

FOR LEASE

Cross Dock Facility in Northwest Winnipeg

2575 Inkster Boulevard, RM of Rosser, Manitoba



MINUTES FROM
INTERNATIONAL
AIRPORT



CLOSE TO
TRANSPORTATION
ROUTES



+/- 8.09
ACRES
LAND SIZE



18,135 SF
28 DOCK LEVEL
DOORS

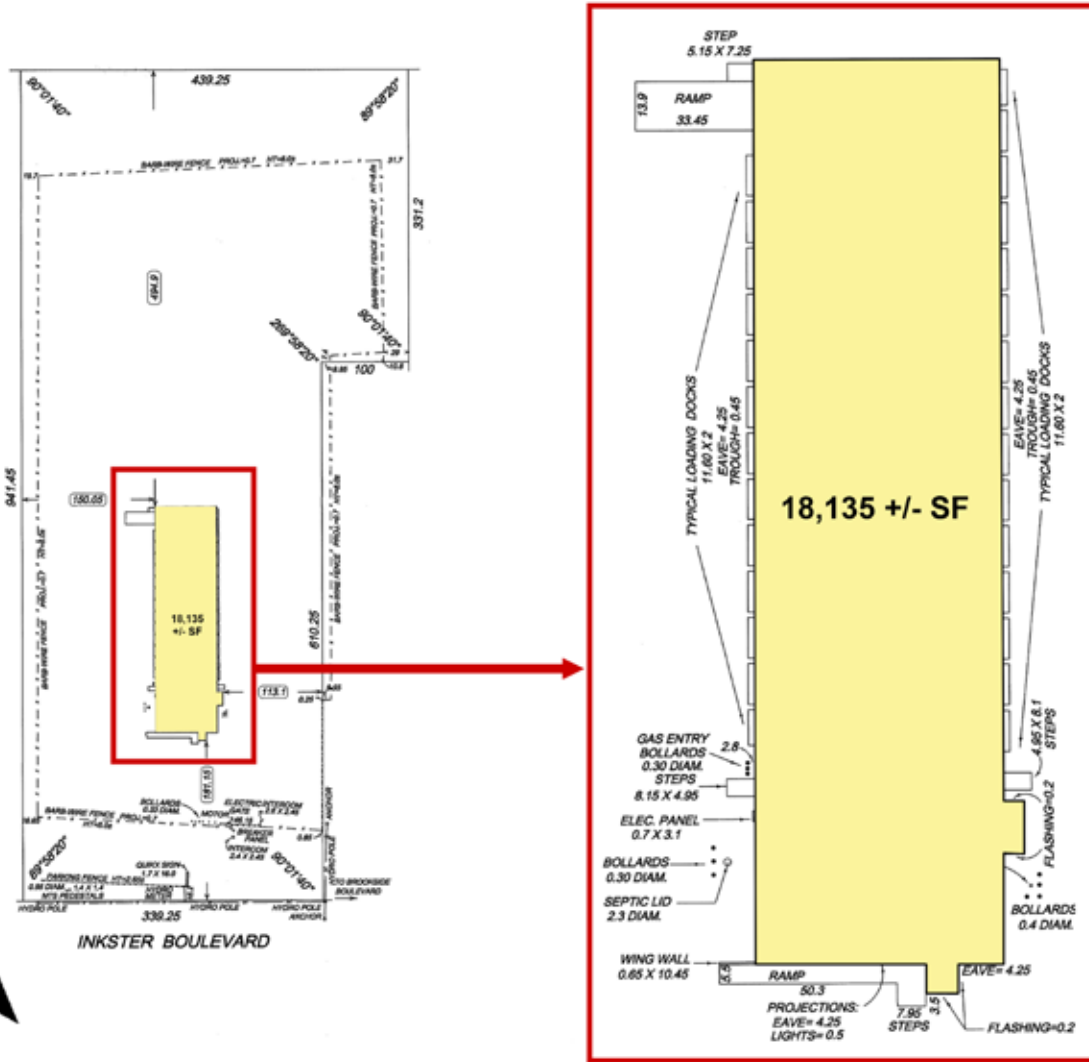
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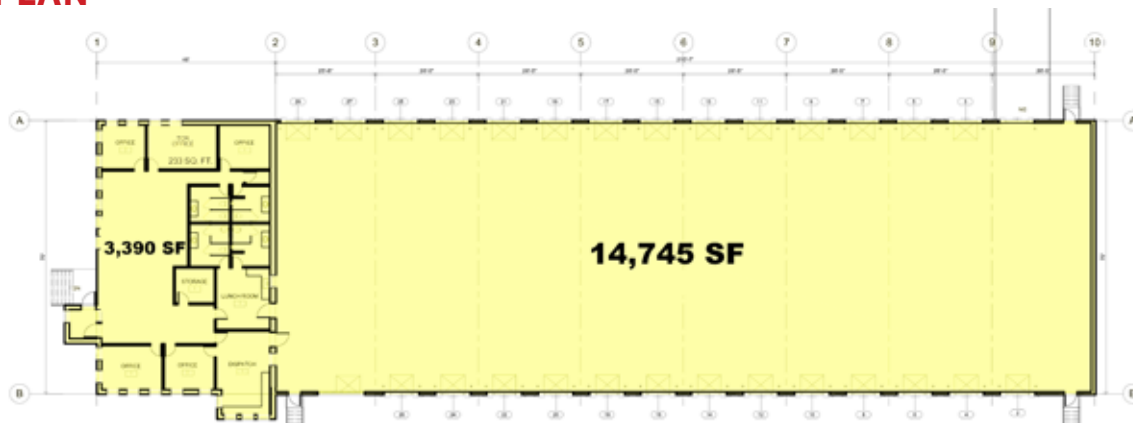
FOR LEASE - CROSS DOCK FACILITY

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SITE PLAN



FLOOR PLAN



204.474.2000

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PROPERTY SUMMARY

Building Area	Warehouse: 14,745 SF Office: <u>3,390 SF</u> Total: 18,135 SF
Lot Size	8.09 +/- Acres
Compound Area	2.50 +/- Acres
Net Lease Rate	\$19.95/SF
Availability	June 1, 2025
Property Taxes (2024)	\$45,510.96 (\$2.51/SF)
Loading	28 Dock with Levellers 1 Grade Level
Zoning	I2 - Industrial General

FEATURES

- Existing cross dock facility with large compound/trailer parking.
- No City of Winnipeg business taxes.
- Gated yard with truck & trailer parking available.
- Gas fired radiant heat in Warehouse.
- Fully serviced with municipal water and waste services.
- Located in the R.M. of Rosser within CentrePort Canada - North America's new 20,000-acre inland port.
- Close proximity to Winnipeg James Armstrong Richardson International Airport, the Perimeter Highway, Brookside Boulevard and CentrePort Canada Way.
- Situated in the northwest quadrant of Winnipeg where the highest demand for industrial space is concentrated.
- Minutes away from Brookside Business Park, BrookPort Business Park & Brookside Industrial Park.



Truck & Trailer Parking



Loading

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FOR MORE INFORMATION, PLEASE CONTACT:

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