

CROSS-DOCK WAREHOUSE SPACE IN THE CENTREPORT AREA FOR SALE/LEASE



2091 BROOKSIDE BOULEVARD

WINNIPEG, MB



CONTACT

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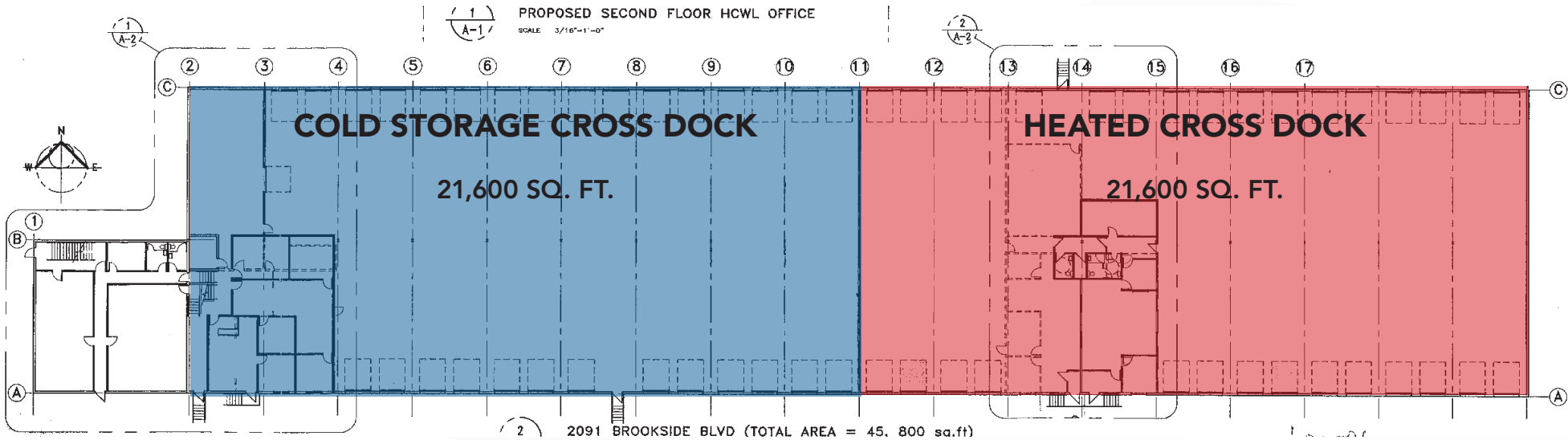
PROPERTY DETAILS

BUILDING AREA (+/-)	45,800 sq. ft.
LAND AREA (+/-)	13.73 acres <i>(pending subdivision)</i>
AREA AVAILABLE (+/-)	<div>Heated Cross Dock: 21,600 sq. ft. with 1,800 sq. ft. of offices</div> <div>Unheated Cross Dock: 21,600 sq. ft. with 1,800 sq. ft. of offices</div> <div>Front offices: 2,600 sq. ft. two floors of additional built out offices</div> <div>Total: 45,800 sq. ft.</div> <div>*Whole building available or can be leased by unit</div>
NET RENTAL RATE	\$10.00 per sq. ft.
SALE PRICE	\$9,400,000
PROPERTY TAXES	\$113,996.53 (2025)
LOADING	60 Dock Level Doors
CLEAR HEIGHT (+/-)	10' - 16'
ZONING	M1 - Light Industrial
AVAILABILITY	Immediately
HIGHLIGHTS	<div><div></div>Multiple office spaces available</div> <div><div></div>Strategically located on Route 90</div>

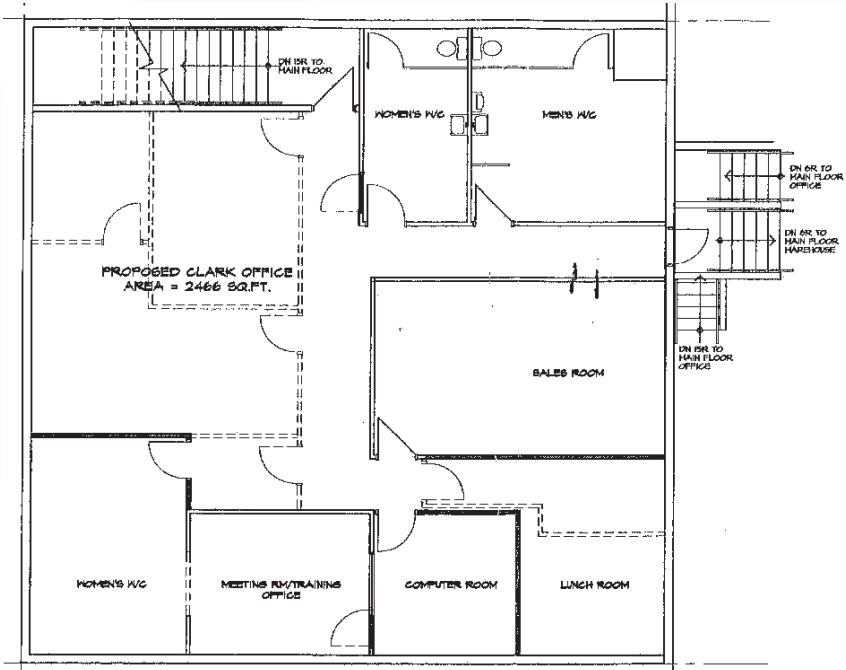


FLOOR PLAN

MAIN FLOOR



SECOND FLOOR



BROOKSIDE BOULEVARD



INTERIOR PHOTOS



SITE AERIAL



LOCATION AERIAL



CENTREPORT CANADA

PERIMETER HIGHWAY

RM OF ROSSER

WINNIPEG

CN RAIL LINE

CP RAIL LINE

Industrial
Manufacturing
&
Logistics

CentrePort
Canada
Rail Park

Keystone
Industrial
Park

Strategic
Development

Future
Residential

CP RAIL LINE

MURRAY IND.



