

# 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**

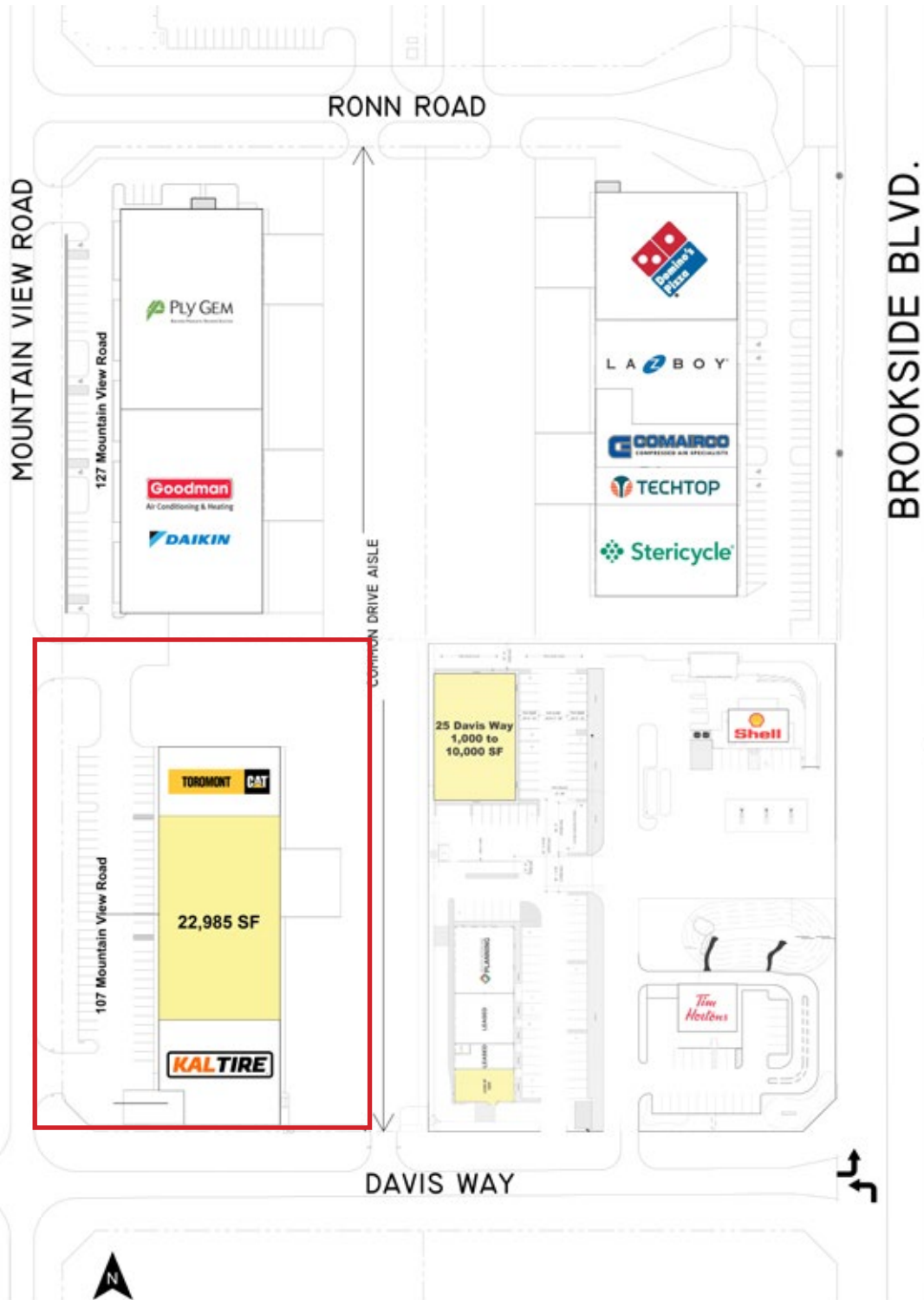


**SIGNAGE  
OPPORTUNITIES**

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## SITE PLAN



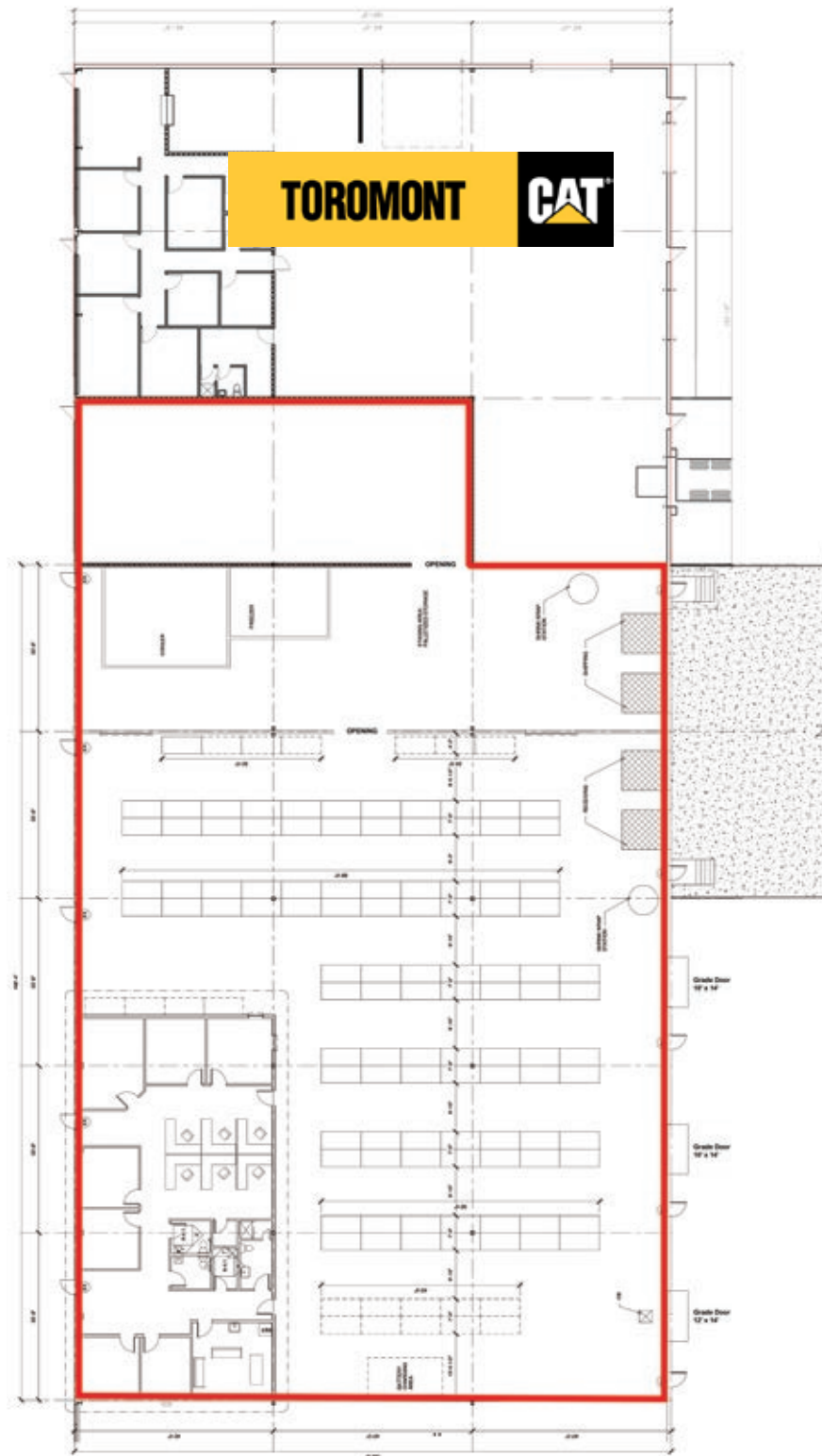
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## FLOOR PLAN



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## PROPERTY SUMMARY

Available for Lease	Office: 2,850 SF Warehouse: 24,045 SF <b>Total: 22,895 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**



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