

STRATEGICALLY LOCATED WITH CONVENIENT ACCESS

385 EAGLE DR - ROSSER MB



(+/-) 22,573 SF ON (+/-) 2.31 ACRES

Ryan Munt
Executive Vice President

Ryan Munt Personal Real Estate Corporation
T 204 928 5015
C 204 298 1905
ryan.munt@cwstevenson.ca

Chris Macsycmic
Executive Vice President & Principal

Chris Macsycmic Personal Real Estate Corporation
T 204 928 5019
C 204 997 6547
chris.macsycmic@cwstevenson.ca

Brett Intrater
Executive Vice President

Brett Intrater Personal Real Estate Corporation
T 204 934 6229
C 204 999 1238
brett.intrater@cwstevenson.ca



PROPERTY HIGHLIGHTS

(+/-) 22,573 SF ON (+/-) 2.31 ACRES AVAILABLE

Strategically Located with Convenient Access

Prime access to key transportation corridors, 385 Eagle Drive is situated on (+/-) 2.31 acres within the CentrePort Canada inland port region—one of North America's fastest-growing logistics and distribution hubs. The property benefits from excellent connectivity to major highways, rail, and air cargo routes.

Functional Commercial Asset

The flexible layout is well suited for automotive, fleet, service, or industrial uses, including truck sales, maintenance, fleet operations, parts distribution, and related commercial activities.

Operationally Ready Infrastructure

The site features a functional yard and storage areas capable of accommodating large vehicles, equipment, and commercial inventory, supporting a wide range of industrial operations.

Transportation & Access Advantages

Excellent access to major transportation routes serving Winnipeg and beyond, with strong visibility and convenient ingress/egress for heavy vehicles, suppliers, and customers.

Main Level:	(+/-) 17,530 SF
Mezzanine:	(+/-) 3,483 SF
Storage Building:	(+/-) 1,560 SF
Total:	(+/-) 22,573 SF

Additional Highlights

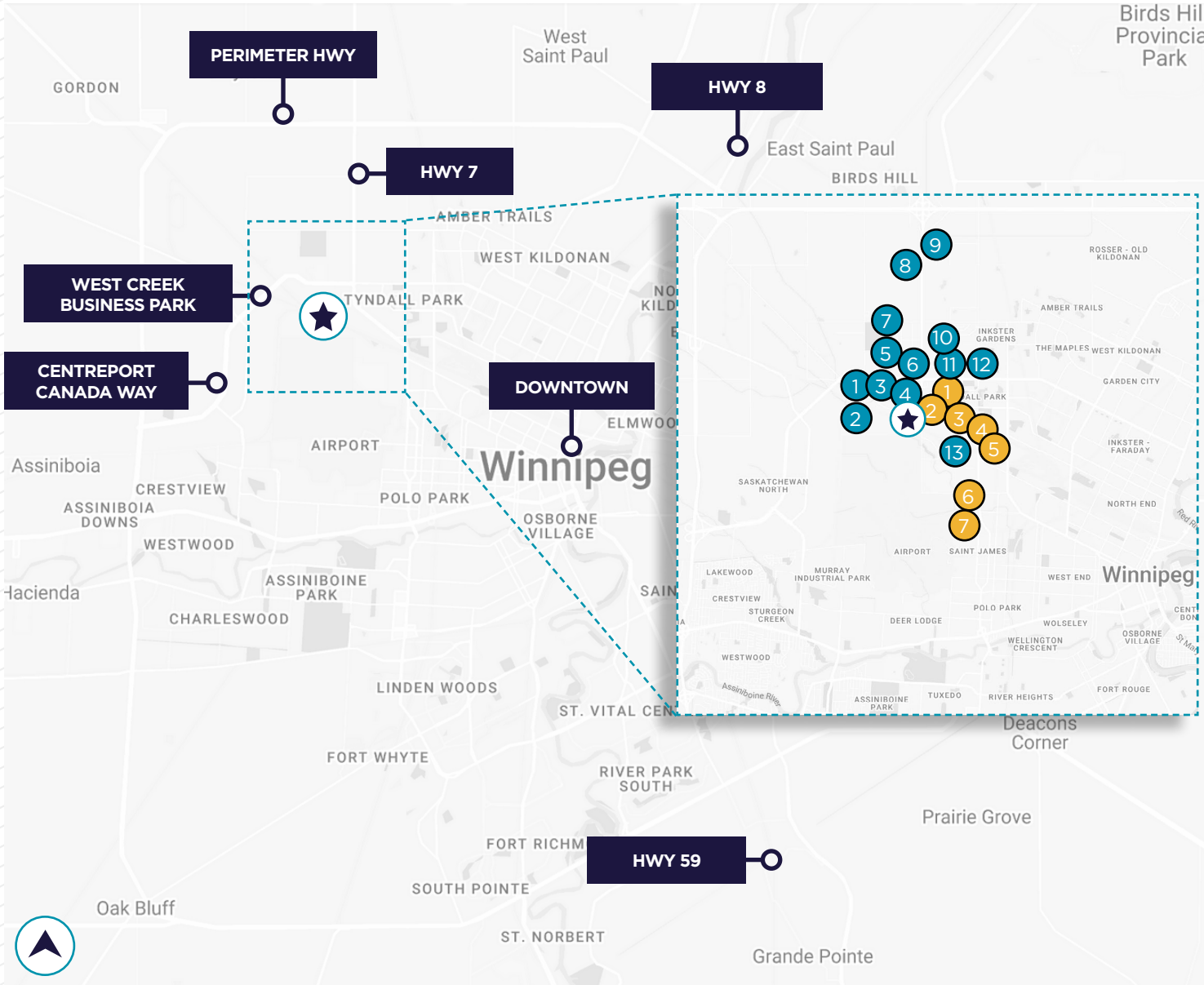
- Year Built : 2010
- Office build out includes reception, 10 private offices, open work space, 2 washrooms, lunch area and locker rooms
- Loading : Ten (10) - 14' x 16' Grade loading doors and one (1) 10' x 10' Grade loading door
- Ceiling Height: (+/-) 18 ft - (+/-) 21.5 ft in the main building
- Floor drains throughout the warehouse
- Wash bay in place
- Air make up in place
- Existing 6600 lbs (3000 kg) crane in place
- No City of Winnipeg business taxes
- Zoning: I2 - Industrial Zoning



