

# Brookside Industrial Park

Build-To-Suit Opportunity

Rosser, MB  
[www.cbre.ca/winnipeg](http://www.cbre.ca/winnipeg)



# Brookside Industrial Park Overview

Brookside Industrial Park offers creativity that accompanies a rare Build-To-Suit opportunity. You have the flexibility to be innovative with style and the type of build opposed to pre-constructed buildings.

Brookside offers new state of the art Industrial space. Their wealth of experience in real estate and customer-led development projects allows for streamlined processes. Contributing to the overall growth of Manitoba's economy, Brookside Industrial is tailored to benefit your exact needs, with future growth in mind.

## Previous Developments

The 5 properties highlighted are owned and managed by the development team.



# Institutional Quality

## Privately Operated

Brookside Industrial is located in the country's only inland port, CentrePort Canada. This allows companies to have exceptional access to tri-modal transportation and Foreign Trade Zone benefits.

There are no Business Taxes in RM of Rosser. The tenant saves \$0.60-0.80 per SF (+/-) compared to similar properties in the City of Winnipeg, based on comparable market rents.

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Close proximity to the Winnipeg Richardson International Airport and direct access to Route 90.



# Brookside Industrial

## Property Details

Land Area	6.6 Acres
Building Area	Up to 100,000 SF
Asking Rental Rate	TBD
Additional Rent	TBD
Loading	Dock + Grade
Zoning	I2 - Industrial General
Available	Landlord prepared to build immediately



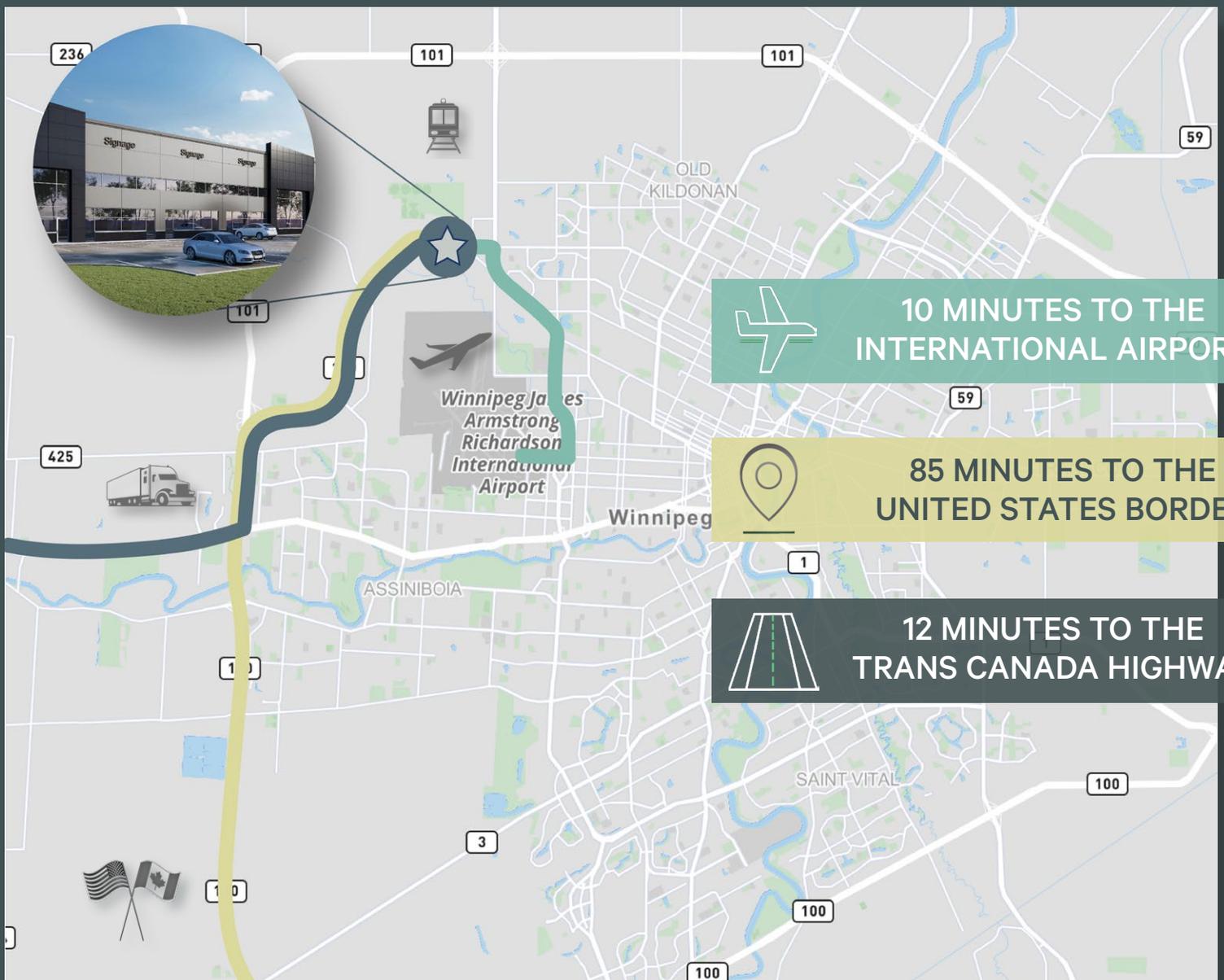
## Property Features

- + Up to 100,000 SF on approximately 6.6 Acres
- + Located in CentrePort Canada, our country's largest TriModal Inland Port
- + Direct access to National and International rail, truck, and air cargo operations
- + No Business Taxes in RM of Rosser
- + Ample parking including truck + trailer stalls

# Key Gateways

Located at the hub of international trading corridors, connecting to prime markets across the globe. Brookside Industrial offers unique options for companies engaged in global supply chain activities.

Brookside Industrial's functional design and structured layout provides a limited opportunity for new industrial space in Winnipeg's low vacancy landscape. Located in CentrePort Canada, Brookside's central location provides easy access to The Trans Canada Highway, Winnipeg James Armstrong Richardson International Airport, and the newly proposed CentrePort Canada Rail Park.





# CentrePort Canada

CentrePort Canada is North America's largest trimodal inland port and Foreign Trade Zone – situated in the heart of the continent, just one hour north of the United States.

Located in Winnipeg and Rosser, Manitoba, CentrePort's strategic location at the junction of multiple transportation corridors, along with access to affordable, skilled labour; low taxes and energy rates; fast-tracked land-development approvals; and, an affordable lifestyle, makes it an attractive investment location.

## Tri Modal Transport

### Three Continental Railways

Winnipeg is the only city on the Canadian prairies with access to three Class 1 railways: CP, CN and BNSF. The CentrePort Canada Rail Park will offer direct access to CP, and through federal interswitching rules, access to all three.

### An International Tucking Hub

CentrePort Canada is an international trucking hub with some of Canada's largest carriers located onsite. Built to RTAC standards, CentrePort Canada Way bisects the inland port and enables companies to achieve the "five minutes to 55 mph/90kmh" goal for moving cargo.

### Worldwide Air Cargo Operations

The Winnipeg Richardson International Airport offers 24/7/365 operations, with over 4,000 cargo flights recorded in 2019. Around the clock operations and a central location and time zone enable operators to offer a later cut off for overnight deliveries to many major cities. Carriers on site include FedEx, Purolator, UPS, Canada Post, Air Canada Cargo and Cargojet.

## Key Gateways

CentrePort Canada is strategically located at the hub of international trading corridors connecting to major markets across the globe.





## Contact Us

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