

# FOR LEASE

Pre-Leasing! 3,000 - 80,000 +/- SF Industrial Space

Vervain Drive, RM of Rosser, Manitoba, BrookPort Business Park

## INDUSTRIAL STRENGTH



*Concept Rendering*



**MINUTES FROM  
INTERNATIONAL  
AIRPORT**



**CLOSE TO  
TRANSPORTATION  
ROUTES**



**BUILDING  
SIGNAGE**

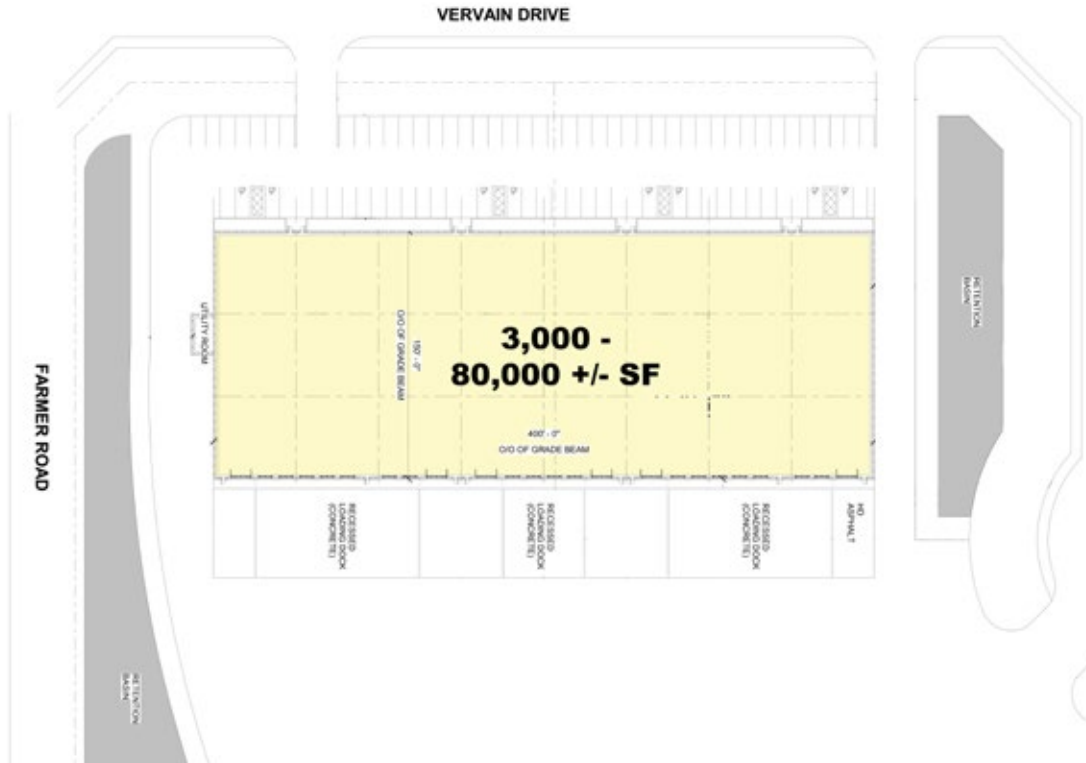
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**Shindico**

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## BUILDING PLAN



## SITE PLAN



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## PROPERTY SUMMARY

Available	3,000 - 80,000 +/- SF
Lease Rate	TBD
CAM (est. 2020)	\$3.50/SF
Building Size	80,000 +/- SF
Land Size	16 +/- Acres
Ceiling Height	28' Clear
Loading	Dock Grade
Floor Structure	6" thick reinforced concrete floors throughout
Zoning	I2 - Industrial

## 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.
- Excellent access to Brookside Boulevard (Route 90) & CentrePort Canada Way, in close proximity to the Winnipeg James Armstrong Richardson International Airport.
- Brand new state-of-the-art multi-tenant industrial building.
- Fully sprinklered.
- Professionally managed.
- Fully serviced (asphalt roads, water, sewer, hydro, gas, high speed internet/phone).
- Heavy duty gravel in truck maneuvering areas.
- Commercial duty asphalt paving in automobile parking areas.
- Tenant fit-ups slated for Fall 2020.



