



86 Wheatfield Road, RM of Rosser, Manitoba

# Newer Warehouse Available in CentrePort Canada

For Lease





## Property Details

**+/- 5,982 sq. ft.**

UNIT 1 SIZE

**+/- 9,174 sq. ft.**

UNITS 2 & 3 SIZE

**+/- 15,156 sq. ft.**

TOTAL SIZE

**\$9.95/sq. ft.**

NET LEASE RATE

**\$4.52/sq. ft.**

CAM & TAX (EST. 2024)

**16' to 20'**

CEILING HEIGHT

## Features

- Unit 1 offers open warehouse with 2 grade loading doors and turnkey main floor & mezzanine level show-room/office space
- Units 2 & 3 offer open warehouse with 4 grade loading doors and turnkey office space
- Units can be combined for a total of +/- 15,156 sq. ft.
- Strategically positioned within CentrePort Canada with exposure to a variety of industrial businesses
- Close to major transportation routes including Brookside Boulevard & the Perimeter Highway
- Ample on-site parking available



## Highlights



### High Quality

INDUSTRIAL BUILDING IN  
STONY MOUNTAIN



### Great Access

TO MAJOR TRANSPORTATION  
ROUTES

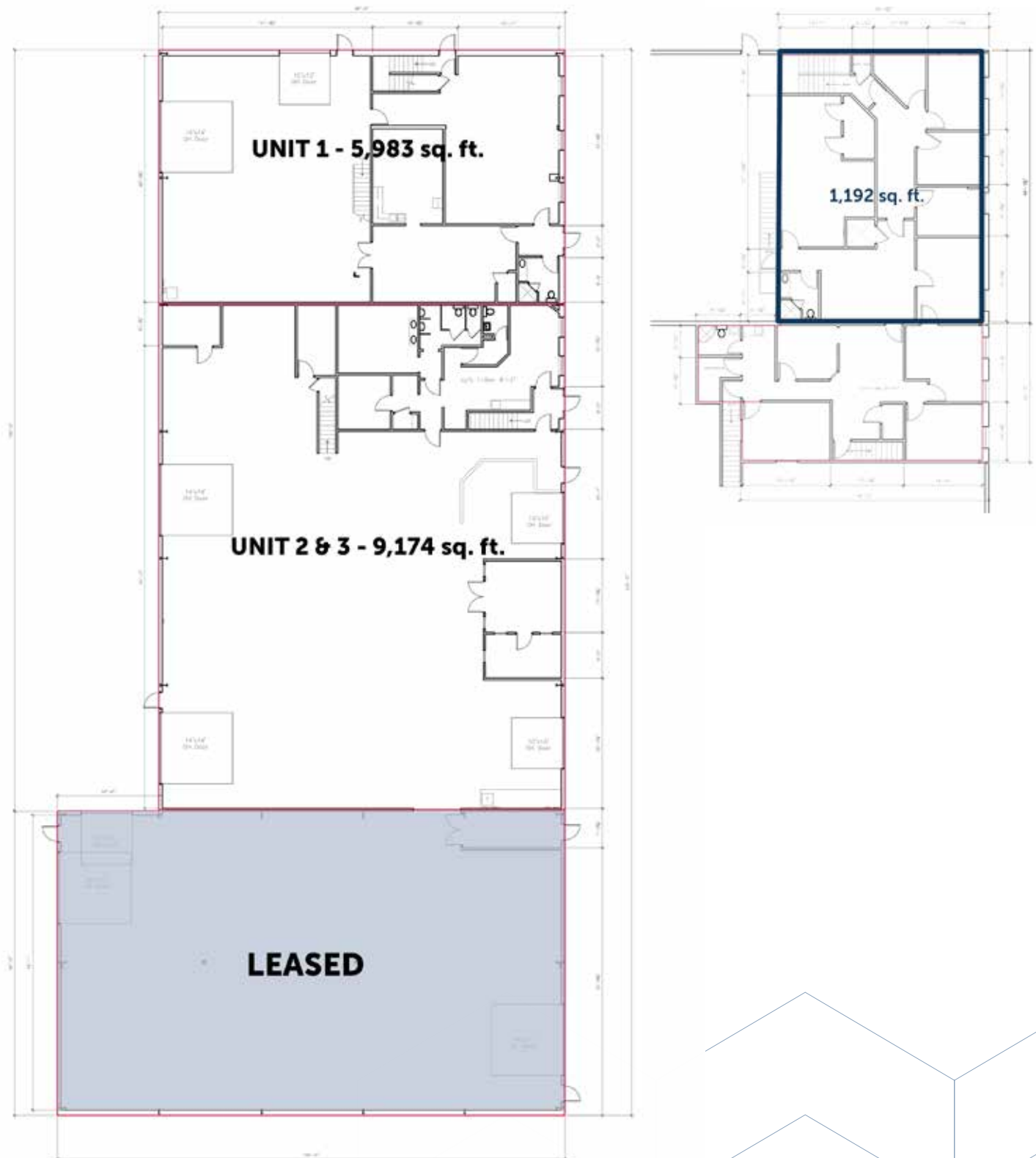


### Ideally

SUITED FOR INDUSTRIAL  
WAREHOUSE



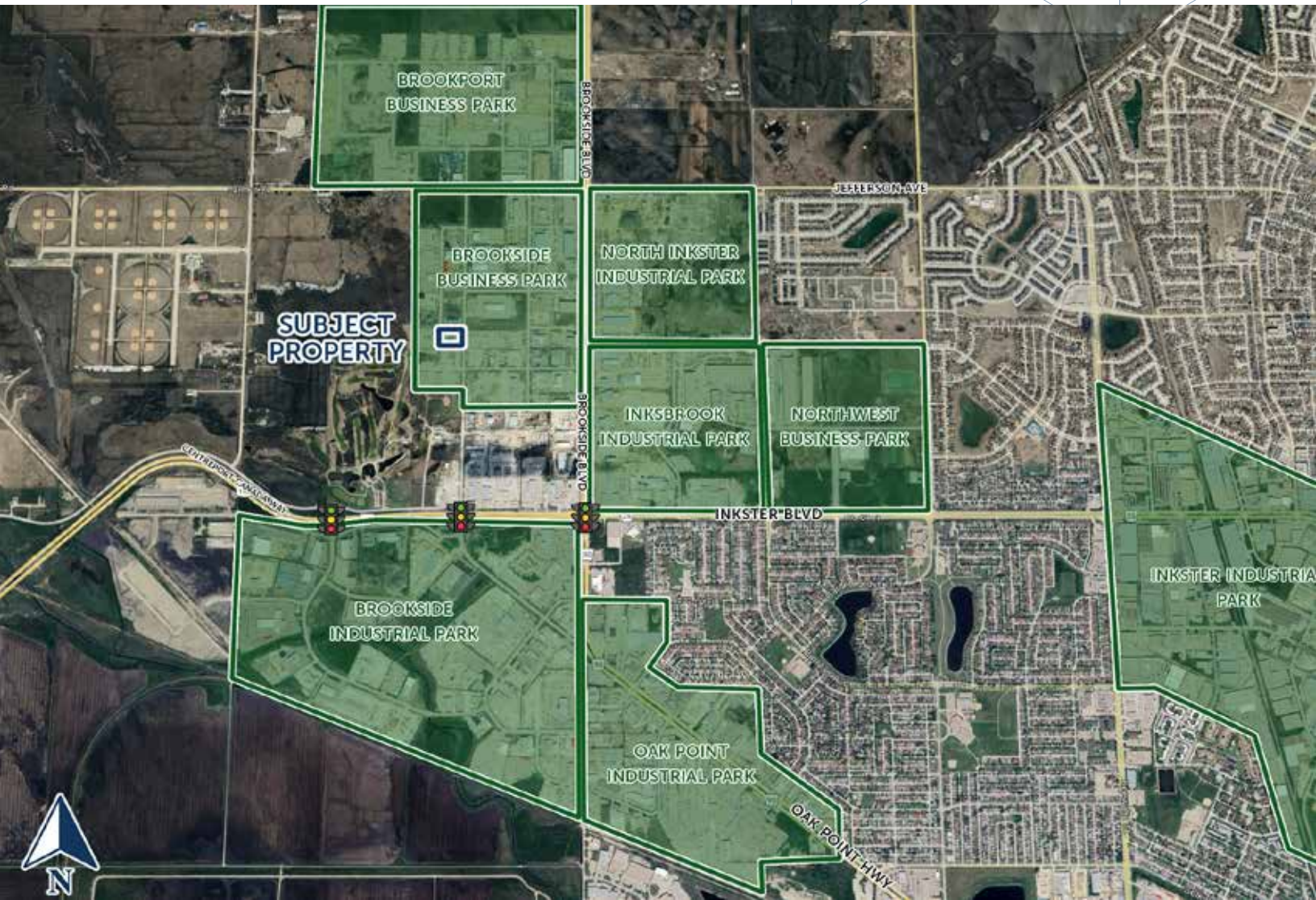
## Floor Plan



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**Tyson Preisentanz\***

SENIOR VICE PRESIDENT

[tpresentanz@iciproperties.com](mailto:tpresentanz@iciproperties.com)

204-782-6183

**Jared Kushner\***

VICE PRESIDENT

[jkushner@iciproperties.com](mailto:jkushner@iciproperties.com)

204-294-1087

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