

(+/-) 8,445 SF RAIL SERVICED INDUSTRIAL FOR LEASE

MID CANADA RAIL PARK, LETELLIER, MB



BUILD-TO-SUIT OPTIONS ALSO AVAILABLE

Brandi Eloquence
Associate

T 204 934 6246
C 204 996 3425

brandi.eloquence@cwinnipeg.com

Stephen Sherlock
Vice President

T 204 928 5011
C 204 799 5526

steve.sherlock@cwinnipeg.com

Colin Gratton
Associate

T 204 928 5000
C 204 471 1270

colin.gratton@cwinnipeg.com





PROPERTY HIGHLIGHTS

- Modern clearspan (+/-) 5,880 sf warehouse plus (+/-) 2,565 sf second floor office space with the ability to subdivide
- (+/-) 20' clear ceiling height, 3 dock doors and 1 grade door
- 600V 400 Amp 3-phase main electrical service
- Served by natural gas, municipal water, holding tanks, and septic fields
- Excellent regional and cross-border connectivity, with great access to the Emerson-Pembina Port of Entry along CN Main Line and Highway 75, and easy access to CentrePort Canada and Winnipeg Richardson International Airport
- Strategically positioned along the International Mid-Continent Trade Corridor with approximately 70+ million dollars of commercial vehicle traffic each day
- Active switching and spur off CN main line with daily service from both CN and BNSF rail lines
- Transload services provided by Mid Canada Transload Services Ltd.



