



**STEELE BUSINESS  
PARK**

**3129 RED FIFE ROAD**

**BRAND NEW STATE-OF-THE-ART  
INDUSTRIAL SPACE IN CENTREPORT**



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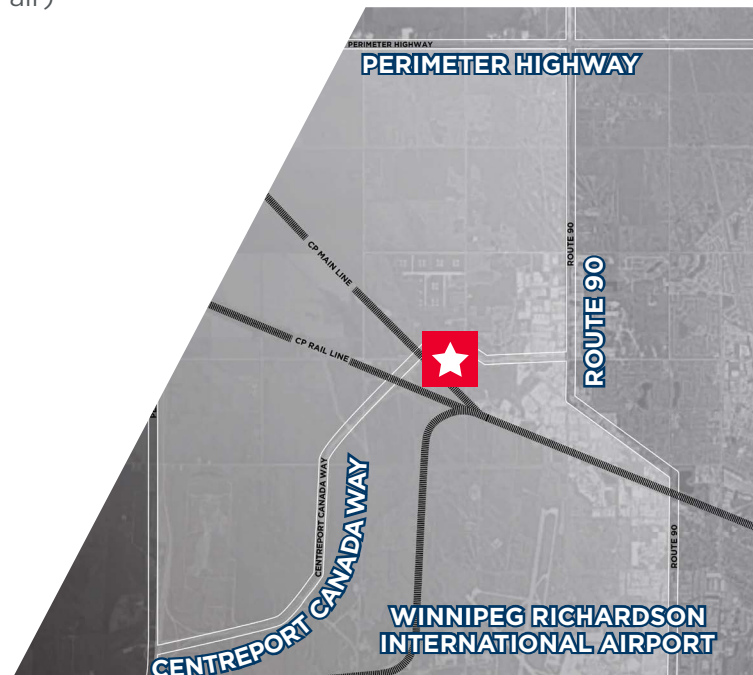
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## PROPERTY HIGHLIGHTS

- Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)
- Dock loading; ability to add ramp for grade level loading
- 28' clear ceiling height
- Brand new construction
- Excellent exposure on CentrePort Canada Way
- All major amenities nearby
- Quick access to major highways and key trade corridors
- Zoned I2

UNIT #	(+/-) SF	LEASE RATE	CAM & TAX
1 & 2	10,915 SF	TBD	\$4.38 PSF *(2026 est)
10	5,425 SF	TBD	\$4.38 PSF *(2026 est)

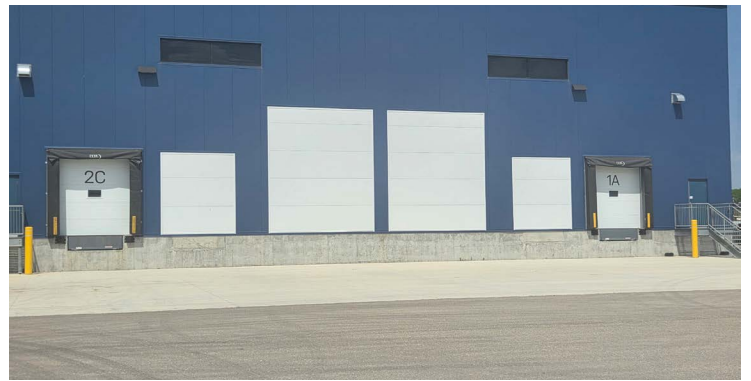


**EXCELLENT OPPORTUNITY TO MOVE INTO A NEW HIGH EXPOSURE NEW GENERATION INDUSTRIAL PARK**

## PHOTOS

### UNIT 1 & 2

- Dock loading; ability to add ramp for grade level loading
- Shell space ready for development



