

INDUSTRIAL SPACE FOR LEASE**(+/-) 22,488 SF AVAILABLE****Property Highlights**

- Located in CentrePort Canada, the inland port, offering unparalleled access to tri-modal transportation (road, rail, air)
- Great access to major transportation routes with close proximity to Route 90
- Office buildout features 3 private offices, boardroom and kitchenette
- Ceiling height: (+/-) 21' clear
- 3 dock doors with levellers
- 1 ramped grade door
- Fully sprinklered
- 30' x 50' column spacing
- Potential for outdoor storage
- Zoned M2

Lease Rate: \$7.50 psf Net**CAM & Tax: \$3.98 psf (2020 est.)****Tyson Preisentanz**
Senior Vice President

T 204 928 5002

C 204 782 6183

tyson.preisentanz@cwstevenson.ca

Ryan Munt
Vice President

T 204 928 5015

C 204 298 1905

ryan.munt@cwstevenson.ca

Cushman & Wakefield | Stevenson

200 - 55 Donald Street

Winnipeg, Manitoba R3C 1L8

T 204 928 5000

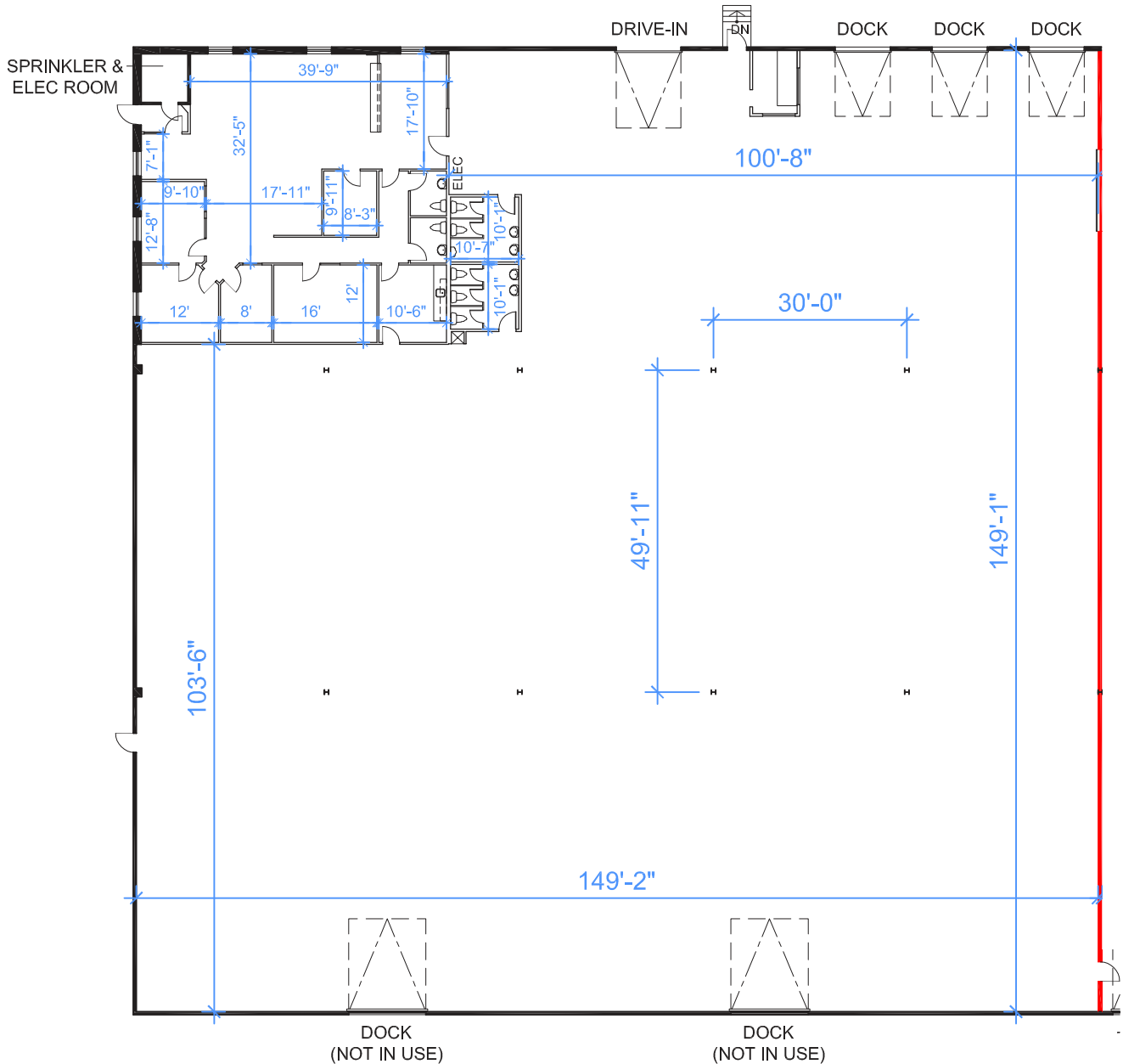
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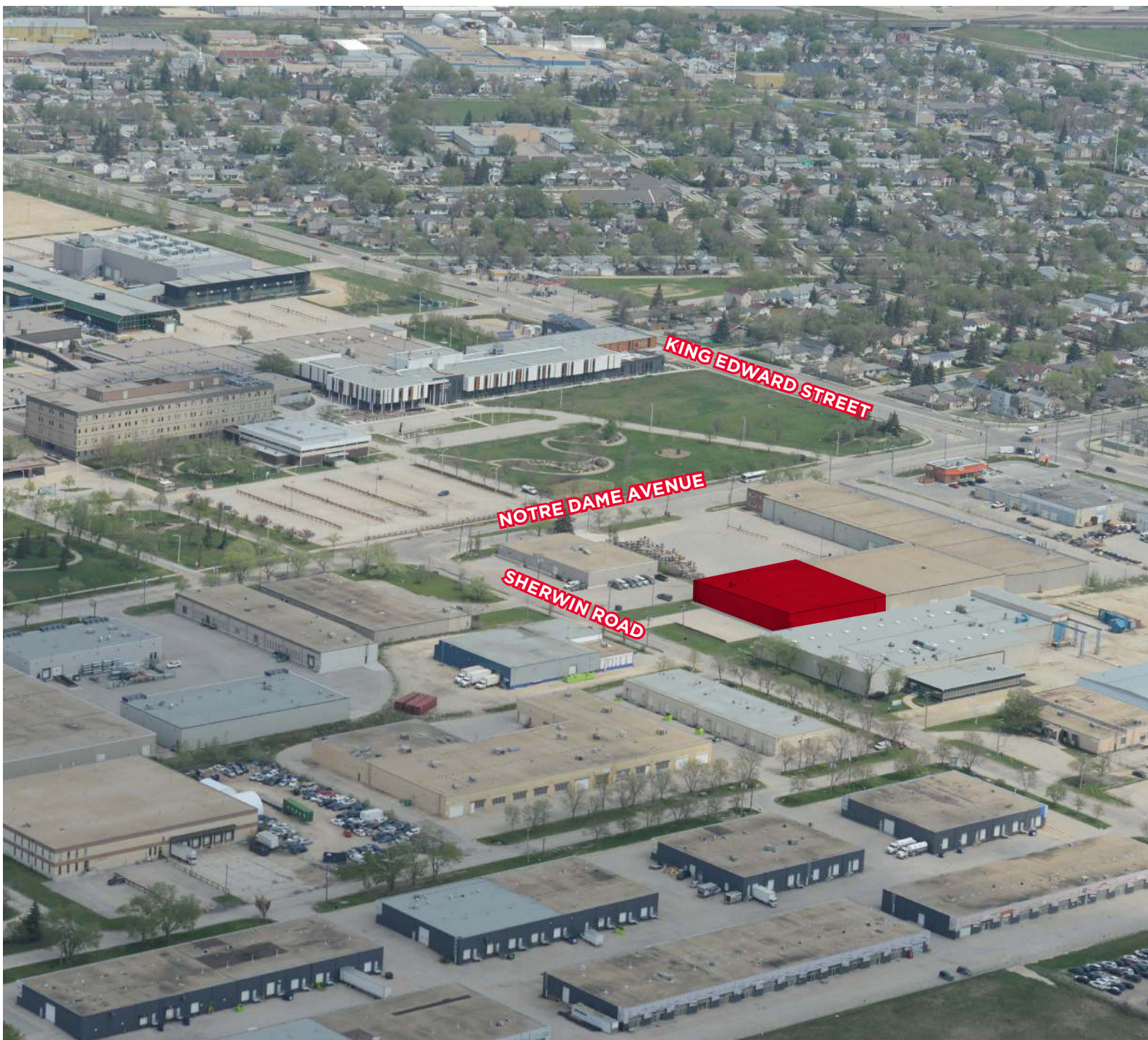
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