

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



# BROOKSIDE INDUSTRIAL PARK

15 & 25 HARVEST DRIVE, WINNIPEG, MB



## CONTACT

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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](http://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



Properties outlined in red are owned & managed by the development team



## 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.



WINNIPEG  
RICHARDSON  
INTERNATIONAL AIRPORT

NORTH INKSTER IND.



INKSBROOK IND. PK.



NORTHWEST BUS. PK.



INKSTER IND. PK.



INKSTER BOULEVARD

OAK POINT IND.



WESTON SHOPS



OMAND'S CREEK IND.



ST. JAMES IND.



Pp  
POLO PARK



## OPTION 1 - SINGLE TENANT INDUSTRIAL WITH LOW SITE COVERAGE

## HIGHLIGHTS

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



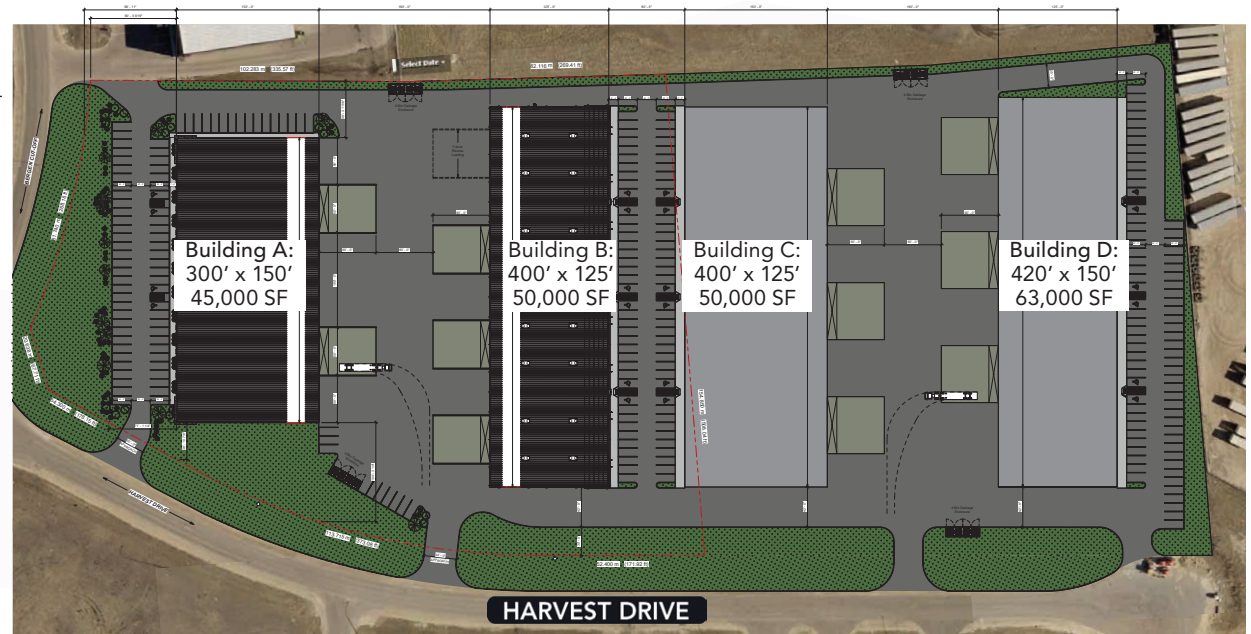
# PROPOSED SITE PLAN

## 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





## OPTION 2 - HIGH BAY MULTITENANT INDUSTRIAL



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