

FOR LEASE



Join CentrePort's Mixed-Use Industrial Park

Unit 4 - 107 Mountain View Road, RM of Rosser, Manitoba



**CLOSE TO
TRANSPORTATION
ROUTES**



**EXCELLENT
FRONTAGE**



**SIGNAGE
OPPORTUNITIES**



**I2
ZONING**



**6,586 SF
INDUSTRIAL
SPACE**

FOR LEASE

Unit 4 - 107 Mountain View Road, RM of Rosser, Manitoba

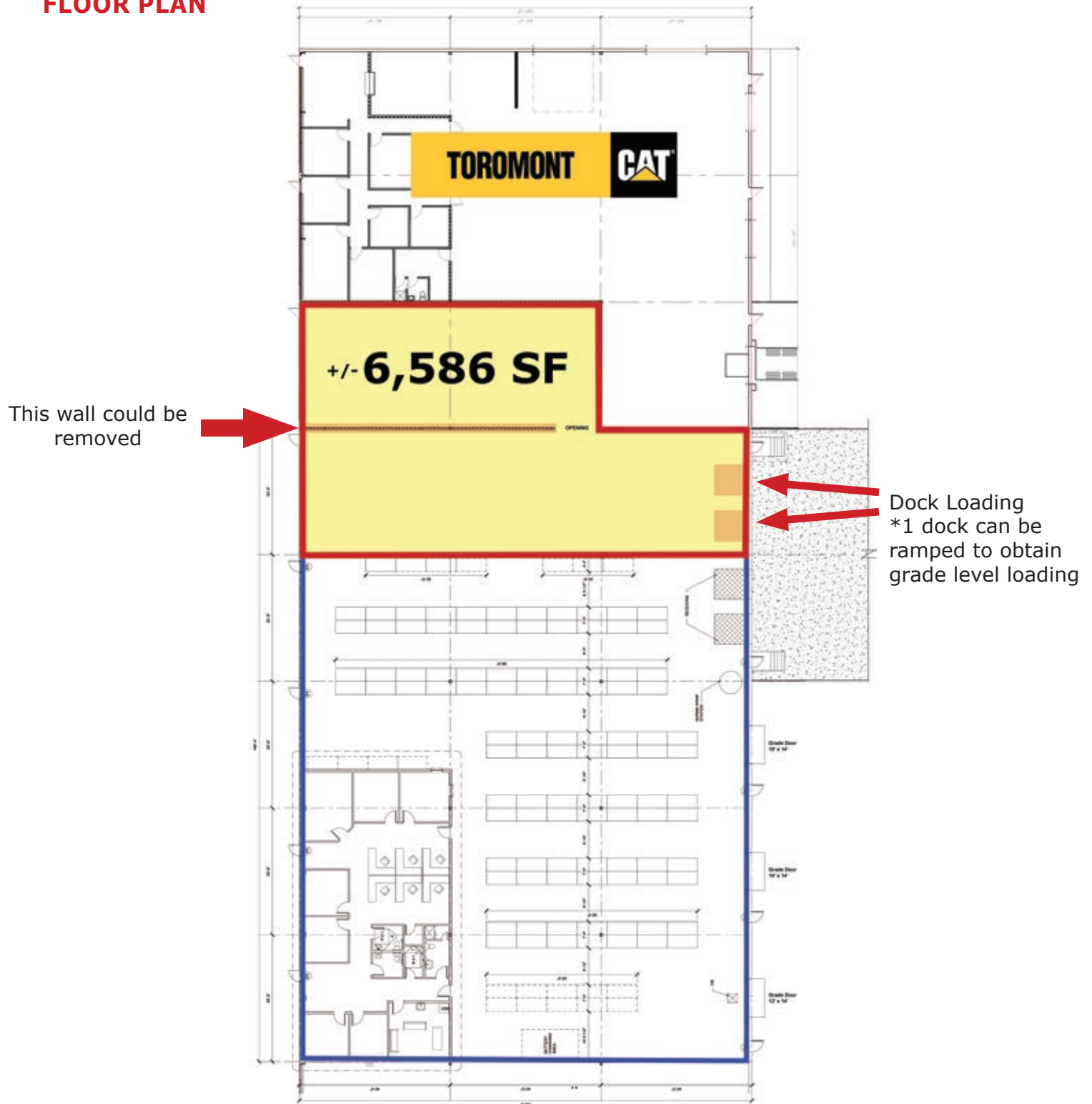
SITE PLAN



FOR LEASE

Unit 4 - 107 Mountain View Road, RM of Rosser, Manitoba

FLOOR PLAN



FOR LEASE



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PROPERTY SUMMARY

Available for Lease	6,586 SF
Ceiling Height	24' Clear
Dock Doors	2
Year of Construction	2014
Building Size	44,000 +/- SF
Site Size	4.02 Acres
Typical Grid	33'8" x 40'
Net Rent	\$13.95/SF
Property Taxes (2025 est.)	\$1.79/SF
CAM* (2025 est.)	\$1.94/SF
Zoning	I2 - Industrial General
Parking	Ample Electrified
Lighting	T-5
Floor	6" Reinforced Concrete
Roof	R-25, 45 Mil EPDM
Bay Depth	120'
Truck Court	140'
Power	3-Phase - 347/600 Volt Service (800 Amps)
Front	4" Thick Insulated Metal Panels & Storefront Aluminum Framing
Walls	Rear & Side - 9" Thick Insulated Precast Concrete

*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
- 3-Phase electrical, natural gas and high speed internet available
- 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!



204.474.2000

Shindico

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BROOKSIDE BUSINESS PARK

- FedEx
- United Rentals
- KAL TIRE
- Ply GEM
- TONDMONT CAT
- Stericycle
- Goodman Air Conditioning & Heating
- SMS EQUIPMENT
- KOMATSU
- Hall
- Shred-it
- LABOY
- COMAIRCO
- TECHTOP
- COMET
- KÜHN-NAGEL
- Fairview
- THE HOSKING GROUP
- LOWRY
- Oil Mart

BROOKPORT BUSINESS PARK

- Merit Functional Foods
- Nutrien Ag Solutions
- EMCO WATERWORKS
- CADIX
- WATER RIVER

FOR MORE INFORMATION, PLEASE CONTACT:

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Succeeding by Helping Others Succeed



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