

FOR LEASE | BUILD-TO-SUIT OPPORTUNITY WITH LOW SITE COVERAGE



BROOKSIDE INDUSTRIAL PARK

15 & 25 HARVEST DRIVE, WINNIPEG, MB



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CENTREPORT CANADA

CentrePort Canada is the country's largest tri-modal inland port and Foreign Trade Zone with direct access to national and international rail, truck and air cargo operations.

Strategically located in the heart of North America – Winnipeg, Manitoba – the 20,000-acre transportation hub is only one hour north of the United States and a consumer population of 100 million people living within a 24-hour drive. CentrePort offers prime industrial land for any size of development including manufacturing and assembly, warehousing and distribution, agribusiness, food processing and packaging, and transportation-related logistics.

CentrePort provides unparalleled access to major transportation assets including three Class I railways, an international trucking hub, and a 24/7 cargo/passenger airport with worldwide connections. To further enhance service, CentrePort is now developing a new rail park with co-location opportunities for rail-intensive businesses.

Tri-Modal Transport

Three Continental Railways

The new CentrePort Canada Rail Park is in development on 665 acres – providing co-location opportunities for rail-intensive businesses. This will enhance CentrePort's already unique access to three Class I rail carriers – Canadian Pacific Railway, Canadian National Railway and BNSF Railway, with CP and CN operating significant intermodal yards in Winnipeg.

An International Trucking Hub

CentrePort is a significant national and international trucking hub. The new expressway, CentrePort Canada Way, is now in operation, opening up more land for development and making it easier for companies to reach the desired "five minutes to 55 mph" goal for moving cargo. The highway has been built to the province's highest RTAC standards.

Worldwide Air Cargo Operations

CentrePort is home to the James Armstrong Richardson International Airport, which offers 24/7 operations and the most dedicated freighter movements in Canada. Major carriers on site include Fed Ex, Purolator, UPS, Canada Post, Air Canada Cargo and Cargo Jet. The central location and time zone allows operators to offer late cut off for overnight delivery to major cities.

Key Gateways

CentrePort Canada is strategically located at the hub of international trading corridors connecting to major markets across the globe.

Source: centreportcanada.ca



BROOKSIDE INDUSTRIAL PARK

DRIVE TIME ANALYSIS



RICHARDSON INT'L AIRPORT

10 minutes



PORTAGE AND MAIN

20 minutes



TRANSCANADA HIGHWAY

12 minutes



US BORDER PEMBINA CROSSING

84 minutes

Join the growing list of national and international tenants in Brookside Industrial Park, a newer industrial park located in the RM of Rosser, with no City of Winnipeg business taxes, lower property taxes, and immediate access to CentrePort Canada Way. The Park is strategically located near major transportation routes, most notably CentrePort Canada Way and Route 90 / Brookside Blvd. These routes provide easy, quick access to the Perimeter Hwy., Trans-Canada Hwy., and the Winnipeg Richardson International Airport.

The private developer has teamed up with Pre-Con Builders to provide a high quality offering with Efficiency Manitoba rated buildings that have lower utility costs and lower operating costs than the existing stock of older industrial buildings in St. James and Inkster Industrial Park. In an area that is rapidly becoming the distribution hub of greater Winnipeg, Brookside Industrial Park has a mixture of multitenant high cube space for distribution centres to minimize the cost per pallet stored, and availability of customizable buildings with lower site coverage ratios for tenants in need of secure industrial outdoor storage.



BROOKSIDE INDUSTRIAL PARK



NEIGHBOURING BUILDINGS



CENTREPORT CANADA

CN RAIL LINE
CP RAIL LINE

Industrial
Manufacturing
&
Logistics

CentrePort
Canada
Rail Park

CENTREPORT CANADA WAY

Strategic
Development

Future
Residential

CP RAIL LINE

MURRAY IND.
BOEING
WINPAK
NORTH WEST
COMPANY

BROOKPORT BUS. PK.
MATRIX LONGVIEW
LOGISTICS LTD.
Pluto Merit
Financial Funds

BROOKSIDE BUS. PK.
United Rentals
Fairview
E+B+D Enterprises Inc.
THE ROSEDALE GROUP
KALTIKE
FedEx
EAST SIDE HEAVY TRUCK
QuikX Transportation
Cometix Leasing Inc.
TRANX
BELL TRUCK SALES