LEASE RATE: \$18.95 PSF

CAM & TAX: TBD (PLUS MGMT FEE)

AREA MAP



7 MINS
PERIMETER HWY

15 MINS
WINNIPEG AIRPORT

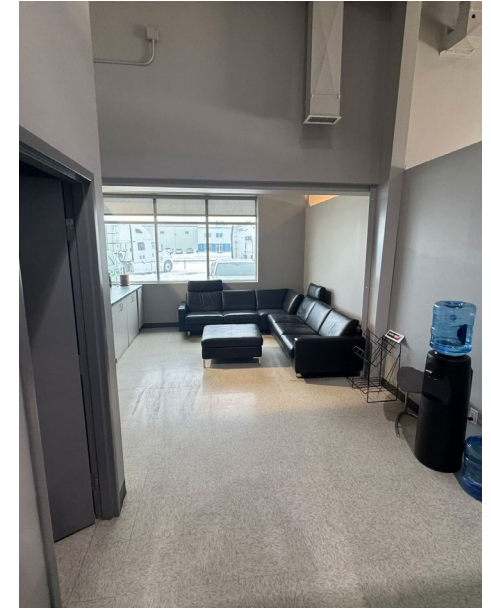
BUSINESSES

- 1 ROSENAU TRANSPORT LTD.
- 2 FREIGHTLINER MANITOBA
- 3 NATIONAL RESEARCH CENTRE
- 4 CANADA FREIGHTWAYS
- 5 TRANX
- 6 MAXIM TRUCK & TRAILER
- 7 FEXEX
- 8 NUTRIEN AG SOLUTIONS
- 9 MERIT FUNCTIONAL FOODS
- 10 TOROMONT CAT
- 11 PETERBILT
- 12 FORT GARRY INDUSTRIES
- 13 GARDWINE

AMENITIES

- 1 TIM HORTON'S
- 2 CO-OP CARDLOCK
- 3 KAL TIRE
- 4 OAK POINT RESTAURANT
- 5 PETRO PASS TRUCK STOP
- 6 SHELL
- 7 SALISBURY HOUSE

PROPERTY PHOTOS



PROPERTY PHOTOS





CONTACT

Ryan Munt
Executive Vice President

Ryan Munt Personal Real Estate Corporation

T 204 928 5015

C 204 298 1905

ryan.munt@cwstevenson.ca

Chris Macsymic
Executive Vice President & Principal

Chris Macsymic Personal Real Estate Corporation

T 204 928 5019

C 204 997 6547

chris.macsymic@cwstevenson.ca

Brett Intrater
Executive Vice President

Brett Intrater Personal Real Estate Corporation

T 204 934 6229

C 204 999 1238

brett.intrater@cwstevenson.ca



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.