

# FOR LEASE

State-of-the-Art Multi-Tenant Industrial Building

Unit 1, 19 Ronn Road, RM of Rosser, Manitoba

 **BROOKSIDE**  
Business Park

**Olexa**

## INDUSTRIAL STRENGTH



**MINUTES FROM**  
INTERNATIONAL  
AIRPORT



**CLOSE TO**  
TRANSPORTATION  
ROUTES



**CLASS A**  
INDUSTRIAL



**BROOKSIDE**  
BOULEVARD  
FRONTAGE



**CLEAR CEILING**  
HEIGHT  
UP TO 28'

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## PROPERTY HIGHLIGHTS

- Strategically located in the R.M. of Rosser within CentrePort Canada - the country's only inland port which offers companies unparalleled access to tri-modal transportation and Foreign Trade Zone benefits.
- No City of Winnipeg business taxes.
- Direct access to Brookside Boulevard (Route 90) & CentrePort Canada Way, in close proximity to the Winnipeg James Armstrong Richardson International Airport.
- Excellent exposure to Brookside Boulevard (Route 90).
- Zoned I2 - Industrial General.
- Fully sprinklered.
- Join national and international tenants in a professionally managed Business Park.

INDUSTRIAL STRENGTH

Shindico

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## UNIT 1 PROPERTY SUMMARY

Available for Lease	Office: +/- 750 SF
	Warehouse: +/- 22,700 SF
	<b>Total: +/- 23,450 SF</b>
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Net Rent	\$12.95/SF
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Property Taxes (2025 est.)	\$1.87/SF
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CAM* (2025 est.)	\$1.29/SF

## FEATURES

- Located in CentrePort Canada with direct access to CentrePort Canada Way and Route 90, bordering City of Winnipeg
- No City of Winnipeg business taxes
- 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!



## UNIT 1 PROPERTY DETAILS

Ceiling Height	28' Clear Clear height under joists
Dock Doors	6 - 8' x 10' full vertical lift with dock seals & adjustable head curtain Hydraulically operated, 6x7 deck, lock leverlars 30,000 lb. capacity
Grade Doors	2 - 12' x 14'
Compound (Fenced & Paved)	+- 10,000 SF
Typical Grid	(South Bay) 40' x 50' 48' x 50'
Year of Construction	2019
Building Size	83,500 +/- SF
Site Size	5 Acres
Building Structure:	
Floor Structure	8" (thick reinforced concrete floors)
Walls	IMP Panels, R22
Roof	EPDM, R35
Warehouse Heating	Sealed combustion gas-fire unit heater for warehouse
Zoning	I2 - Industrial General
Parking	Ample staff & customer
Lighting	High Bay LED
Bay Depth	175'
Truck Court Depth	140'
Building Power	3-Phase - 347/600 Volt Service (1200 Amps)

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## BUILDING PLAN



# INDUSTRIAL STRENGTH

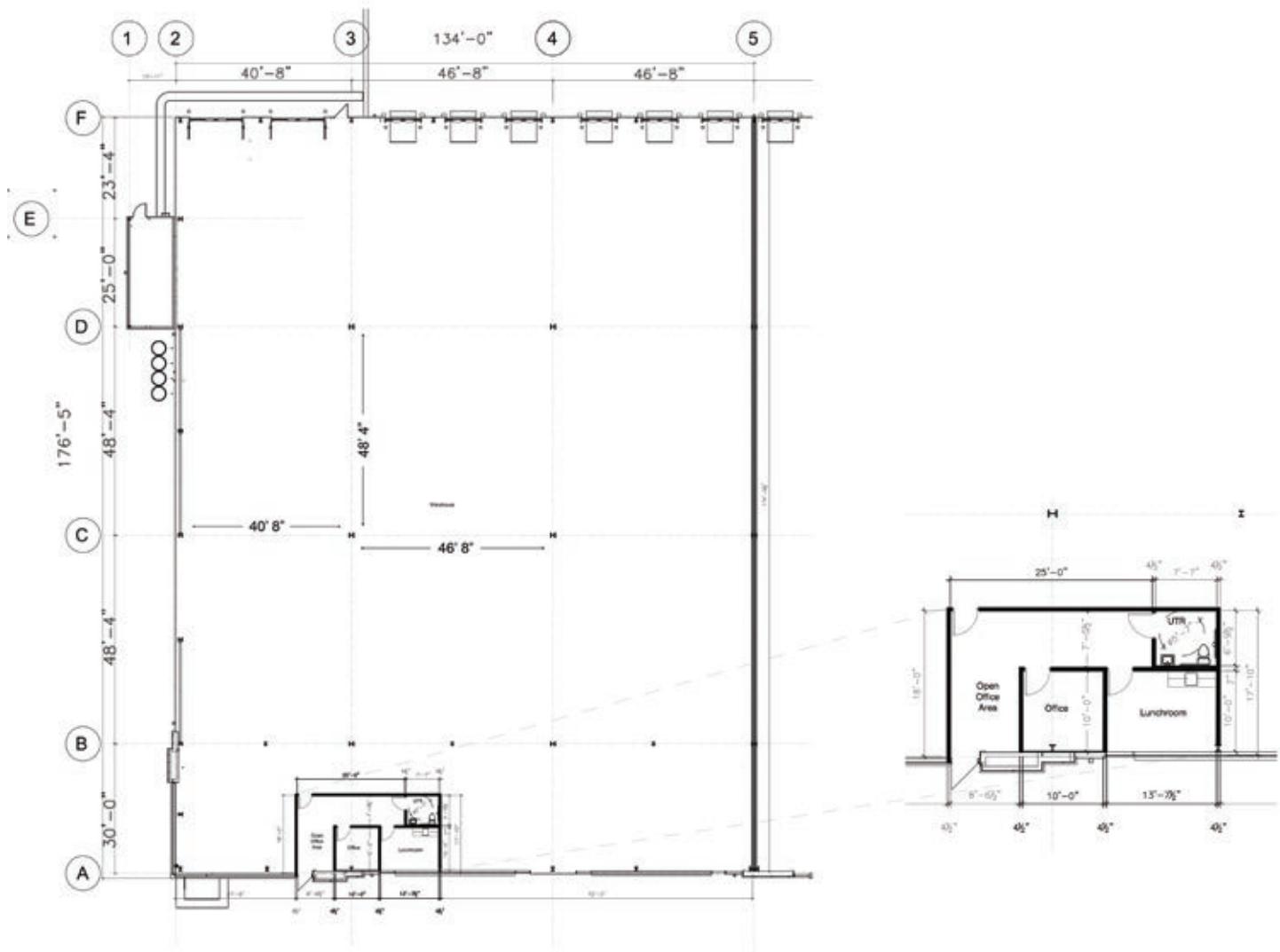
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## FLOOR PLAN



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#### Route from Subject Lands

		Distance (km.)	Drive Time
1	North Perimeter Highway (Hwy 100) & Rte 90	5	5 min
2	Winnipeg Richardson International Airport	8.2	12 min
3	Downtown Winnipeg	12.3	22 min
4	West Perimeter Highway (Hwy 100) & Trans-Canada Highway West (Hwy 1)	15.7	15 min
5	South Perimeter Highway (Hwy 100) & Hwy 75	39	30 min
6	East Perimeter Highway (Hwy 1)	35	26 min

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Brookside Boulevard / Route 90

FOR MORE INFORMATION, PLEASE CONTACT:

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**Shindico**  
*Succeeding by Helping Others Succeed*



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INTERNATIONAL