

# FOR LEASE

Coming to Market - 24,000 SF - 100,000 SF Multi-Tenant Industrial

**AVAAL Business Park** - 148 & 160 Wheatfield Rd & 64 Bryan Bay, RM of Rosser, MB

## INDUSTRIAL STRENGTH



*Concept Rendering*



**MINUTES FROM  
INTERNATIONAL  
AIRPORT**



**COMPOUND  
SPACE**



**FULLY  
SERVICED**



**CLOSE TO  
TRANSPORTATION  
ROUTES**

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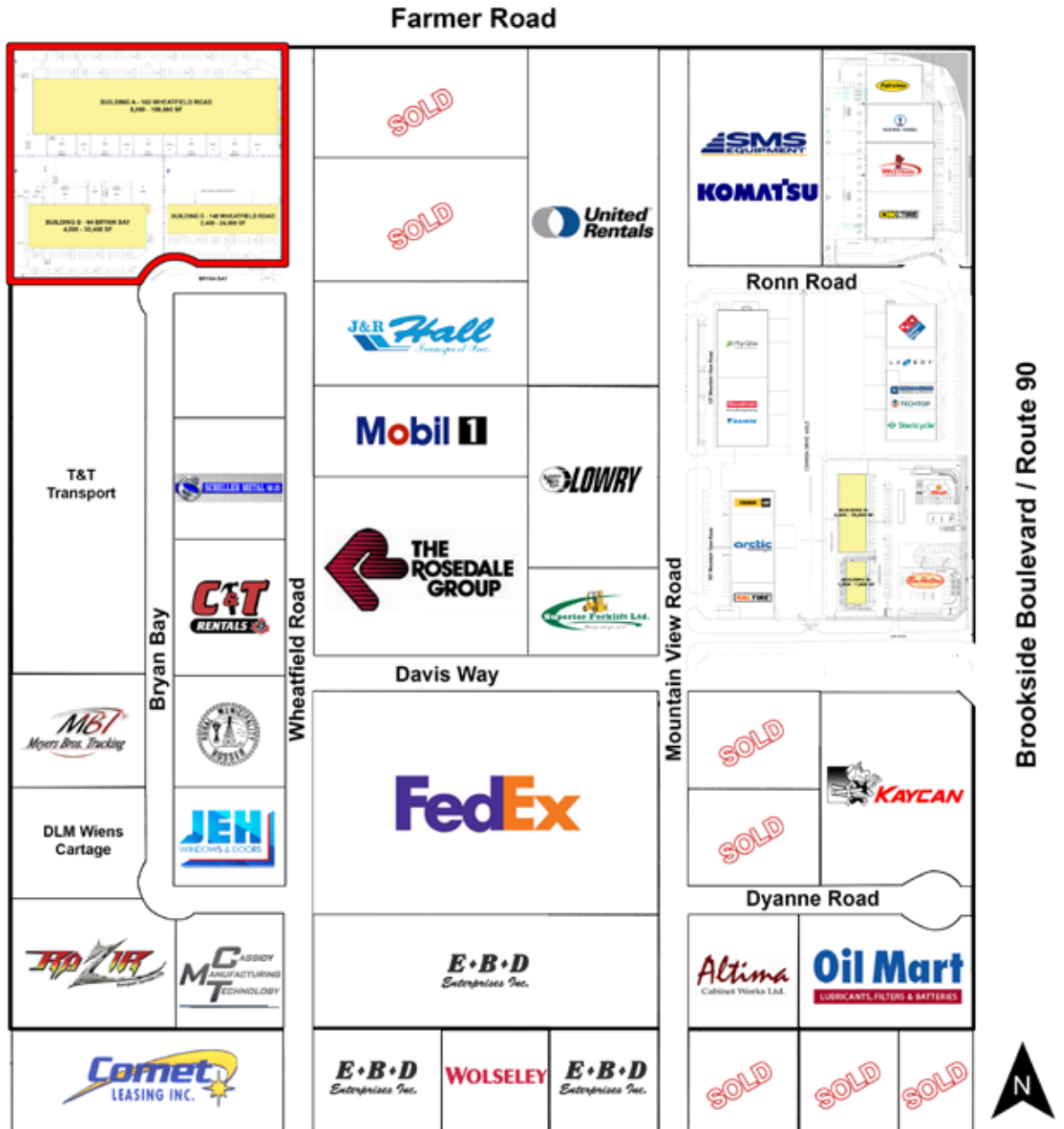
**AVAAL** *Shindico*