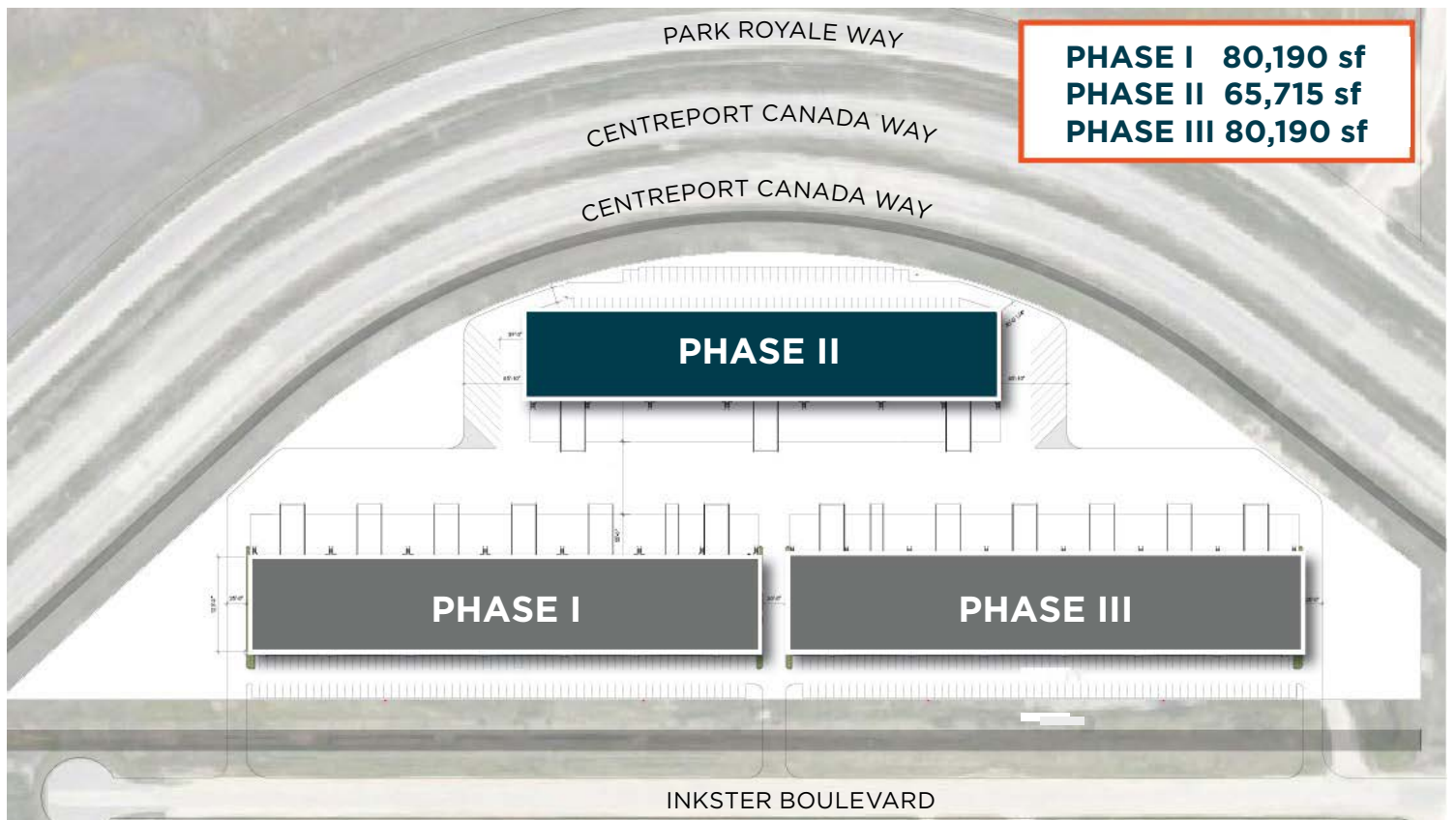