SITE

BROOKSIDE IND. PK.
FREIGHTLINER
ROSENAU TRANSPORT LTD.
MAJOR Drilling
COSENTINO
49 NORTH MANUFACTURERS
ditire
IPEX
NJ1

RRC
POLYTECH

NORTH INKSTER IND.
KINDERLEY
EDGE
PENNER INTERNATIONAL
Manitoulin Transport
TFI International

INKSBROOK IND. PK.
SIU
FGI
DAVY JACKS
Fountain Tire staples
TEXCAN
Sameday WORLDWIDE

NORTHWEST BUS. PK.
MEKESON
McKesson
Fountain Tire Staples
ups

INKSTER BOULEVARD

OAK POINT IND.
Erb
Ocean TRAILER
FLEET
PRO DEALS
GARUCCINI E
Walter PAYNE

INKSTER IND. PK.
Pluto
RICHIE
NATIONAL EQUIPMENT
REINER
Tim Hortons
Sobeys
PROSOL
BROKWHITE
amazon

WESTON SHOPS
MJ
electrasign
CP

OMAND'S CREEK IND.
ASL Distribution Services
Cardinal Health
MATRIX LONGVIEW
Veritiv
m northern
Core-Mark

ST. JAMES IND.
NAPA
Bison Transport
CertainTeed
Russel Metals
EMCO CORPORATION
StandardAero
MAGELLAN INSTITUTE

WINNIPEG
RICHARDSON
INTERNATIONAL AIRPORT

Polo Park

PROPOSED SITE PLAN

OPTION 1 - SINGLE TENANT INDUSTRIAL WITH LOW SITE COVERAGE

AREA AVAILABLE (+/-) 25,000-63,000 sq. ft.

HIGHLIGHTS

- Build-to-suit opportunity with multiple configurations available
- Site plan can be customized depending on tenant use, to maximize secure industrial outdoor storage



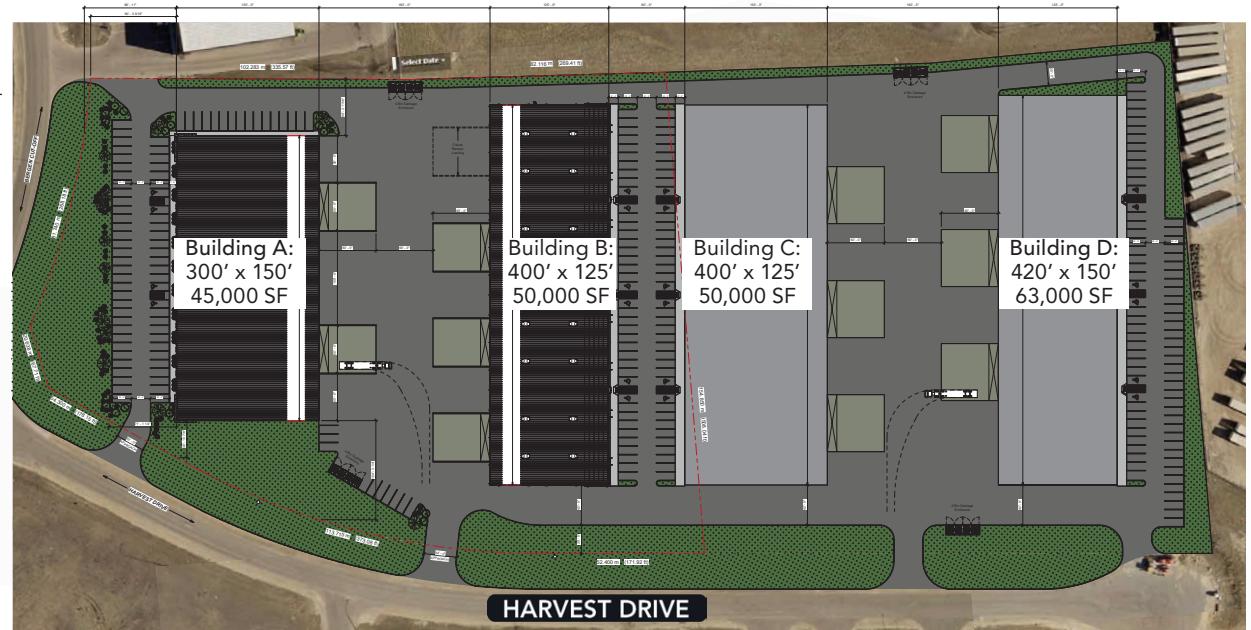
PROPOSED SITE PLAN

OPTION 2 - HIGH BAY MULTITENANT INDUSTRIAL

AREA AVAILABLE (+/-) 25,000-63,000 sq. ft.