# FOR LEASE

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## SITE PLAN

**AVAAL  
BUSINESS PARK**



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**AVAAL Business Park - 148 & 160 Wheatfield Rd & 64 Bryan Bay, RM of Rosser, MB**

## PROPERTY SUMMARY

### Available:

160 Wheatfield Road - 100,000 +/- SF  
64 Bryan Bay - 38,400 +/- SF  
148 Wheatfield Road - 24,000 +/- SF

Lease Rate TBD

CAM (est. 2021) \$3.50/SF  
plus management fee

Proposed Bay Sizes 2,000 to 5,830 +/- SF

Land Size All Parcels - 10.23 +/- Acres

Ceiling Height 24' - 32'

Loading Dock & Grade

### Utilities:

- Separately Metered Electricity & Natural Gas
- Municipal Service for Water & Sanitation

Parking Ample Staff & Tenant Parking

Zoning I2 - Industrial

## AVAAL BUSINESS PARK HIGHLIGHTS

- Brand new state-of-the-art multi-tenant industrial building with build-to-suit options available.
- Fully sprinklered.
- Professionally managed.
- Fully serviced (asphalt roads, water, sewer, hydro, gas, high speed internet/phone).
- Heavy duty gravel in truck maneuvering areas.
- Farmer Road to Wheatfield Road will be paved in 2021.
- Commercial duty asphalt paving in automobile parking areas.
- Tenant fit-ups slated for Q1 2022.
- Strategically in the R.M. of Rosser within CentrePort Canada - North America's new 20,000-acre inland port.
- Located adjacent to Brookside Business Park with exposure to Farmer Road, Wheatfield Road & Bryan Bay.
- No City of Winnipeg business taxes.
- Excellent access to Brookside Boulevard (Route 90) & CentrePort Canada Way, in close proximity to the Winnipeg James Armstrong Richardson International Airport.