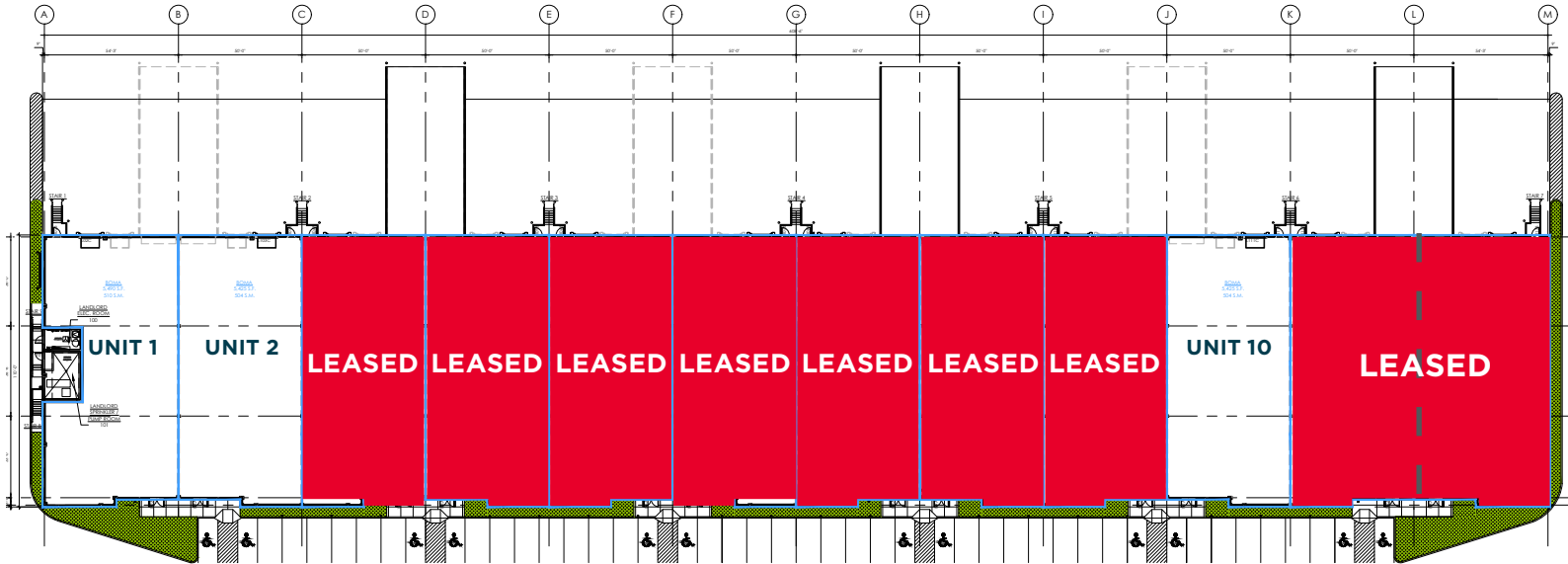
### UNIT 10