NORTH INKSTER IND.



INKSBROOK IND. PK.



NORTHWEST BUS. PK.



INKSTER IND. PK.



INKSTER BOULEVARD

OAK POINT IND.



BROOKSIDE IND. PK.



WINNIPEG
RICHARDSON
INTERNATIONAL AIRPORT

OMAND'S CREEK IND.



ST. JAMES IND.



DRIVE TIME ANALYSIS



RICHARDSON INT'L AIRPORT
12 minutes



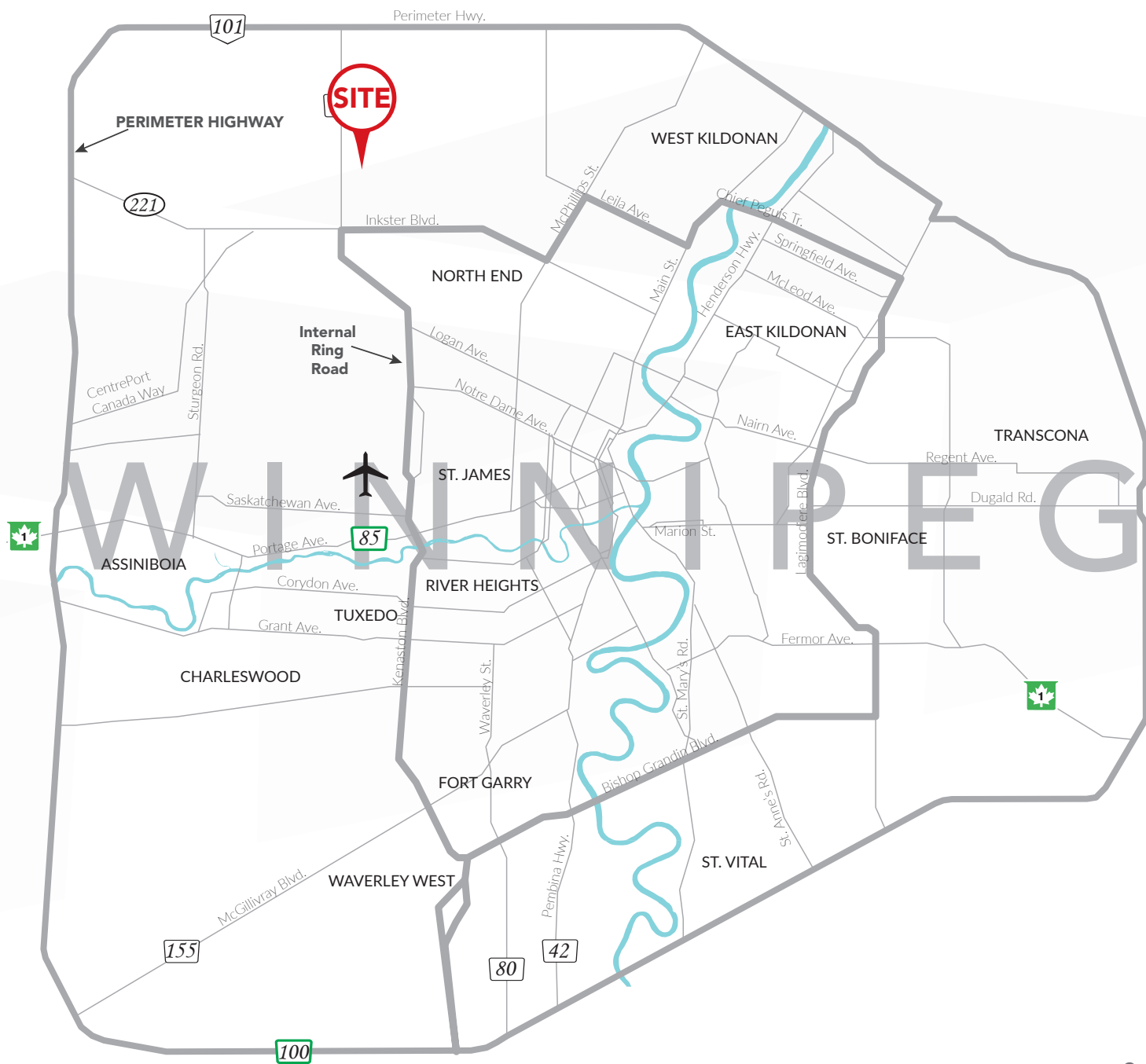
CENTREPORT CANADA WAY
2 minutes



TRANSCANADA HIGHWAY
12 minutes



PERIMETER HIGHWAY
4 minutes



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