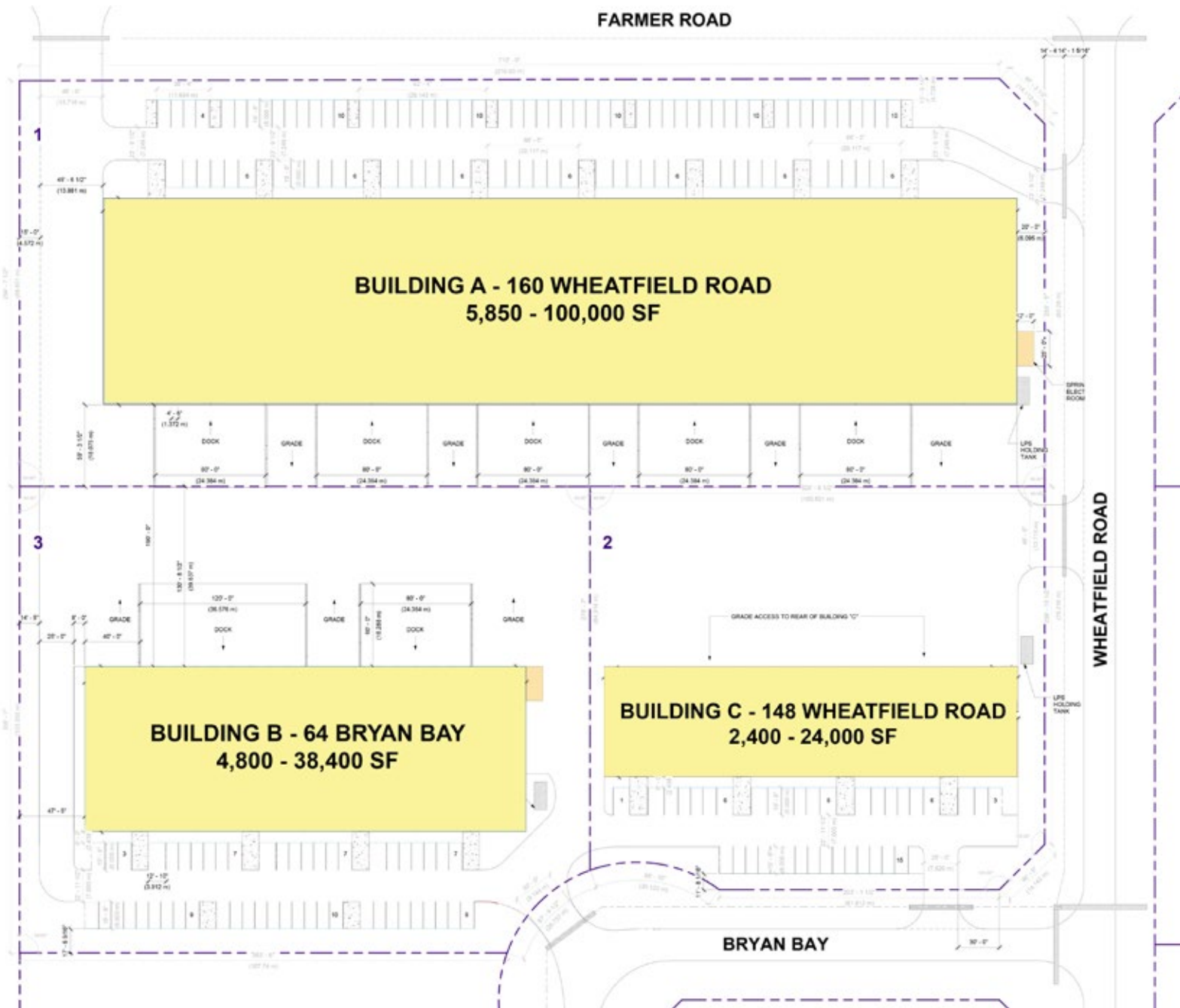


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## OVERALL SITE PLAN

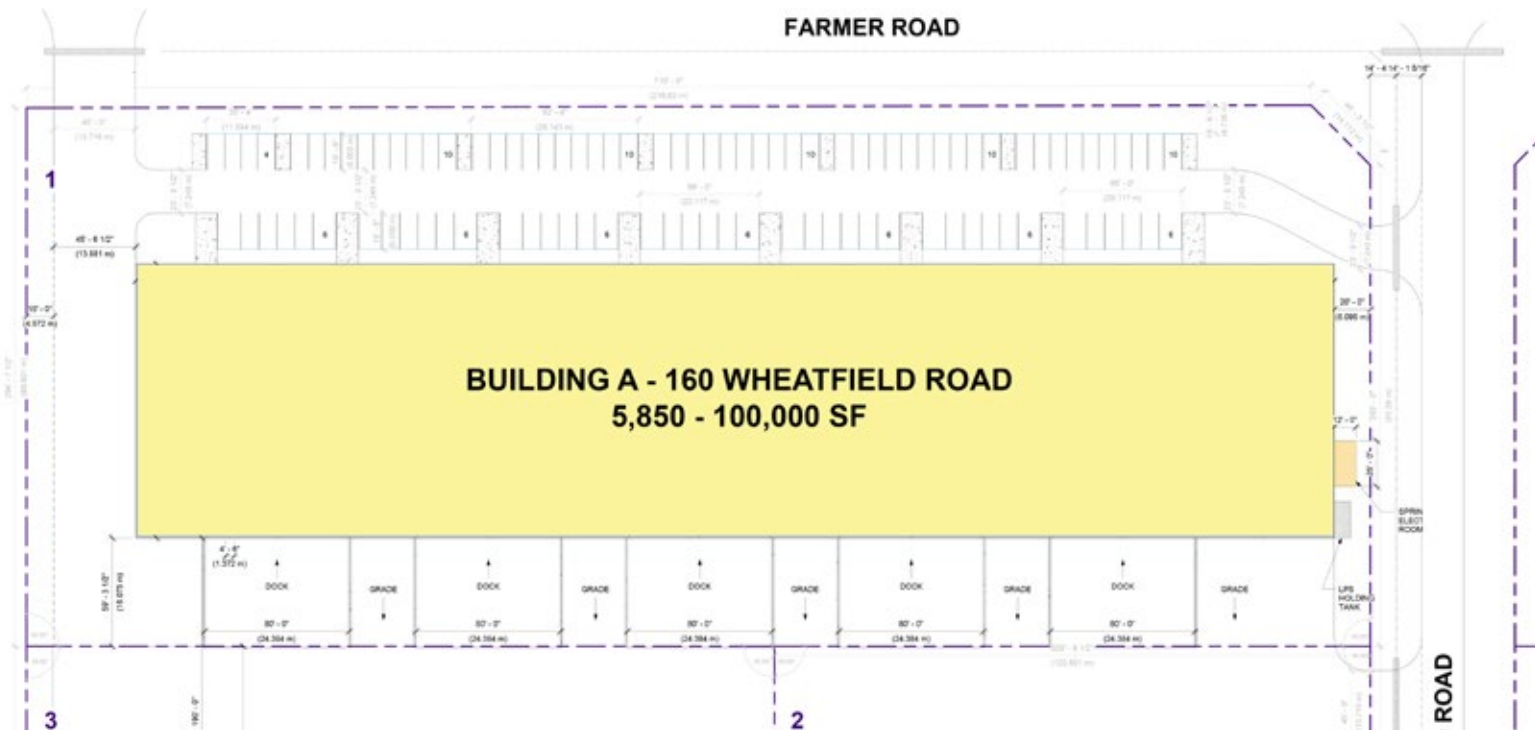


