



Lease Rate

**\$17.95/SF**

Building Size

**17,085 SF**

For Lease | 465 Lucas Avenue, Winnipeg MB

# 465 Lucas Avenue

Strategically located within CentrePort with convenient access to major transportation routes.

This spacious property is ideally situated near major transit routes, improving accessibility for both employees and logistics. The building is versatile, making it suitable for a wide range of manufacturing and business activities, and offers flexibility for reconfiguration to accommodate different needs.

**Dan Bushuk**

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# Property Overview

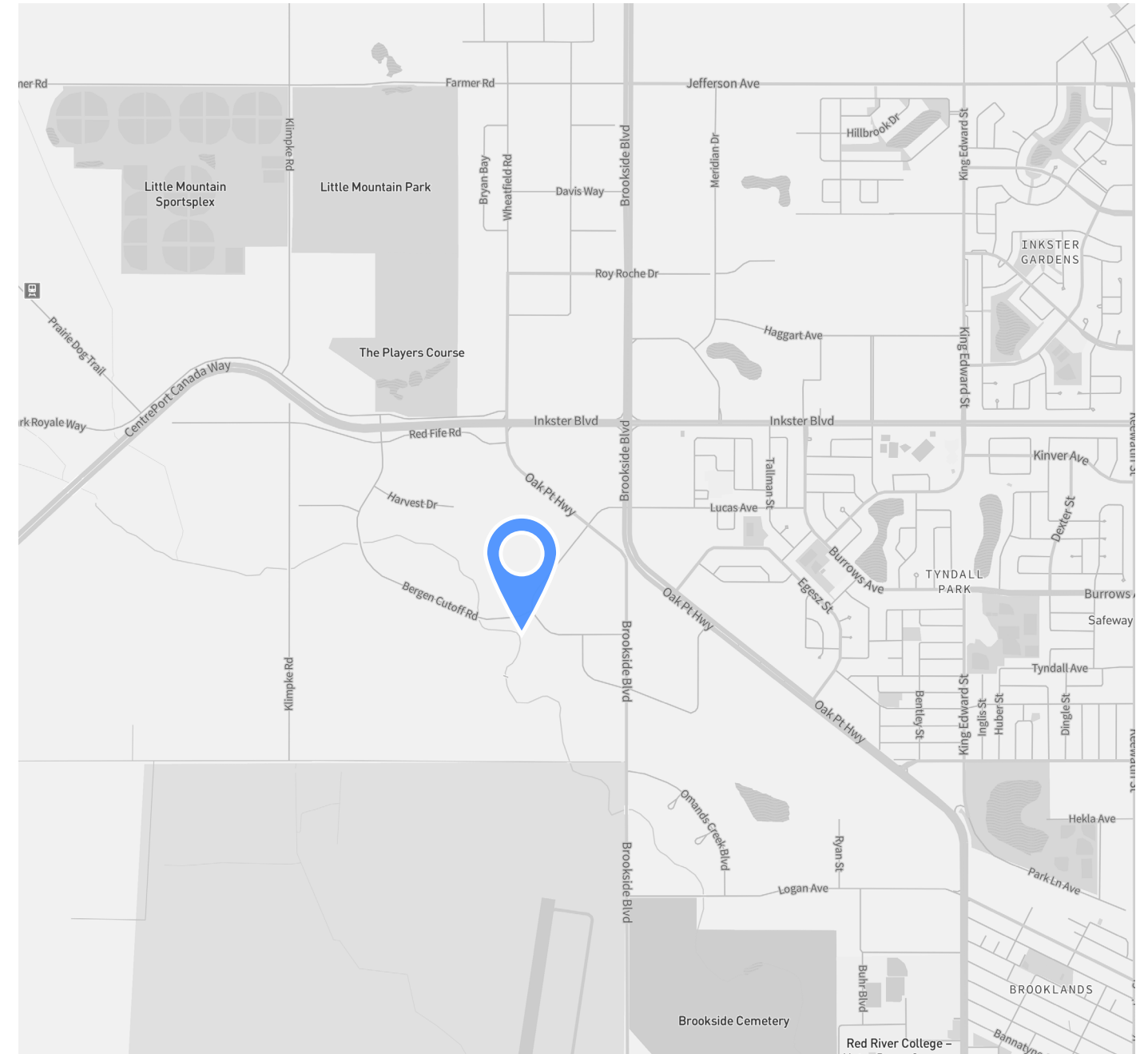
Conveniently located near major transit routes, it's ideal for manufacturing or business operations with flexible space for use.



