

# FOR SUBLEASE

Office/Industrial Cross Dock Facility in Northwest Winnipeg

2575 Inkster Boulevard, RM of Rosser, Manitoba



**MINUTES FROM  
INTERNATIONAL  
AIRPORT**



**CLOSE TO  
TRANSPORTATION  
ROUTES**



**COMPOUND  
SPACE  
AVAILABLE**



**SIGNAGE  
OPPORTUNITIES**

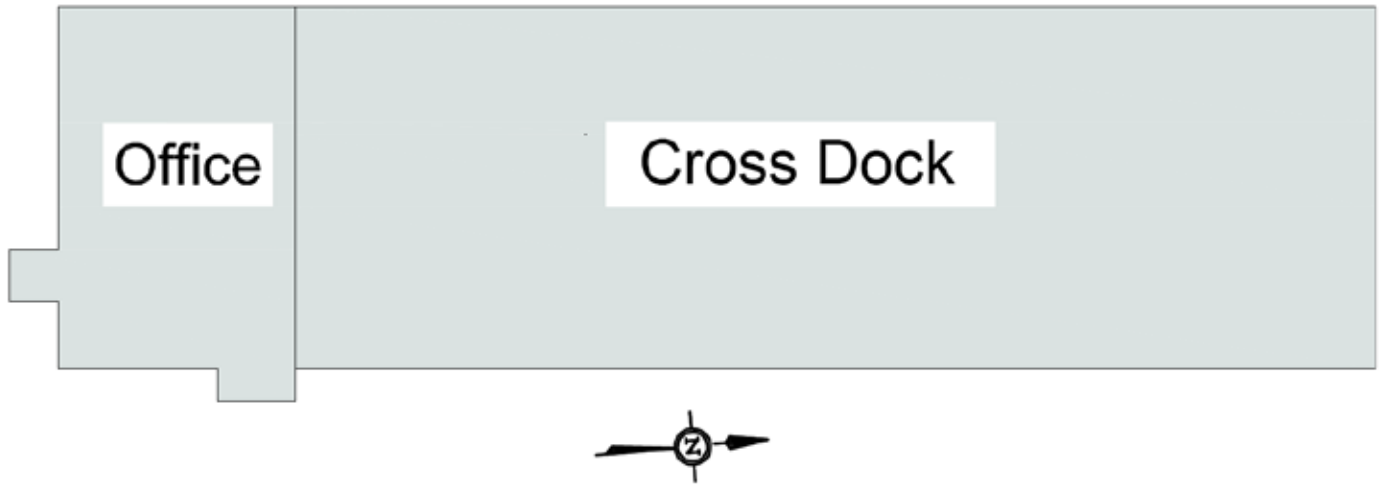
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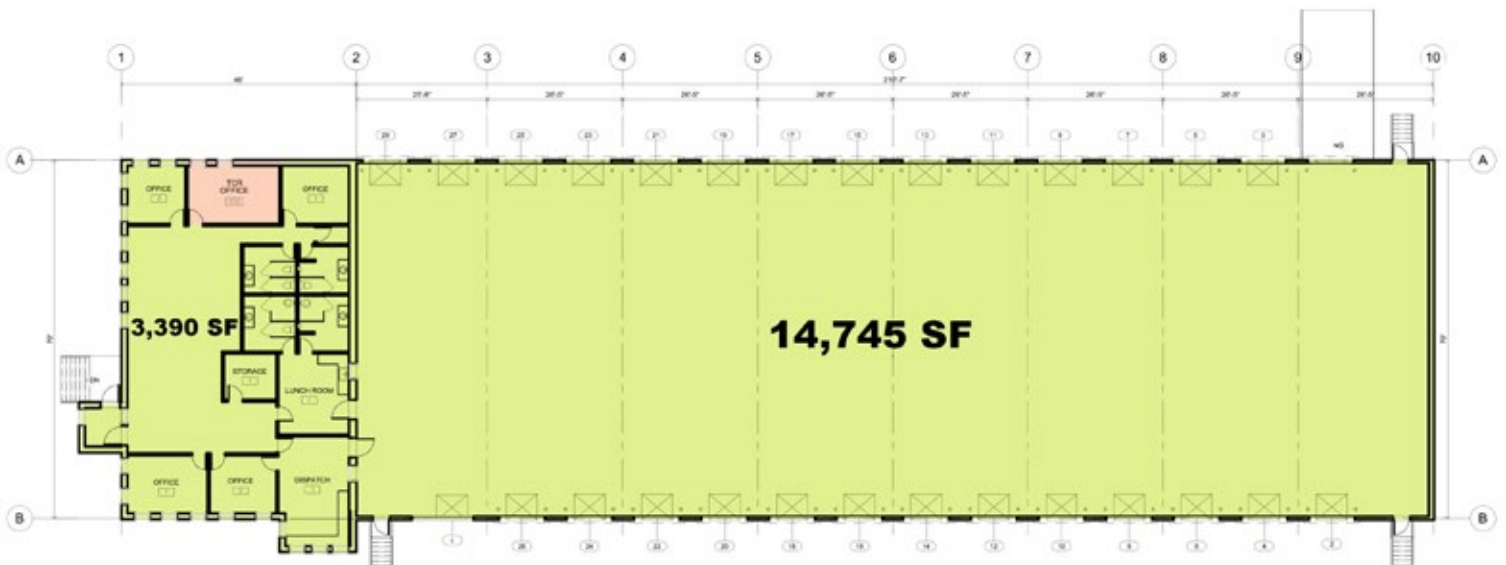
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## SITE PLAN



## FLOOR PLAN



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## PROPERTY SUMMARY

Building Area	Warehouse: 14,745 SF Office: <u>3,390 SF</u> <b>Total: 18,135 SF</b>
Lot Size	8.09 +/- Acres
Compound Area	2.47 +/- Acres
Sublease Rate	Oct 1/18 - Sept 30/21: \$7.09/SF Oct 1/21 - Dec 31/21: \$7.30/SF
Head Lease Expiry	December 31, 2021
Property Taxes (2019)	\$44,377.71
Loading	29 Dock with Levellers 1 Grade Level
Zoning	I2 - Industrial General

## FEATURES

- Gated yard with security cameras.
- Existing cross dock facility with large compound.
- No City of Winnipeg business taxes.
- Truck and trailer parking available.
- Gas fired radiant heat in Warehouse.
- Property is serviced by well water and a holding tank.
- 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.
- Close proximity to Winnipeg James Armstrong Richardson International Airport, the Perimeter Highway, Brookside Boulevard and CentrePort Canada Way.
- Located 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.



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FOR MORE INFORMATION, PLEASE CONTACT:

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