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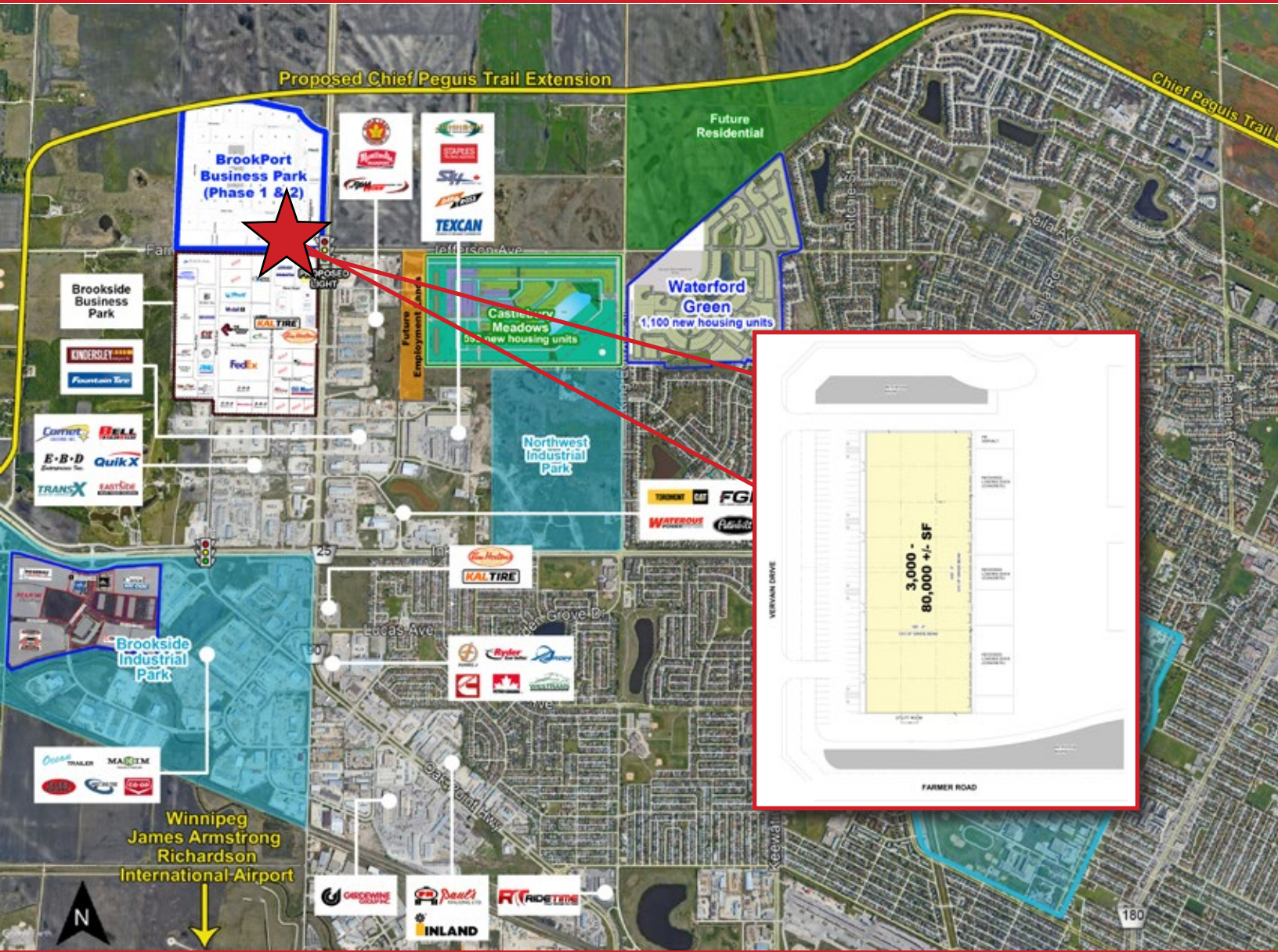
## DRIVE TIMES FROM VERVAIN DRIVE



Route from Subject Lands	Distance (km.)	Drive Time
<b>1</b> North Perimeter Highway (Hwy 100) & Rte 90	3.7	3 min
<b>2</b> East Perimeter Highway (Hwy 100) & Trans-Canada Highway East (Hwy 1)	37.1	26 min
<b>3</b> South Perimeter Highway (Hwy 100) & Hwy 75	39.3	29 min
<b>4</b> West Perimeter Highway (Hwy 100) & Trans-Canada Highway West (Hwy 1)	16.1	15 min
<b>5</b> Winnipeg Richardson International Airport	10	9 min
<b>6</b> Downtown (Portage Ave & Main St)	12	23 min
<b>7</b> Lagimodiere Boulevard (Hwy 59) & Regent Avenue West	25.5	21 min
U.S. Border Crossing via Hwy 75	117	1 hr 24 min
U.S. Border Crossing via Hwy 59	140	1 hr 31 min
Brandon, Manitoba	215	2 hr 14 min

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FOR MORE INFORMATION, PLEASE CONTACT:

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 Succeeding by Helping Others Succeed



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