LEASE RATE: \$10.00

PROPERTY TAX: TBD

1 HOUR
GRAND FORKS
INTERNATIONAL AIRPORT

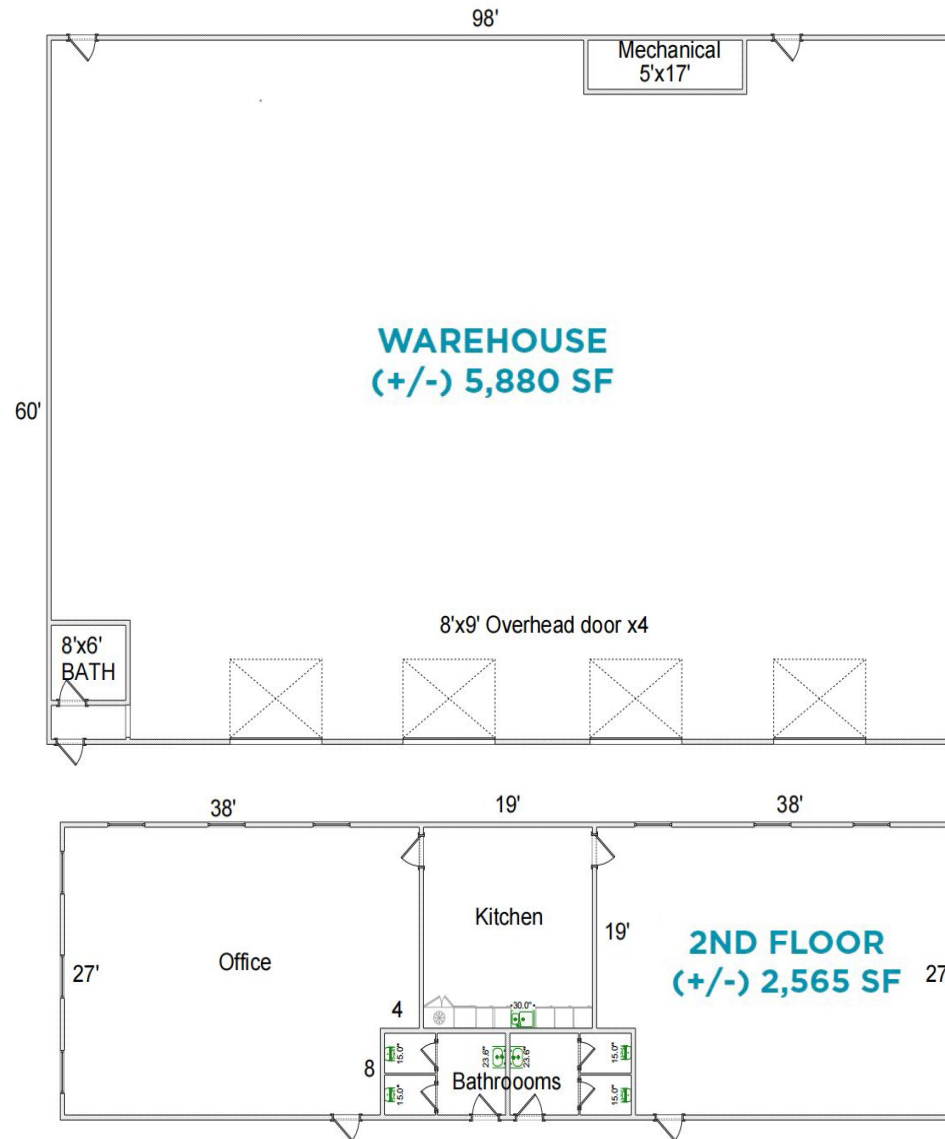
10 MINS
EMERSON MB
A PORT OF ENTRY

45 MINS
PERIMETER
HIGHWAY

1 HR
CENTREPORT

1 HR 15 MINS
WINNIPEG RICHARDSON
INTL' AIRPORT

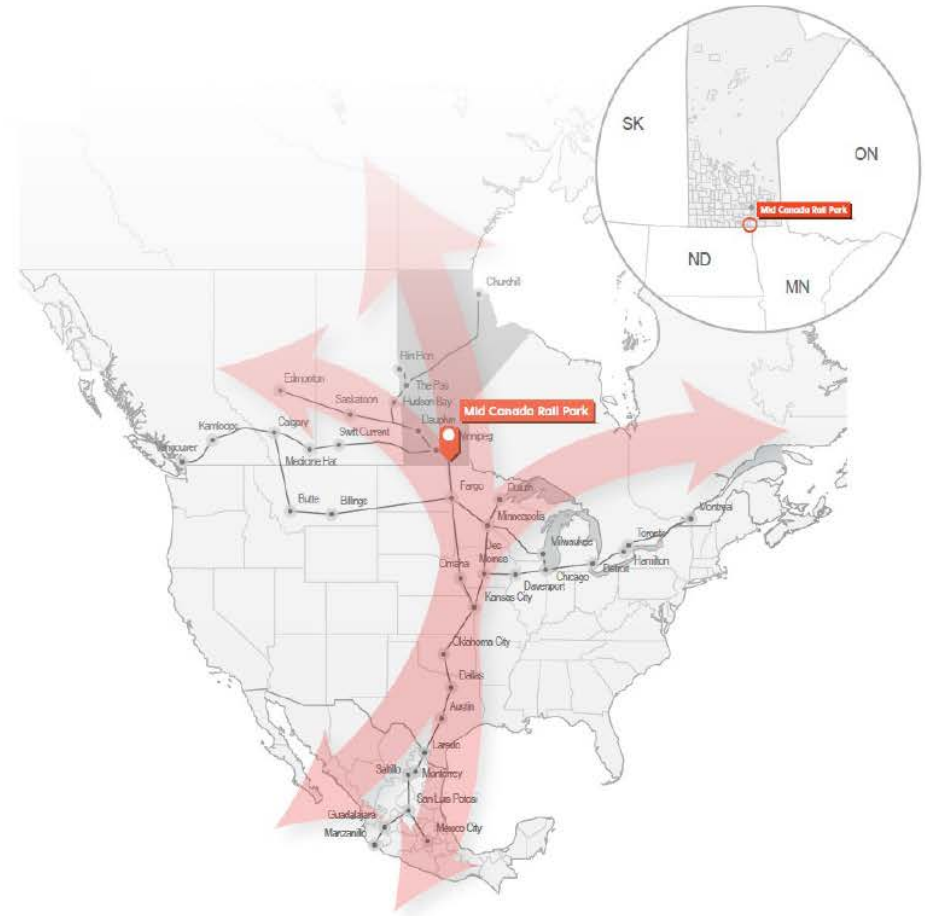
EXISTING VACANCY FLOOR PLAN



PROPERTY IMAGES



MID CANADA RAIL PARK



Built for High-Volume, Export-Focused Logistics

As a specialized logistics hub, Mid Canada Rail Park focuses on industries that depend on high-volume, multimodal transportation, including agricultural commodities, manufactured goods, and other export-oriented products. By combining transload services, rail access, and proximity to the border in a single, master-planned site, the park helps companies reduce transportation costs, streamline supply chains, and expand their reach into continental and overseas markets.

A Strategic Gateway on the Canada-U.S. Corridor

Mid Canada Rail Park is a 250-acre, rail-served industrial park located approximately seven miles north of the Canada-U.S. border crossing on Highway 75 near Letellier, Manitoba, positioning businesses directly on a key north-south trade corridor between Winnipeg and the American Midwest. Developed in partnership with Mid Canada Transload Services, the park is designed to support bulk and containerized cargo movements, giving shippers efficient access to both Canadian and U.S. rail networks, major highways, and cross-border markets.



CONTACT

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