

# FOR LEASE



Join CentrePort's Mixed-Use Industrial Park

Unit 2 & 3 - 107 Mountain View Road, RM of Rosser, Manitoba



**CLOSE TO  
TRANSPORTATION  
ROUTES**



**EXCELLENT  
FRONTAGE**



**SIGNAGE  
OPPORTUNITIES**

[www.shindico.com](http://www.shindico.com)

**Shindico**

# FOR LEASE



# olexa

107 Mountain View Road, RM of Rosser, Manitoba

## SITE PLAN



204.474.2000

# Shindico

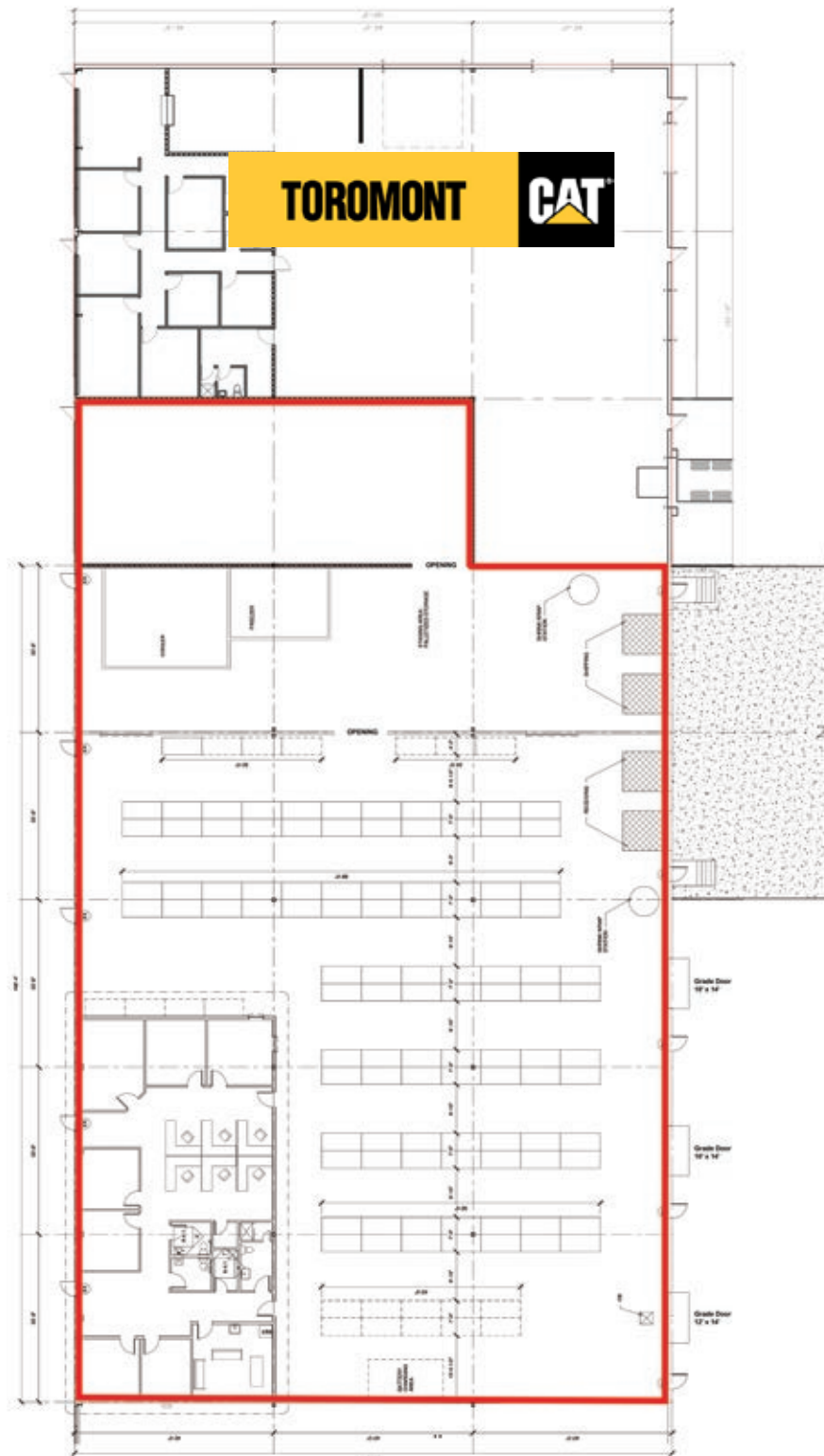
# FOR LEASE



# olexa

107 Mountain View Road, RM of Rosser, Manitoba

## FLOOR PLAN



# FOR LEASE



Olexa

107 Mountain View Road, RM of Rosser, Manitoba

## PROPERTY SUMMARY

Available for Lease	Office: 2,850 SF Warehouse: 20,053 SF <b>Total: 22,903 SF</b>
Ceiling Height	24' Clear
Grade Doors	1 - 12' x 14' 2 - 10' x 14'
Dock Doors	4
Year of Construction	2014
Building Size	44,000 +/- SF
Site Size	4.02 Acres
Typical Grid	33'8" x 40'
Net Rent	\$12.95/SF
Property Taxes (est.)	\$1.71/SF
CAM* (est.)	\$1.94/SF
Zoning	I2 - Industrial General
Parking	Ample Electrified
Lighting	T-5
Floor	6" Reinforced Concrete
Roof	R-25, 45 Mil EPDM
Bay Depth	120'
Truck Court	140'
Power	3-Phase - 347/600 Volt Service (800 Amps)
Front	4" Thick Insulated Metal Panels & Storefront Aluminum Framing
Walls	Rear & Side - 9" Thick Insulated Precast Concrete

\*Plus Management Fee

## FEATURES

- 2,850 SF office buildout
- Located in CentrePort Canada with direct access to CentrePort Canada Way and Route 90, bordering City of Winnipeg
- No City of Winnipeg business taxes
- 3-Phase electrical, natural gas and high speed internet available
- Full serviced water and waste water
- Paved roads allow for heavy truck traffic
- Close to all major trucking firms
- **Join great tenants:** Tim Hortons, Shell Gas Station, Goodman HVAC Canada, FedEx Freight, SMS Equipment/Komatsu, United Rentals, PlyGem Mitten Vinyl, Daikin-HVAC and many more!



204.474.2000

**Shindico**



# FOR LEASE

**BROOKSIDE**  
Business Park

**olexa**

107 Mountain View Road, RM of Rosser, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

**Robert Scaletta**  
Senior Vice President, Industrial  
P (204) 928-8242  
C (204) 223-9777  
[rscaletta@shindico.com](mailto:rscaletta@shindico.com)

**Mark Scaletta**  
Vice President, Industrial  
P (204) 928-8223  
C (204) 510-3754  
[mscaletta@shindico.com](mailto:mscaletta@shindico.com)

**Shindico Realty Inc.**  
200-1355 Taylor Avenue  
Winnipeg, Manitoba R3M 3Y9  
P (204) 474-2000  
[inquire@shindico.com](mailto:inquire@shindico.com)

# Shindico

*Succeeding by Helping Others Succeed*

**CORFAC**  
INTERNATIONAL



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies. 073024