



STEELE BUSINESS PARK

3107 RED FIFE ROAD

**5.65 ACRES OF READY TO BUILD
ON INDUSTRIAL LAND**



Stephen Sherlock
Vice President

T 204 928 5011
C 204 799 5526
steve.sherlock@cwstevenson.ca

Ryan Munt
Executive Vice President

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

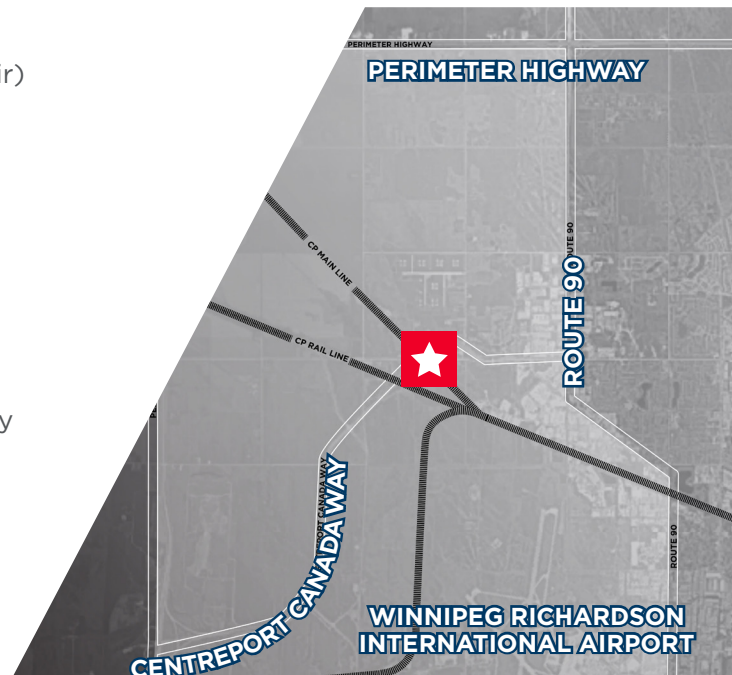


PHASE III (+/-) 5.65 ACRES AVAILABLE

Property Highlights

- Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)
- Ready to build on industrial development site
- Significant site improvements
- Storm Sewer, water and land drainage work completed
- Significant underground sewer work completed
- Paved entryway and roadways for access completed
- Sub base for concrete loading apron installed
- Building footprint completed and installed for approximately 80,000 sf building
- Zoning: I2