HIGHLIGHTS

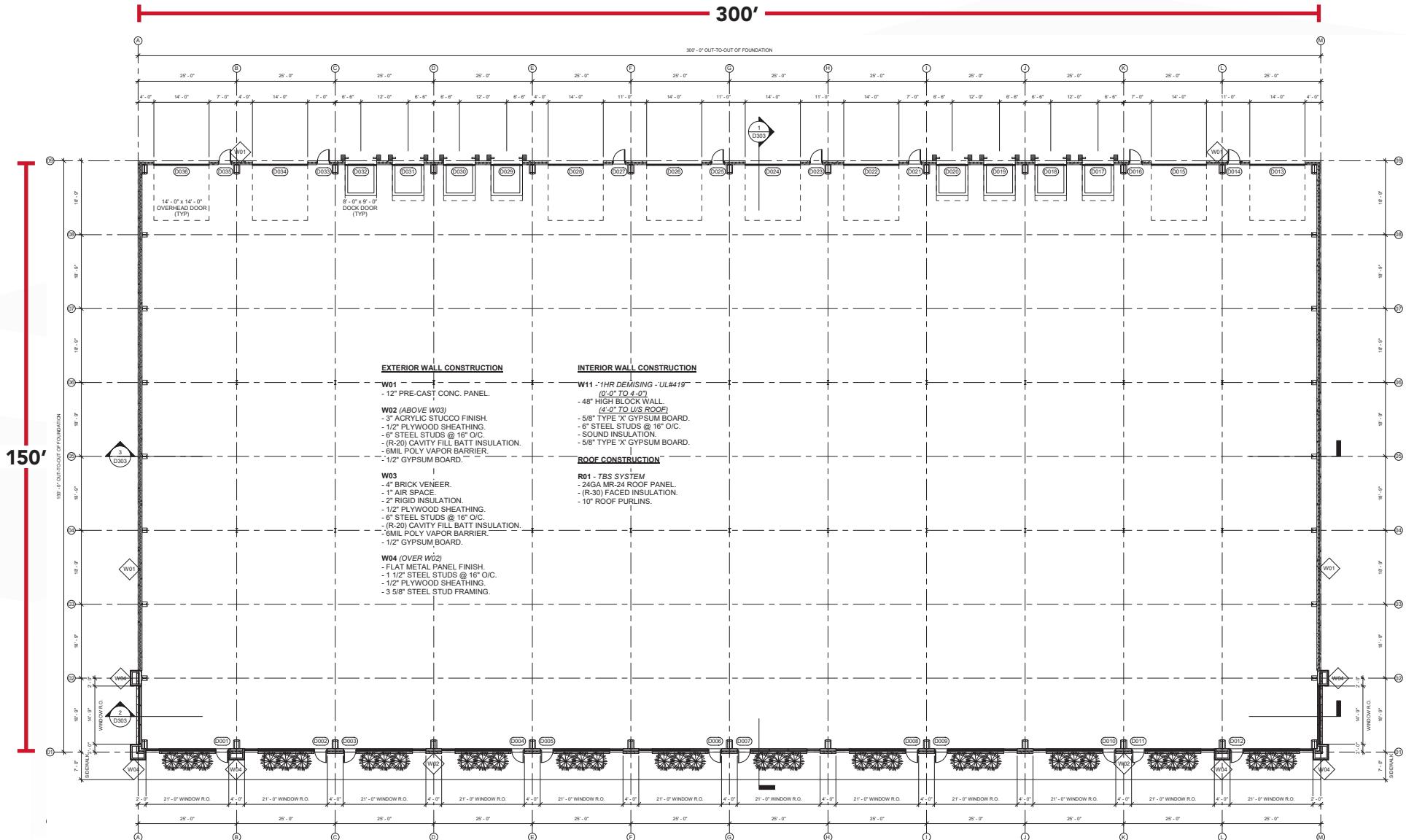
- Build-to-suit opportunity with multiple configurations available
- Site plan can be customized depending on tenant use, for a combination of multitenant industrial and secure industrial outdoor storage, as required



*proposed rendering

PROPOSED FLOOR PLAN

OPTION 2 - HIGH BAY MULTITENANT INDUSTRIAL



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