

FOR LEASE



olexa

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

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

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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BROOKSIDE
Business Park

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



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.

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UNIT 1 PROPERTY SUMMARY

Available for Lease Office: +/- 750 SF
Warehouse: +/- 22,700 SF
Total: +/- 23,450 SF

Net Rent \$12.95/SF

Property Taxes (2026 est.) \$1.91/SF

CAM* (2025 est.) \$1.39/SF

*Plus management fee

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 leverlers 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 +/- 83,729 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



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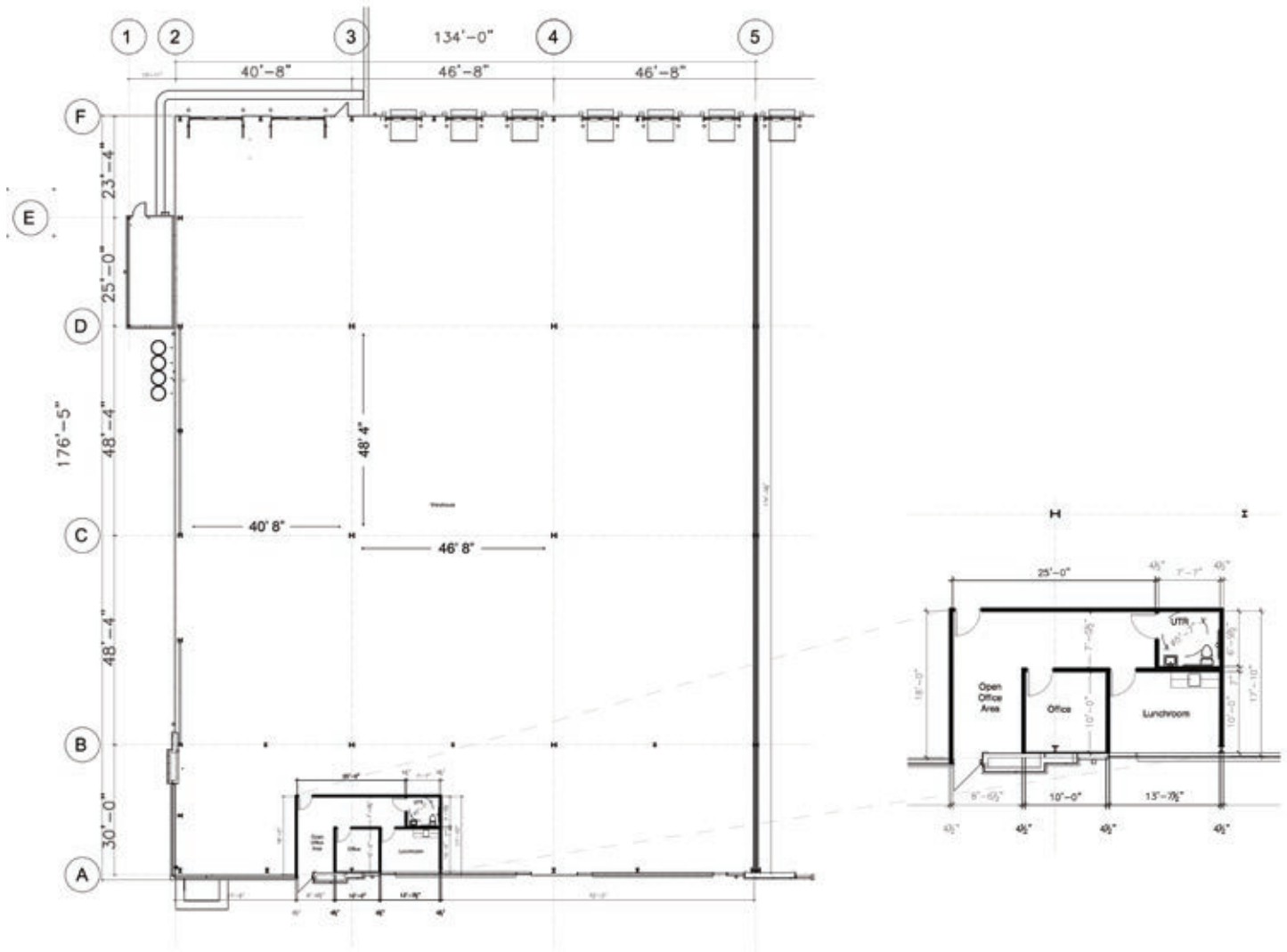
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FLOOR PLAN



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BROOKSIDE
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Route from Subject Lands

		Distance (km.)	Drive Time
1	North Perimeter Highway (Hwy 100) & Rte 40	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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