Sale Price: \$1,300,000 per acre

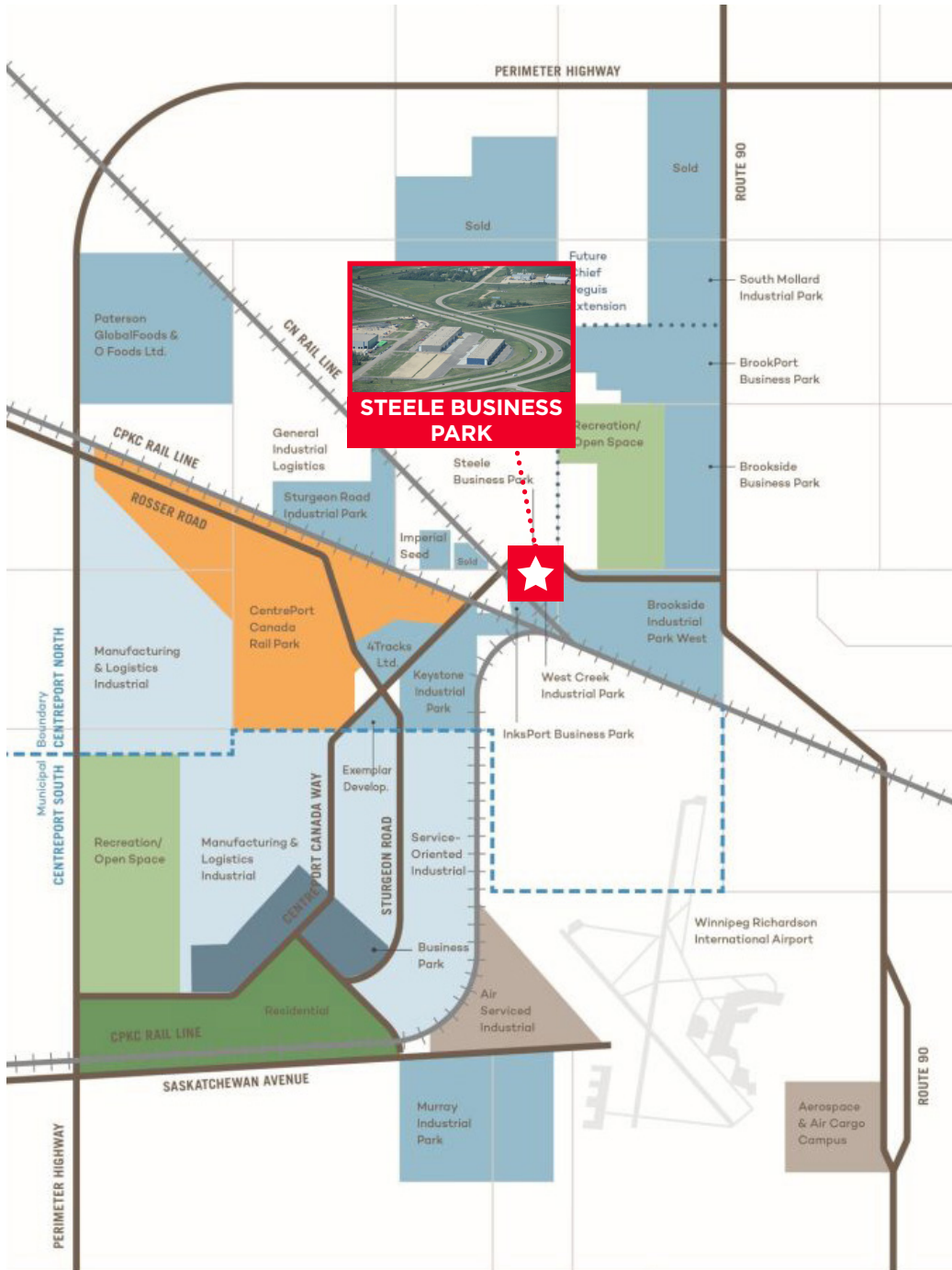


EXCELLENT OPPORTUNITY TO MOVE INTO A NEW HIGH EXPOSURE, NEW GENERATION INDUSTRIAL PARK

LOCATION MAP



- | | | |
|--|--|---|
| <p>1 Winnipeg Richardson International Airport & Airport Campus</p> <ul style="list-style-type: none"> • Air Canada Cargo • Cargo Jet • FedEx • Purolator • Standard Aero • UPS | <p>4 Brookside Industrial Park West Phase III</p> <ul style="list-style-type: none"> • Canada West Limited • Groupe Touchette • Freightliner Manitoba • National Research Council's Advanced Manufacturing Facility | <p>6 Brookside Business Park</p> <ul style="list-style-type: none"> • FedEx Freight • SMS Equipment • The Rosedale Group • Trans X • United Rentals |
| <p>2 Future Residential Development</p> | <p>5 Brookside Industrial Park West</p> <ul style="list-style-type: none"> • Fort Garry Fire Trucks • Maxim Truck & Trailer • Pacific Coast Express • Payne Transportation • Trailer Wizards | <p>7 BrookPort Business Park</p> |
| <p>3 CentrePort Canada Rail Park</p> | | <p>8 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-
- **Over \$750 million** in building permits issued since 2018
- **3+ million sf** of industrial space under construction
- **2,000 acres** currently in active development
- **200+** new companies



Stephen Sherlock
Vice President

T 204 928 5011
C 204 799 5526
steve.sherlock@cwstevenson.ca

Ryan Munt
Executive Vice President

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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

©2024 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.