INDUSTRIAL STRENGTH

AVAAL<sup>TM</sup> Shindico

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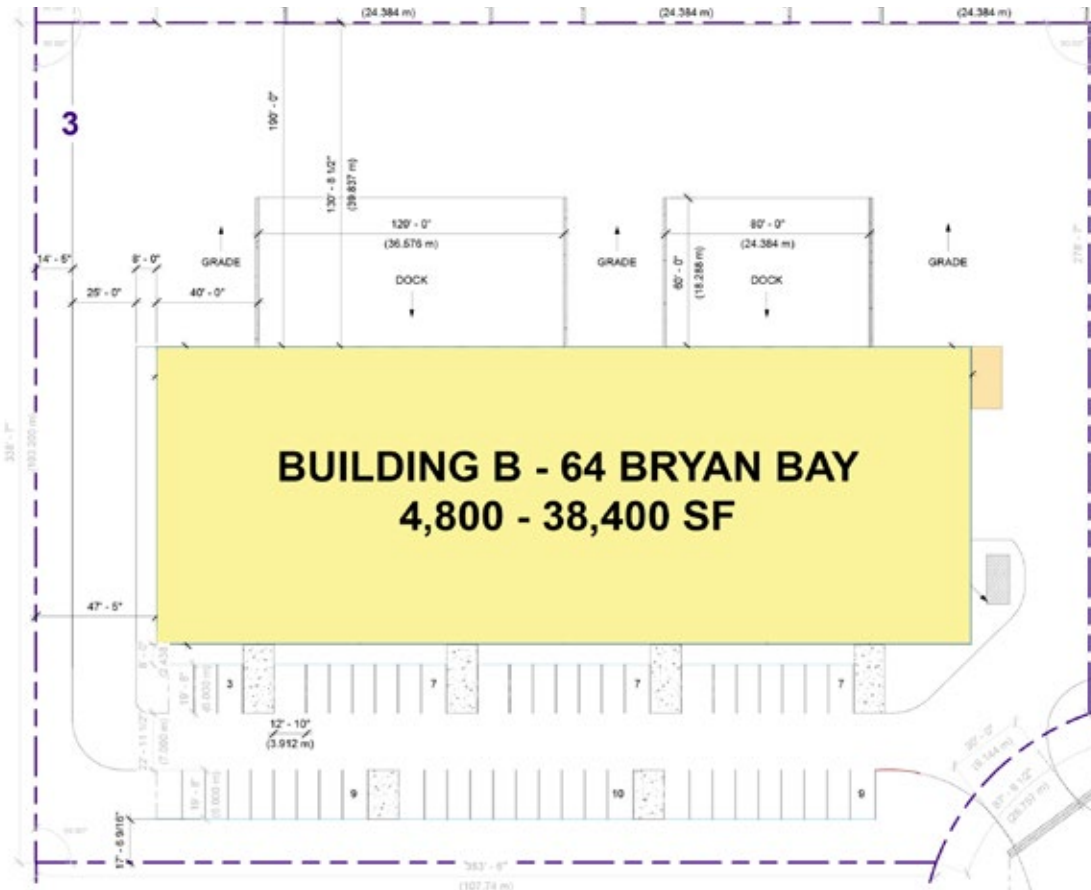


