

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



# 2091 BROOKSIDE BOULEVARD

## WINNIPEG, MB



### CONTACT

**PETER KAUFMANN**, Vice President, Sales & Leasing  
(204) 985-1362  
[peter.kaufmann@capitalgrp.ca](mailto:peter.kaufmann@capitalgrp.ca)  
*Services provided by Peter Kaufmann Personal Real Estate Corporation*

**ERIC OTT**, Vice President, Sales & Leasing  
(204) 985-1378  
[eric.ott@capitalgrp.ca](mailto:eric.ott@capitalgrp.ca)  
*Services provided by Eric A. Ott Personal Real Estate Corporation*

# PROPERTY DETAILS

**BUILDING AREA (+/-)** 45,800 sq. ft.

**LAND AREA (+/-)** 13.73 acres *(pending subdivision)*

**AREA AVAILABLE (+/-)**

Heated Cross Dock:	21,600 sq. ft. with 1,800 sq. ft. of offices
Unheated Cross Dock:	21,600 sq. ft. with 1,800 sq. ft. of offices
Front offices:	2,600 sq. ft. two floors of additional built out offices
Total:	45,800 sq. ft.

\*Whole building available or can be leased by unit

**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

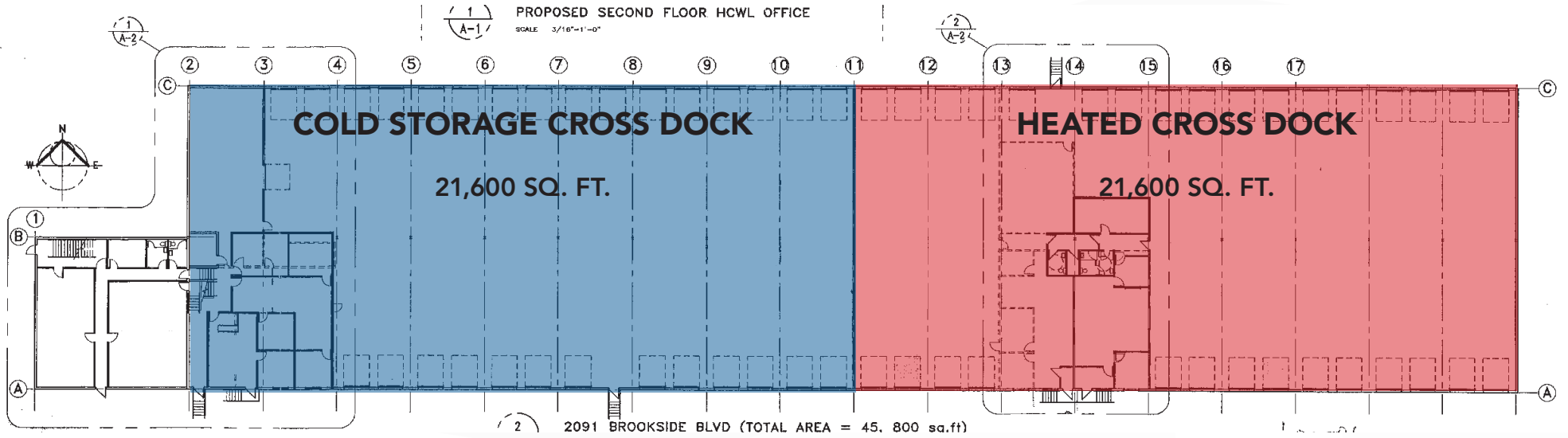
**HIGHLIGHTS**

- Multiple office spaces available
- Strategically located on Route 90

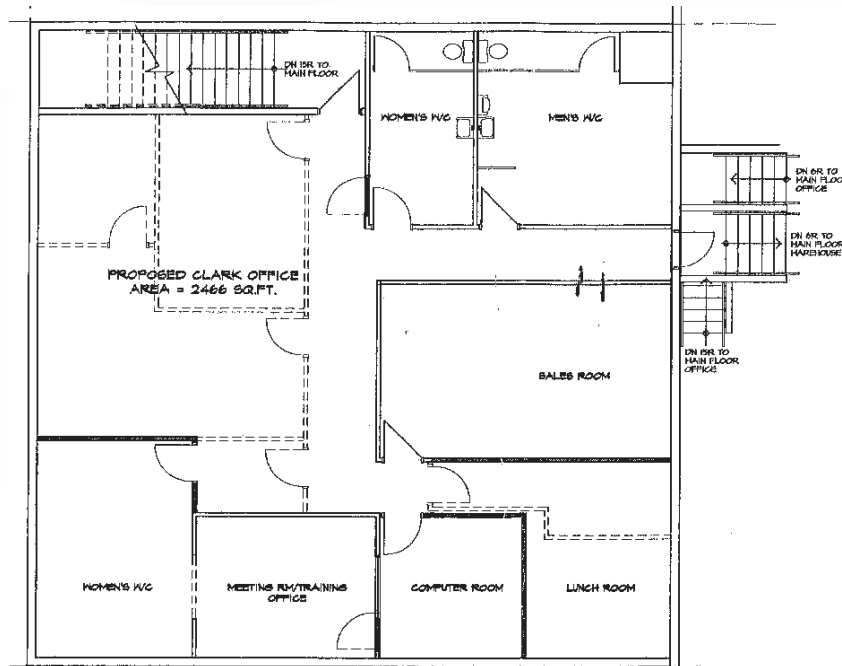


# FLOOR PLAN

## MAIN FLOOR



## SECOND FLOOR

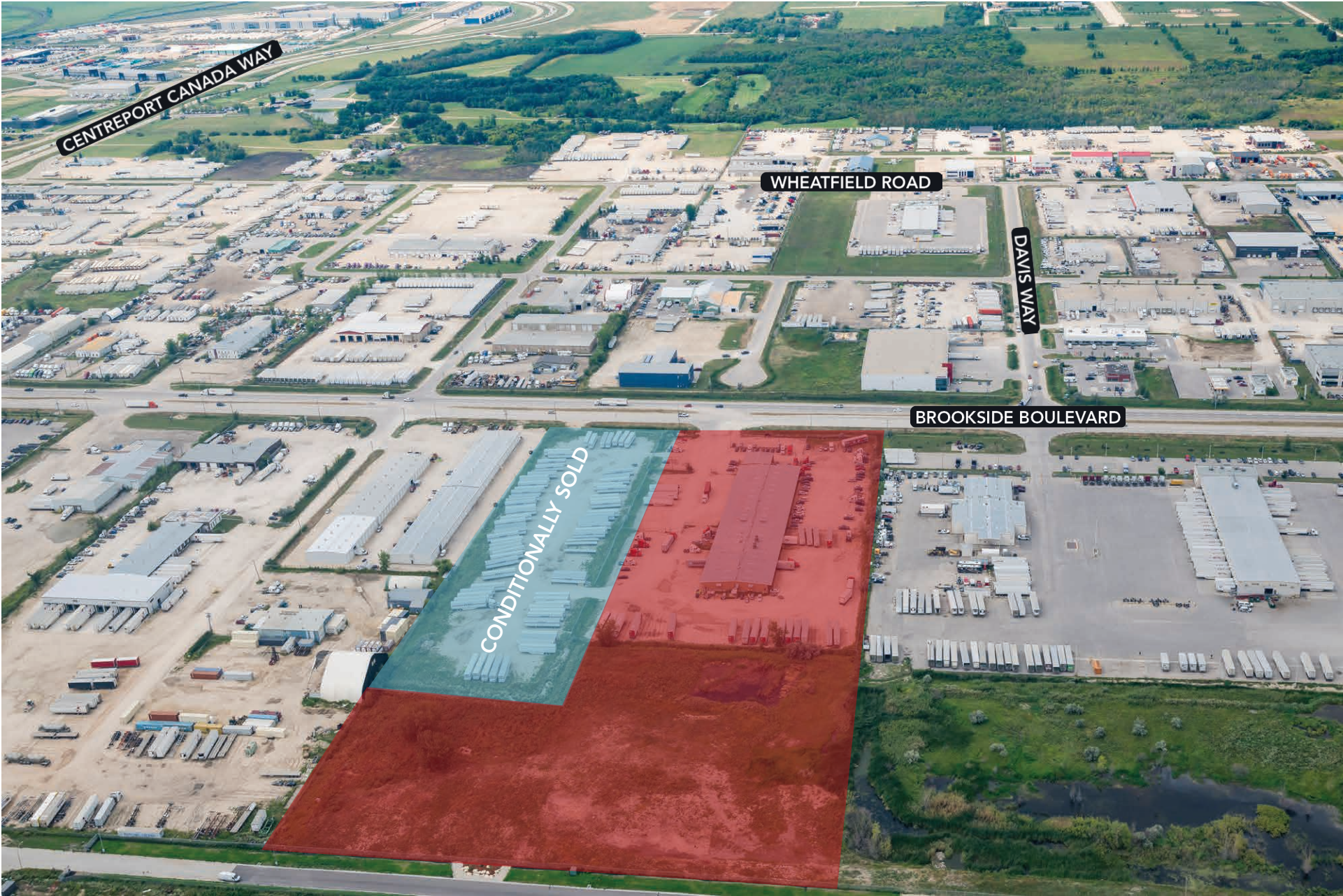




