

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



BROOKSIDE INDUSTRIAL PARK

15 & 25 HARVEST DRIVE, WINNIPEG, MB



CONTACT

ERIC OTT, Vice President, Sales & Leasing

(204) 985-1378

eric.ott@capitalgrp.ca

Services provided by Eric A. Ott Personal Real Estate Corporation

TREVOR CLAY, Broker, Principal

(204) 985-1365

trevor.clay@capitalgrp.ca

Services provided by Trevor Clay Personal Real Estate Corporation

GARY GOODMAN, Vice President, Sales & Leasing

(204) 997-4831

gary.goodman@capitalgrp.ca

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



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

BROOKSIDE BUS. PK.

United Rentals Kaycan The Heltons
Fairview E+B+D The ROSEDALE GROUP
KALTIRE FedEx Oil Mart
EASTSIDE HEAVY TRUCK Comet Mobil 1
QuikX Transportation TRANSX BELL

BROOKPORT BUS. PK.
MATRIX TRANSPORT LONGVIEW LOGISTICS
Photo Merit METRO WAREHOUSE

NORTH INKSTER IND.

NORTH INKSTER IND.
KINDERSLEY EDGE PENNER INTERNATIONAL GAT
Monitaur TFI International

INKSBROOK IND. PK.

INKSBROOK IND. PK.
SH FGI
DASH POS TEXCAN
Fountain Tire staples Sameday WORLDWIDE

NORTHWEST BUS. PK.

NORTHWEST BUS. PK.
MCKESSON UPS

INKSTER IND. PK.

INKSTER IND. PK.
Photo Merit RICHMOND NATIONAL HEALTH EQUIPMENT
CANADA GOOSE
Tim Hortons Sobey's amazon
PROSOL BUCKWHITE

INKSTER BOULEVARD

OAK POINT IND.

OAK POINT IND.
Erb Samba Cartage
Ocean Trailer MASIM
Pasha DRUCWINE THE MAYOR

BROOKSIDE IND. PK.

BROOKSIDE IND. PK.
FREIGHTLINER MAJOR Drilling
COSENTINO Inaltuform
IPEX NJI
RRC POLYTECH

WESTON SHOPS

WESTON SHOPS
MJ alcatraz CP

Strategic Development

Future Residential

CP RAIL LINE

MURRAY IND.

MURRAY IND.
BOEING WINPAK NORTH WEST

OMAND'S CREEK IND.

OMAND'S CREEK IND.
ASL Distribution Services
Cardinal Health Uni-Jet
MATRiX TRANSPORT Veritiv
northern Core-Mark

ST. JAMES IND.

ST. JAMES IND.
NAPA Bison Costco
CertainTeed Russel Metals StandardAero
EMCO MAGELLAN

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



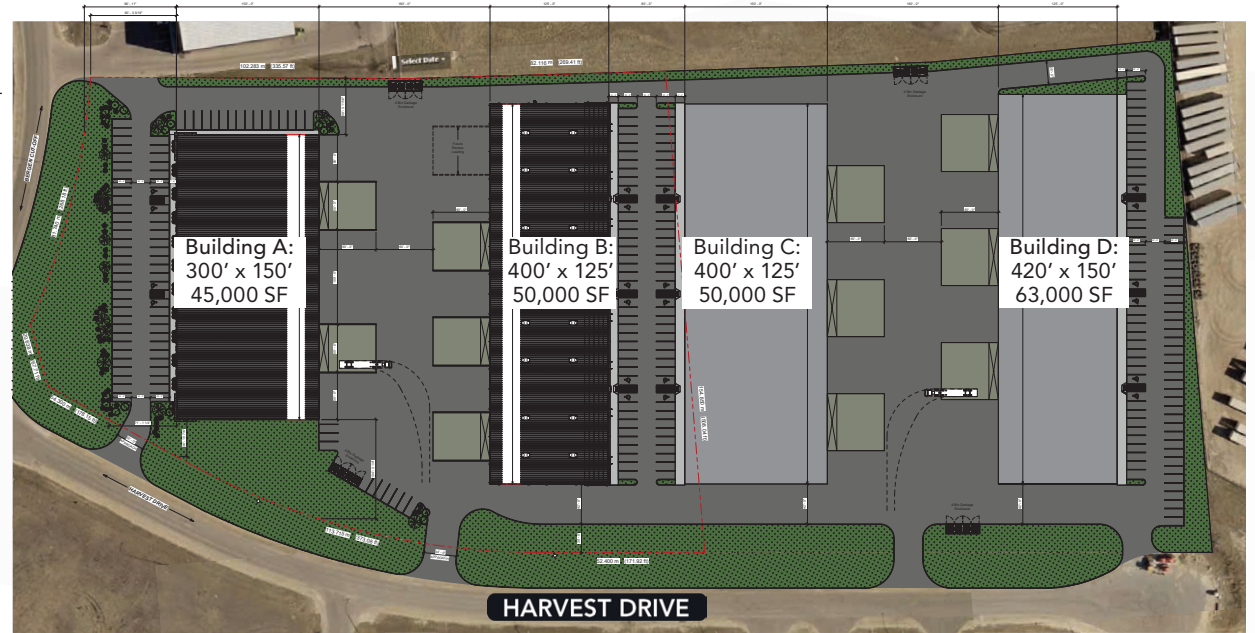
PROPOSED SITE PLAN

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





COMMERCIAL REAL ESTATE
SERVICES INC.



CONTACT

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CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 | T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

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