

# (+/-) 32 FT CLEAR DISTRIBUTION SPACE AVAILABLE

FOR LEASE  
**20 HARVEST DRIVE**

LOCATED WITHIN  
CENTREPORT CANADA



**RYAN MUNT**  
Executive Vice President  
*Ryan Munt Personal Real Estate Corporation*  
T 204 928 5015  
C 204 298 1905  
E [ryan.munt@cwstevenson.ca](mailto:ryan.munt@cwstevenson.ca)

**STEPHEN SHERLOCK**  
Vice President  
T 204 928 5011  
C 204 799 5526  
E [stephen.sherlock@cwstevenson.ca](mailto:stephen.sherlock@cwstevenson.ca)





## PROPERTY HIGHLIGHTS

30,000 SF AVAILABLE

- Direct access to CentrePort Canada Way and Route 90 in close proximity to the Winnipeg James A. Richardson International Airport
- No City of Winnipeg business taxes
- Zoned I2 - Industrial General
- Fully sprinklered with ESFR system
- Ceiling height (+/-) 32 ft
- 50 ft x 50 ft column spacing
- Loading:
  - 7 Dock Loading Doors
  - 1 Grade Loading Door

**LEASE RATE:** \$13.95 PSF  
**CAM & TAX:** \$3.25 PSF (EST. 2026)



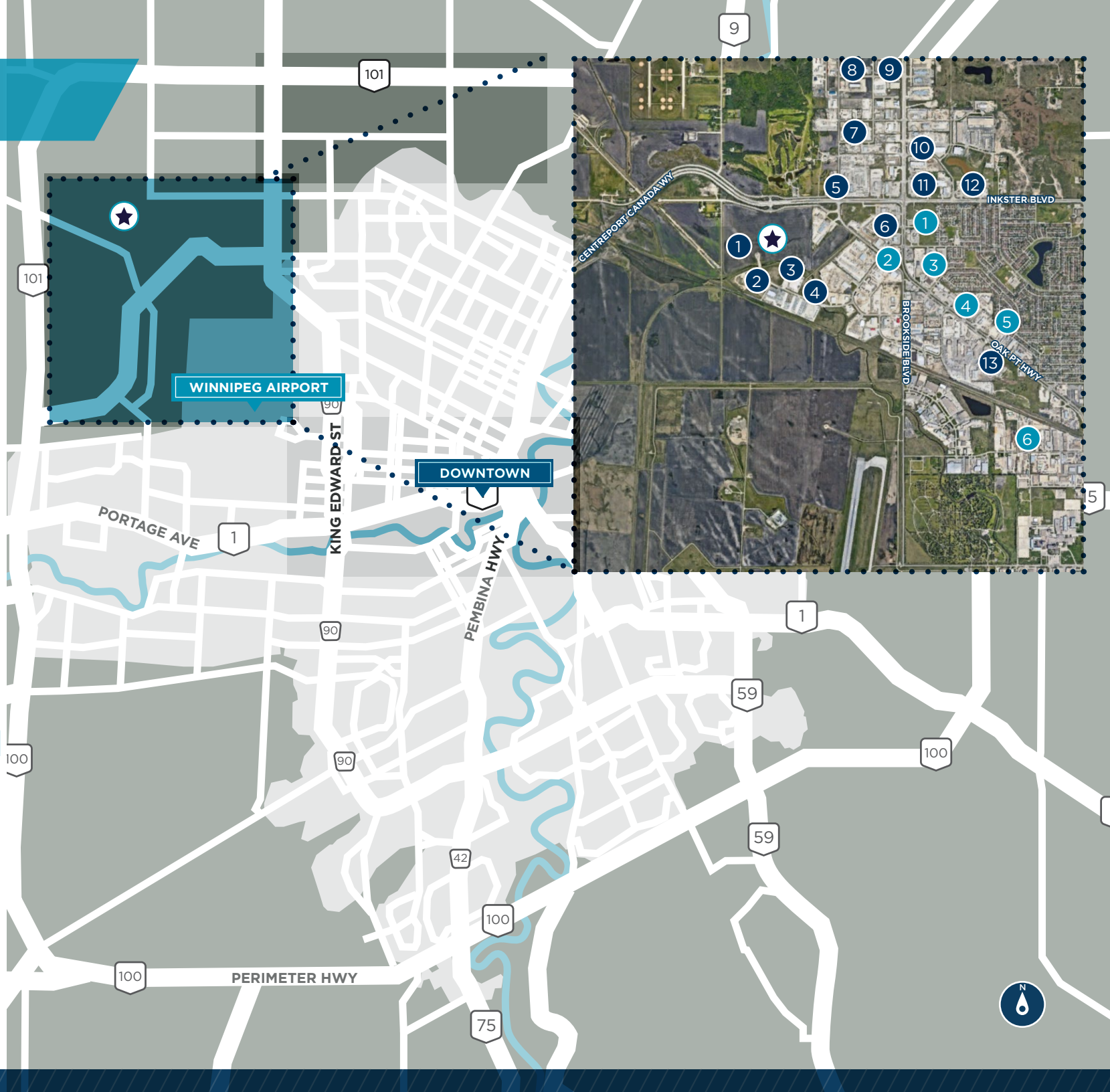
# AREA MAP

## BUSINESSES

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

## AMENITIES

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



# CENTREPORT CANADA



CentrePort Canada is the largest inland port in North America that supports rail, road, and air transportation, and operates as a Foreign Trade Zone. Spanning 20,000 acres of prime industrial land, it's designed for high-quality development.

Situated at the crossroads of major international trade routes, CentrePort Canada helps businesses reach key markets worldwide. Located in Winnipeg and Rosser, Manitoba, it benefits from its central position at the intersection of several transportation corridors. The area also offers advantages like a skilled and affordable workforce, low taxes and energy costs, quick land development approvals, and a cost-effective lifestyle, making it a highly appealing place to invest.

With direct access to top-tier rail, trucking, and air cargo services, CentrePort Canada connects companies to a consumer base of 100 million people within a day's drive. Its expansive site is ideally suited for businesses involved in global supply chains.



# INTERIOR



AERIAL

RED FIFE RD

BERGEN CUTOFF RD

HARVEST DR





# CONTACT

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