# INTERIOR PHOTOS



# SITE AERIAL



# LOCATION AERIAL



PERIMETER HIGHWAY

# CENTREPORT CANADA

# RM OF ROSSER

# WINNIPEG

CN RAIL LINE

CP RAIL LINE

CENTREPORT CANADA WAY

CP RAIL LINE

Industrial Manufacturing & Logistics

CentrePort Canada Rail Park

Keystone Industrial Park

Strategic Development

Future Residential

SITE

INKSTER BOULEVARD

WINNIPEG RICHARDSON INTERNATIONAL AIRPORT

**BROOKPORT BUS. PK.**

**NORTH INKSTER IND.**

**BROOKSIDE BUS. PK.**

**INKSBROOK IND. PK.**

**NORTHWEST BUS. PK.**

**INKSTER IND. PK.**

**OAK POINT IND.**

**WESTON SHOPS**

**BROOKSIDE IND. PK.**

**OMAND'S CREEK IND.**

**ST. JAMES IND.**

**MURRAY IND.**

**RRC POLYTECH**

**PP POLO PARK**

# DRIVE TIME ANALYSIS



RICHARDSON INT'L AIRPORT

**12 minutes**



CENTREPORT CANADA WAY

**2 minutes**



TRANSCANADA HIGHWAY

**12 minutes**



PERIMETER HIGHWAY

**4 minutes**





COMMERCIAL REAL ESTATE  
SERVICES INC.

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Eric Ott, Vice President, Sales & Leasing

(204) 985-1378

[eric.ott@capitalgrp.ca](mailto:eric.ott@capitalgrp.ca)

*Services provided by Eric A. Ott Personal Real Estate Corporation*

**CAPITAL COMMERCIAL REAL ESTATE SERVICES INC.**

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

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