## BUILDING A - 160 WHEATFIELD ROAD SPECIFICATIONS

Building Size	100,000 +/- SF
Proposed Bay Sizes	5,850 +/- SF (39' x 150')
Ceiling Height	28' - 32' Clear
Dock Doors	Full vertical lift with dock seals Hydraulically operated dock leveler
Grade Doors	Overhead door
Floors	7" reinforced concrete floors throughout
Power	1000A, 347/600V 3-Phase
Fire Protection	ESFR sprinkler system for Class I-IV commodities and Group A plastics Code compliant fire alarm system
Paving	Heavy duty paving in truck manoeuvring areas Commercial duty asphalt paving in automotive parking areas

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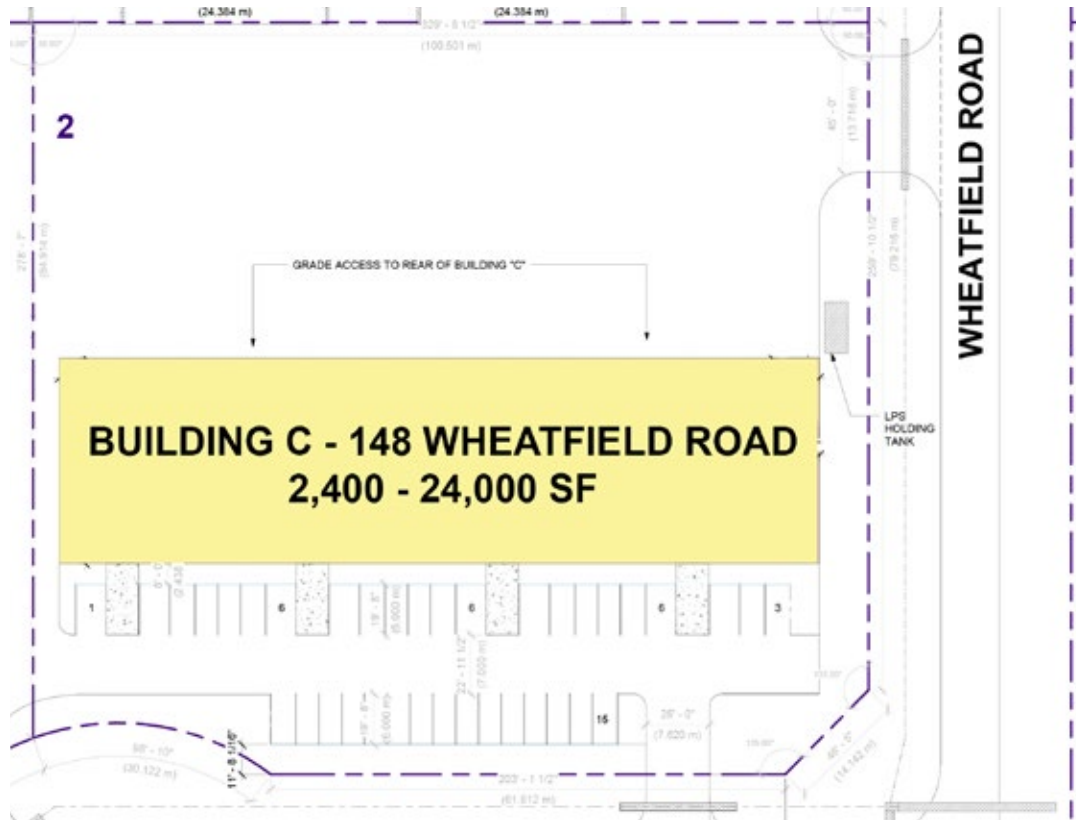


## BUILDING B - 64 BRYAN BAY SPECIFICATIONS

Building Size	38,400 +/- SF
Proposed Bay Sizes	4,800 +/- SF (40' x 110')
Ceiling Height	28' Clear
Dock Doors	Available
Grade Doors	Available
Floors	Reinforced concrete floors throughout
Warehouse Heating	Sealed combustion gas fired unit heaters
Fire Protection	ESFR sprinkler system for Class I-IV commodities and Group A plastics Code compliant fire alarm system
Paving	Heavy duty paving in truck manoeuvring areas Commercial duty asphalt paving in automotive parking areas