- 3 offices and IT room and washroom
- One dock door and one 14' x 16' grade level door and knockout panel for an additional grade level door

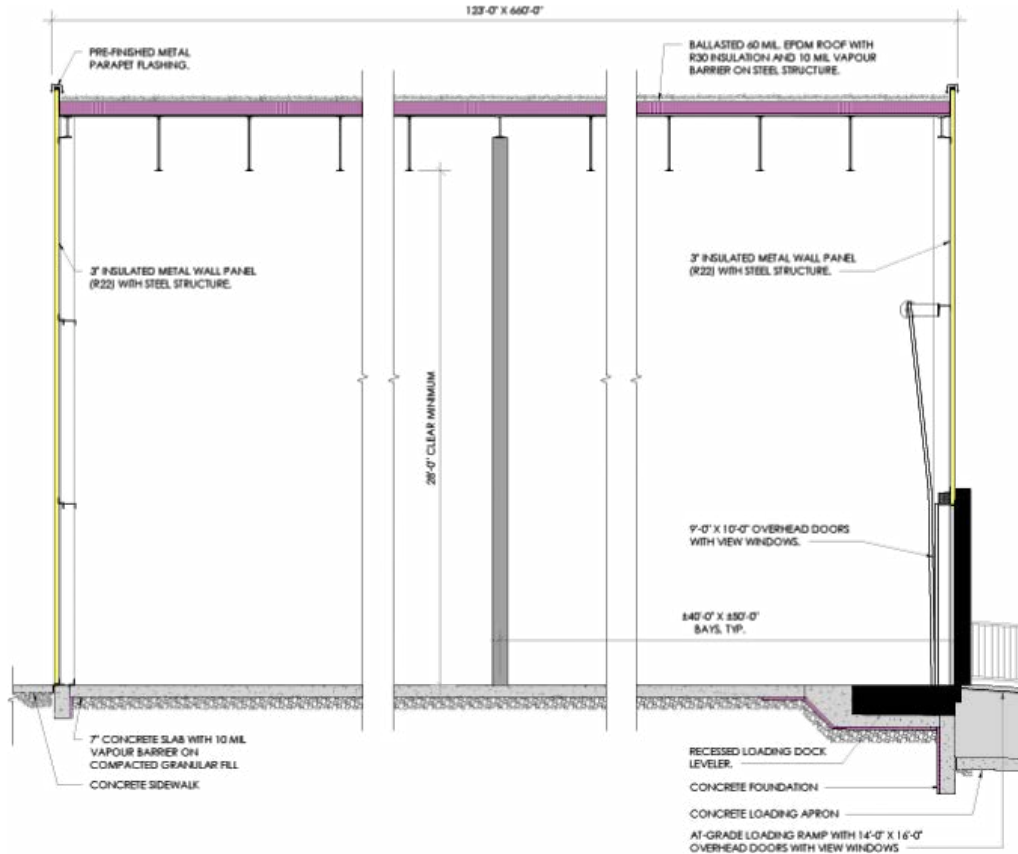


**SITE PLAN**

**PHASE II 65,715 sf**

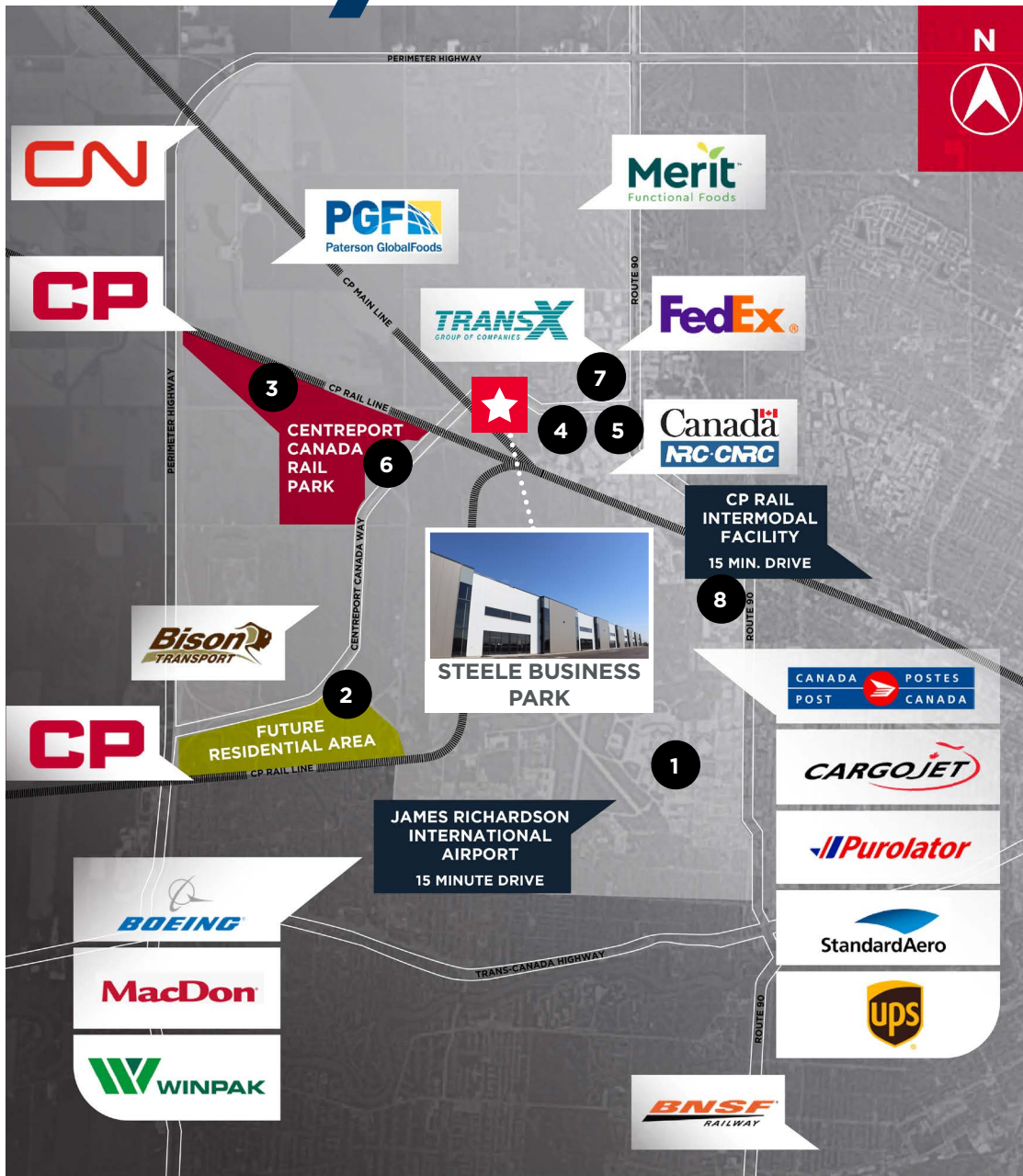


**BUILDING SPECIFICATIONS**

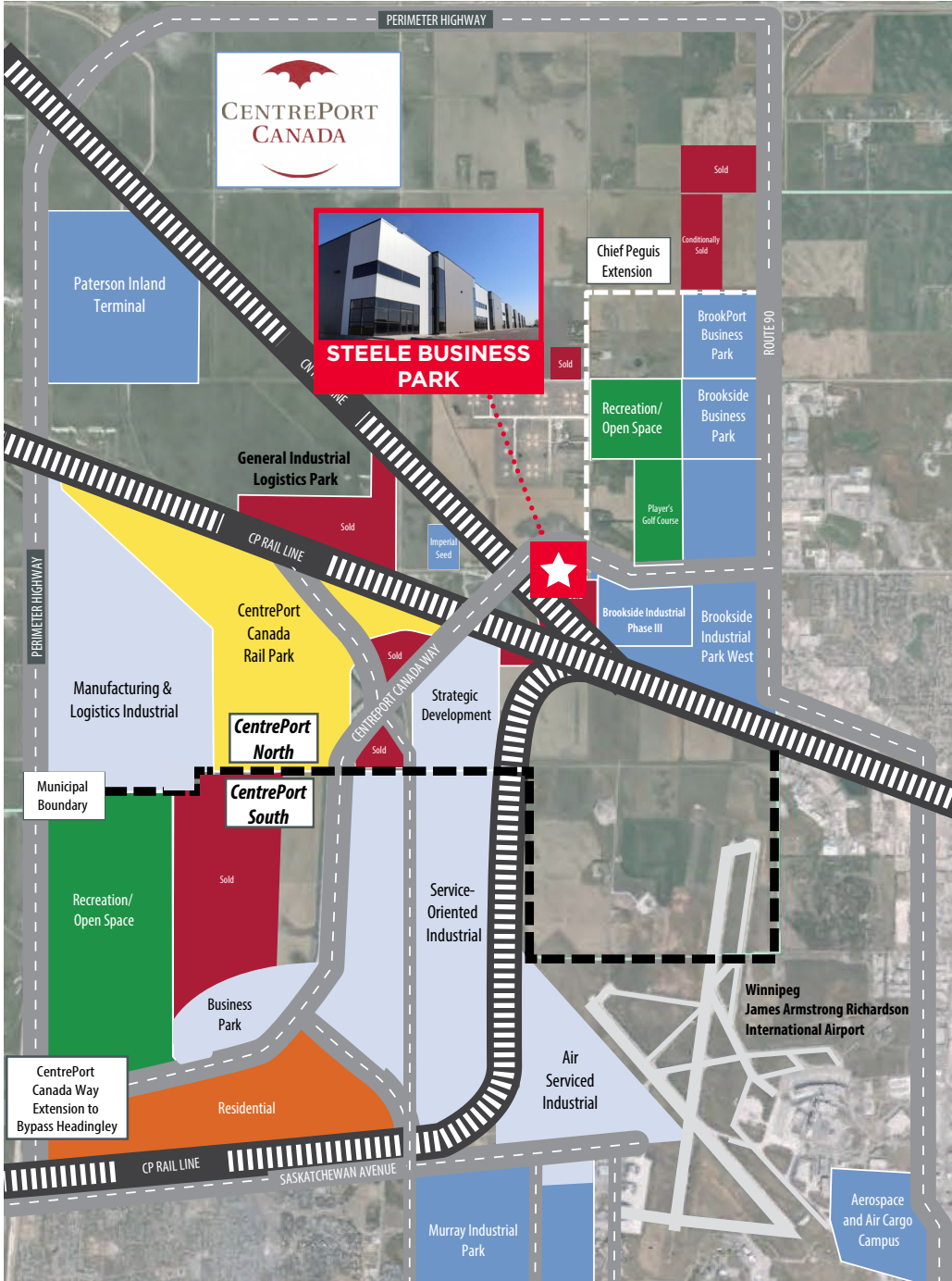


<b>Contractor</b>	Concord Projects Ltd.
<b>Square Footage (+/-)</b>	65,715 sf (Phase II)
<b>Dimensions (+/-)</b>	108' Deep x 608' Wide
<b>Acres (+/-)</b>	17 Acres (Total Site)
<b>Slab</b>	7" Thick Slab on Grade
<b>Column Spacing (+/-)</b>	50' x 36' Spans
<b>Walls</b>	3" Thick Insulated Metal Wall Panels for all of the Walls (R22)
<b>Loading Doors</b>	9' x 10' Dock Doors with 35,000 Lb. Capacity Automatic Hydraulic Electrically-Operated Dock Levelers 14' x 16' Drive-in Doors with Concrete Ramps - Electrically-Operated
<b>Electrical</b>	200 AMP service per bay
<b>Ceiling Height</b>	28' Clear to Underside of Roof Joists
<b>Sprinkler Type</b>	ESFR System
<b>Roofing System</b>	Loose-Laid EPDM with Ballast (R30)
