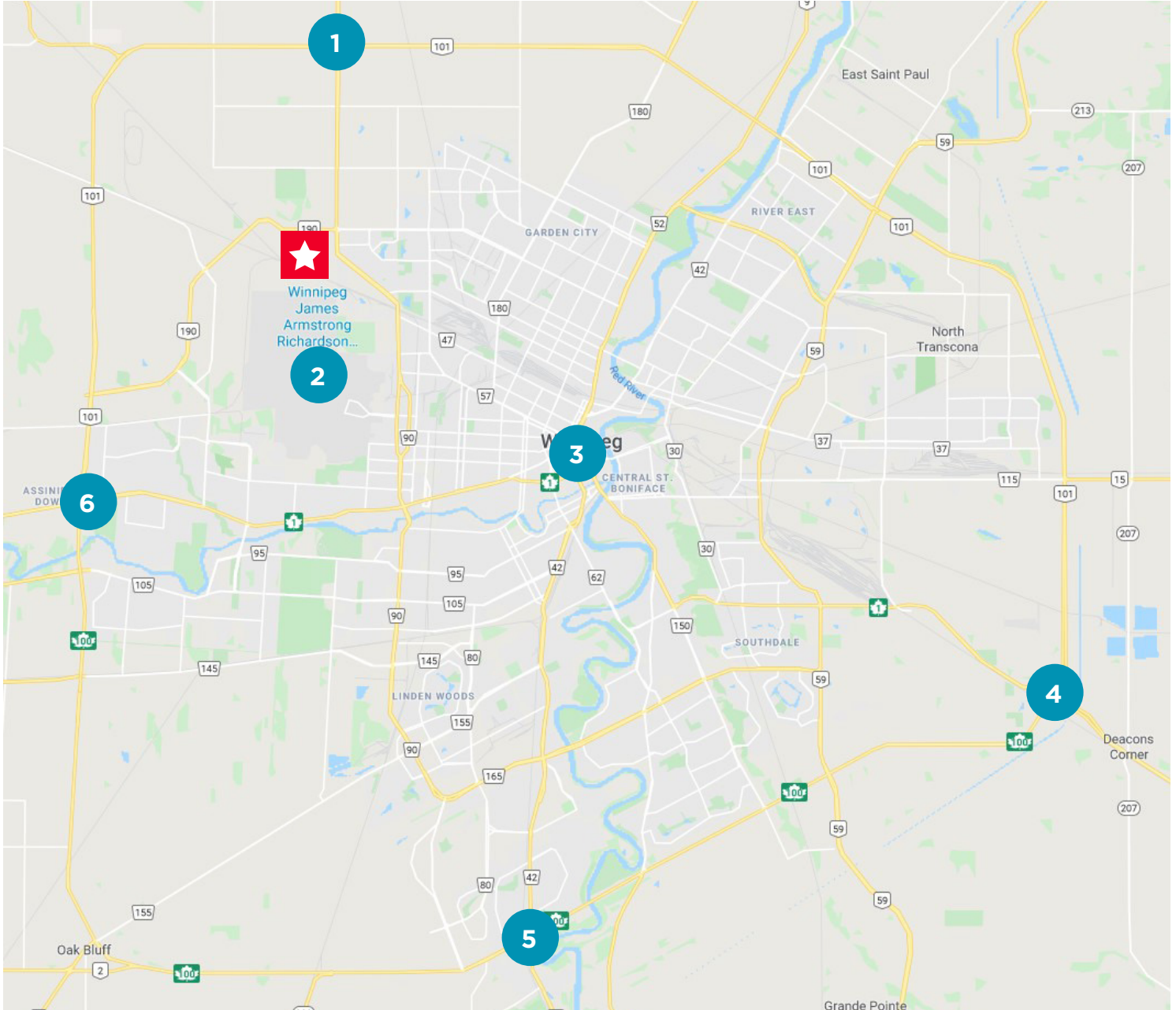
Walls	4 ft high masonry demising walls with drywall above taped, filled, sanded and ready for paint
Flooring	Ashford formula concrete sealer, 6" reinforced concrete slab on grade
Roof	R-36 insulation value
HVAC	Gas-fired unit heaters provided for warehouse
Electrical	2000A 347/600V, 200A sub service in each unit
Telephone	An empty conduit will be provided.
Plumbing	Domestic water supply and rough in plumbing provided for each bay.
Loading Doors	Grade loading doors - 12 ft x 14 ft Dock door: 8 ft X 10 ft with 30,000lbs dock levelers complete with seals and bumpers
Lighting	LED high bay lighting
Construction	West elevation to be a combination of AL13 metal panels, EIFS, and brick veneer siding with 6" (R-20) insulation, glazing, and brick veneer North, South and West building elevations to be 12" insulated pre-cast concrete panels
Site	54 parking stalls



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1	North Perimeter (Hwy 101 & Rte 90)	6.0 km	6 min
2	Winnipeg James Armstrong Richardson Airport	7.5 km	10 min
3	Downtown (Portage Ave & Main St)	11.3 km	18 min
4	East Perimeter (Hwy 100 & Trans Canada East)	38.2 km	26 min
5	South Perimeter (Hwy 100 & Hwy 75)	25.6 km	32 min
6	West Perimeter (Hwy 100 & Trans Canada West)	12.6 km	10 min

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**CUSHMAN &
WAKEFIELD**
Winnipeg



Stevenson

Chris Macsymic
Senior Vice President

T 204 928 5019

C 204 997 6547

chris.macsymic@cwstevenson.ca

Tyson Preisentanz
Senior Vice President

T 204 928 5002

C 204 782 6183

tyson.preisentanz@cwstevenson.ca



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