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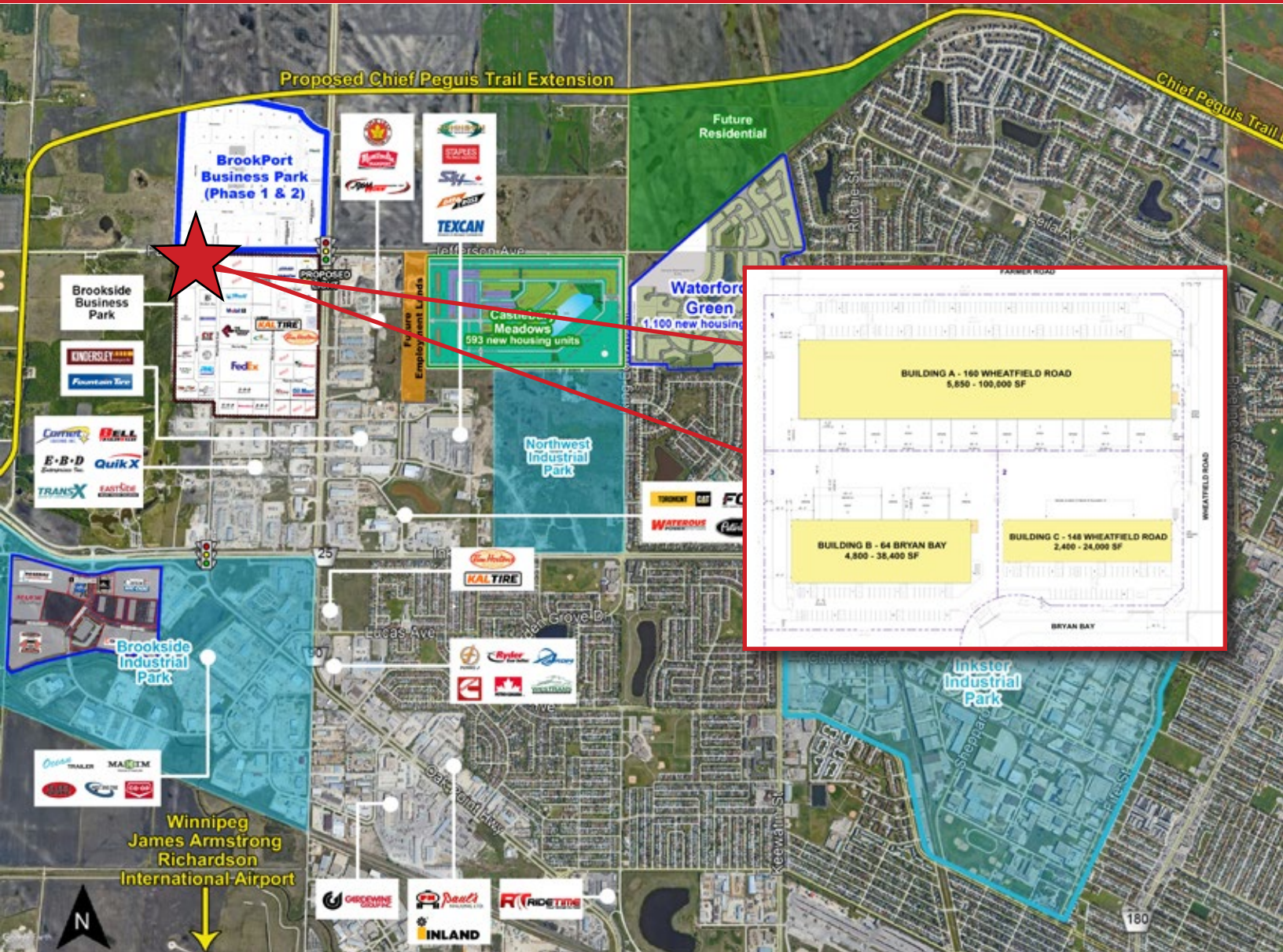


## BUILDING C - 148 WHEATFIELD ROAD SPECIFICATIONS

Building Size	24,000 +/- SF
Proposed Bay Sizes	2,000 +/- SF (25' x 80')
Frontage	Facing Bryan Bay
Ceiling Height	24' Clear
Grade Doors	1 Door Per Unit
Floors	6" reinforced concrete floors throughout
Warehouse Heating	Sealed combustion gas fired unit heaters
Fire Protection	ESFR sprinkler system for Class I-IV commodities and Group A plastics Code compliant fire alarm system
Paving	Heavy duty paving in truck manoeuvring areas Commercial duty asphalt paving in automotive parking areas

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