<b>HVAC</b>	Suspended gas fired unit heaters and radiant heat

LOCATION MAP



- |  |  |   |
|--|--|---|
| <p><b>1</b> Winnipeg Richardson International Airport &amp; Airport Campus</p> <ul style="list-style-type: none"> <li>• Air Canada Cargo</li> <li>• Cargo Jet</li> <li>• FedEx</li> <li>• Purolator</li> <li>• Standard Aero</li> <li>• UPS</li> </ul> | <p><b>4</b> Brookside Industrial Park West Phase III</p> <ul style="list-style-type: none"> <li>• Canada West Limited</li> <li>• Groupe Touchette</li> <li>• Freightliner Manitoba</li> <li>• National Research Council's Advanced Manufacturing Facility</li> </ul> | <p><b>6</b> Brookside Business Park</p> <ul style="list-style-type: none"> <li>• FedEx Freight</li> <li>• SMS Equipment</li> <li>• The Rosedale Group</li> <li>• Trans X</li> <li>• United Rentals</li> </ul> |
| <p><b>2</b> Future Residential Development</p>   | <p><b>5</b> Brookside Industrial Park West</p> <ul style="list-style-type: none"> <li>• Fort Garry Fire Trucks</li> <li>• Maxim Truck &amp; Trailer</li> <li>• Pacific Coast Express</li> <li>• Payne Transportation</li> <li>• Trailer Wizards</li> </ul>           | <p><b>7</b> BrookPort Business Park</p>   |
| <p><b>3</b> CentrePort Canada Rail Park</p>  |  | <p><b>8</b> Red River College</p>   |



## A RAPIDLY-DEVELOPING TRANSPORTATION HUB

- **Tri-modal inland port** situated in the heart of the continent in Winnipeg, Manitoba
- 20,000 acres of **prime industrial land**
- **Foreign Trade Zone** advantages
- **Dedicated planning resource** to expedite the planning and land development approval process
- **Affordable skilled labour** force in close proximity
- Renewable, reliable, low-cost energy
- Situated one hour north of the Canada-US border
- **\$174 million of development and building permits issued** to date since 2019 (750,000+ sf of industrial space under construction)
- Major trucking centre with **1000+ for-hire trucking companies**
- \$1 billion in supporting highway infrastructure



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