

FOR LEASE

Office Space Available in CentrePort Canada

123 Wheatfield Road, RM of Rosser, Manitoba



**CLOSE TO
TRANSPORTATION
ROUTES**



**EXCELLENT
FRONTAGE**



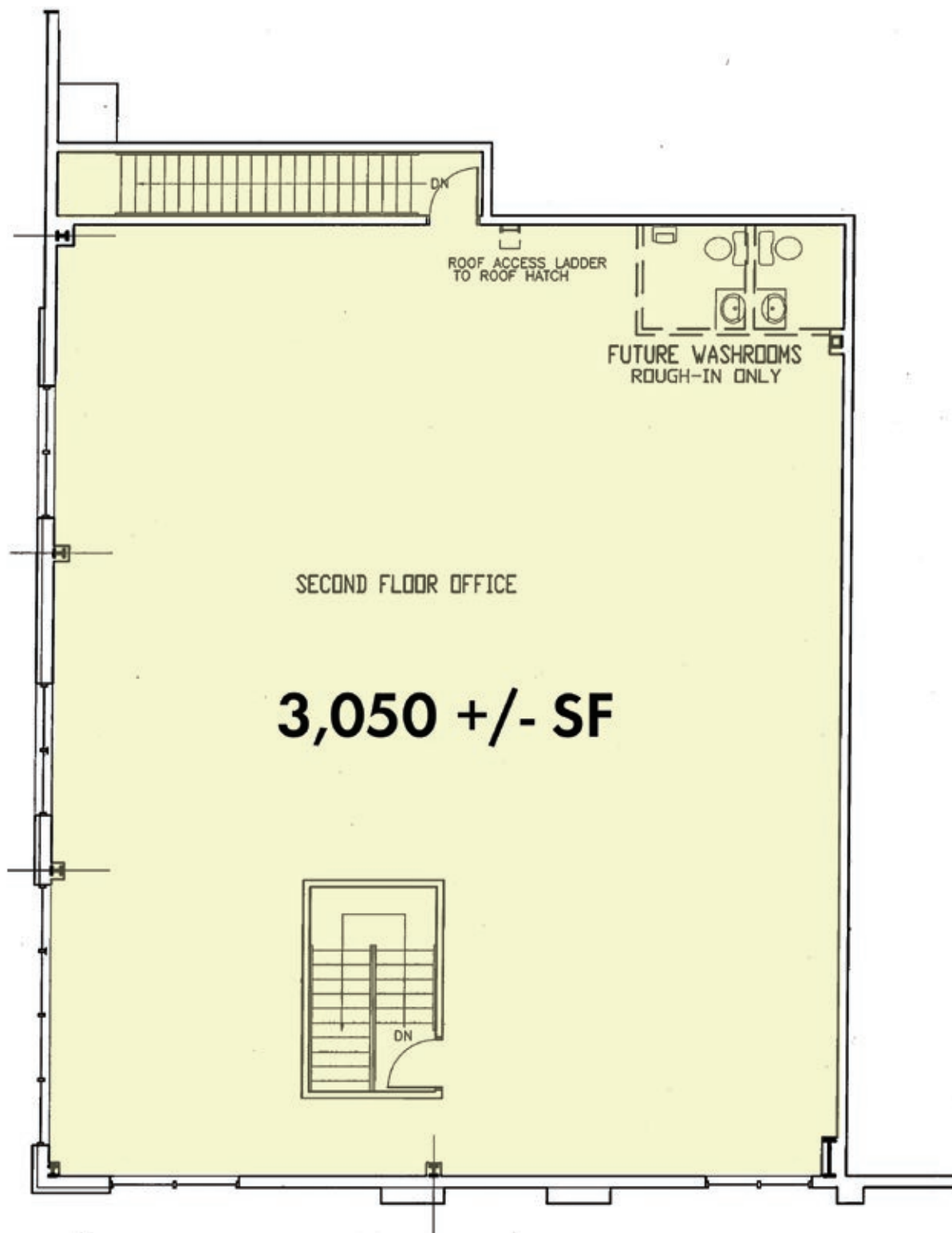
**SIGNAGE
OPPORTUNITIES**

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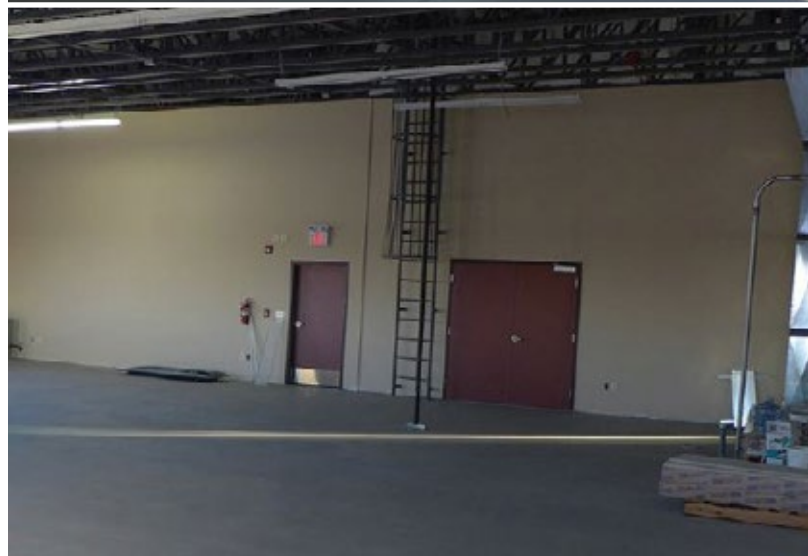
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PROPERTY SUMMARY

Second Floor Space	3,050 +/- SF
Net Lease Rent	\$8.95/SF
Additional Rent (est.)	TBD
Zoning	I2 - Industrial General
Parking	Ample On-Site

FEATURES

- New 2nd floor office space.
- Great natural light.
- Private entrance.
- TI available.
- Great signage opportunities.
- Close to all major trucking firms.
- Ideal for transport, accounting, logistic and industrial firms.
- No City of Winnipeg business taxes.
- Located in CentrePort Canada, with direct access to CentrePort Canada Way and Route 90.
- Borders City of Winnipeg.
- Join great tenants:
 - Tim Hortons
 - Arctic Beverages
 - Goodman HVAC Canada
 - FedEx Freight
 - SMS Equipment/Komatsu
 - United Rentals
 - PlyGem Mitten Vinyl
 - Daikin-HVAC
 - and many more!



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BrookPort Business Park (Phase 1 & 2)

FOR MORE INFORMATION, PLEASE CONTACT:

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Shindico

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