<b>Land Area</b>	2.29 acres
<b>Building Area</b>	17,085 SF
<b>Zoning</b>	I2 - Industrial
<b>Year Built</b>	2011, 2018
<b>Construction</b>	Steel Frame
<b>Ceilings</b>	±19' - 21' clear
<b>Loading</b>	4 - 14' x 12' grade level doors 1 - 10' x 10' dock level door
<b>Power</b>	200 amp, 600V, 3 phase
<b>Heating</b>	Forced air HVAC, gas fired unit heaters
<b>Lighting</b>	LED
<b>Roof</b>	Sloped metal roof
<b>Floor Drains</b>	Yes
<b>Available</b>	July 1, 2026
<b>Additional Rent</b>	\$3.50/SF (2026)

## Lease Rate

# \$17.95/SF NET



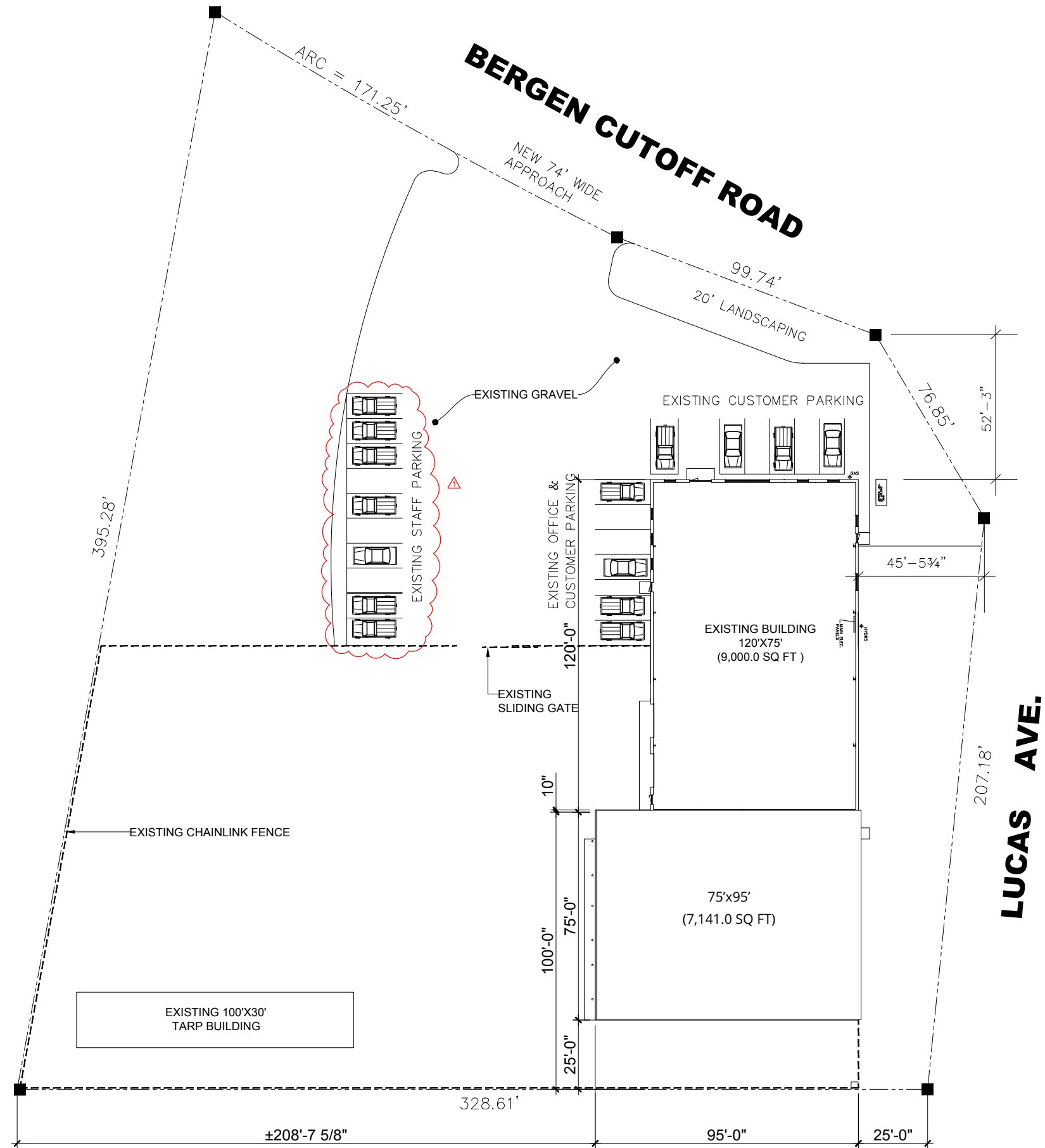
# The Location

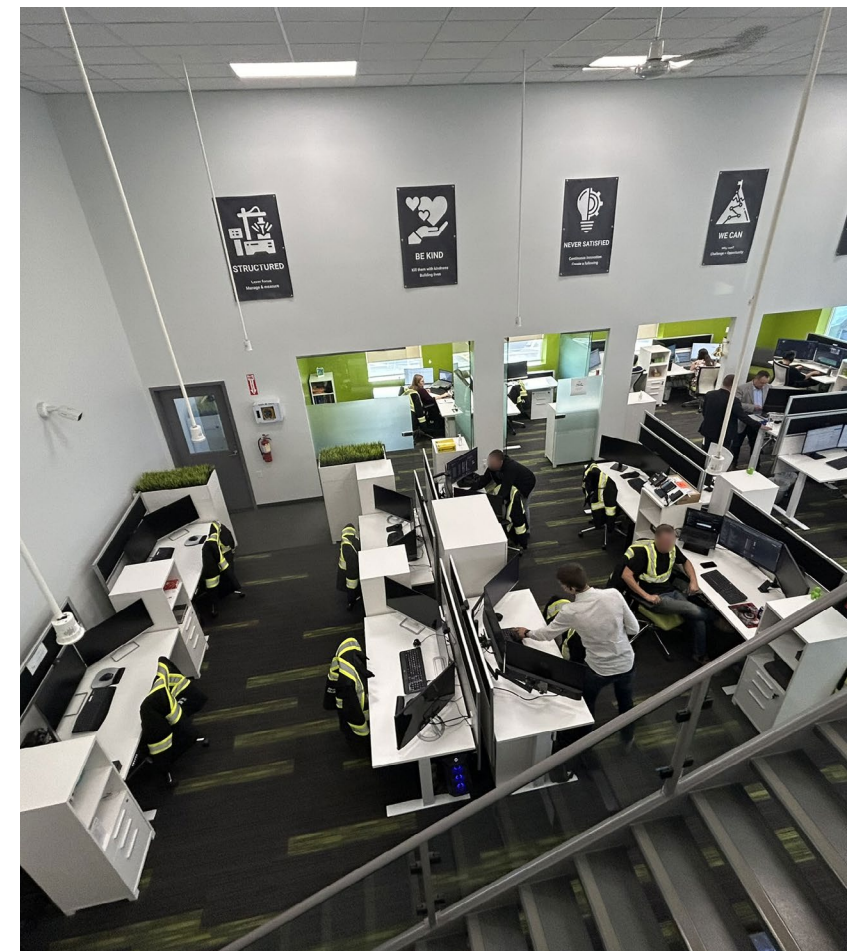
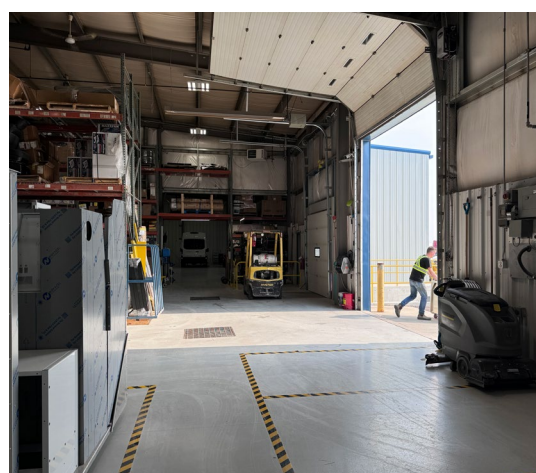
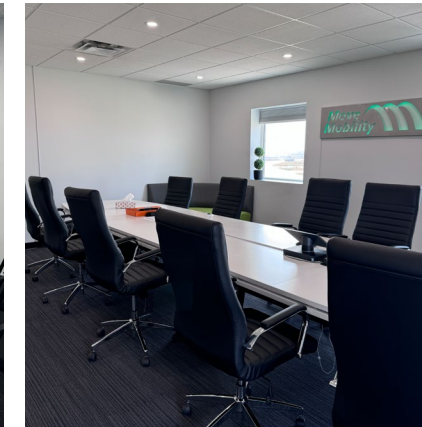
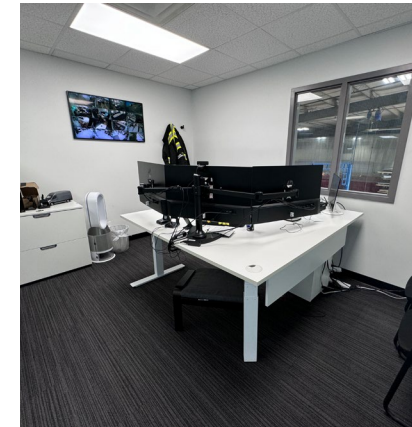
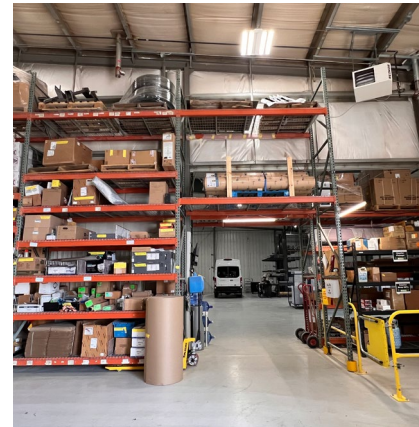
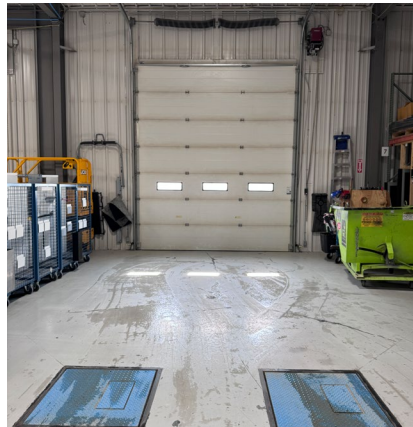
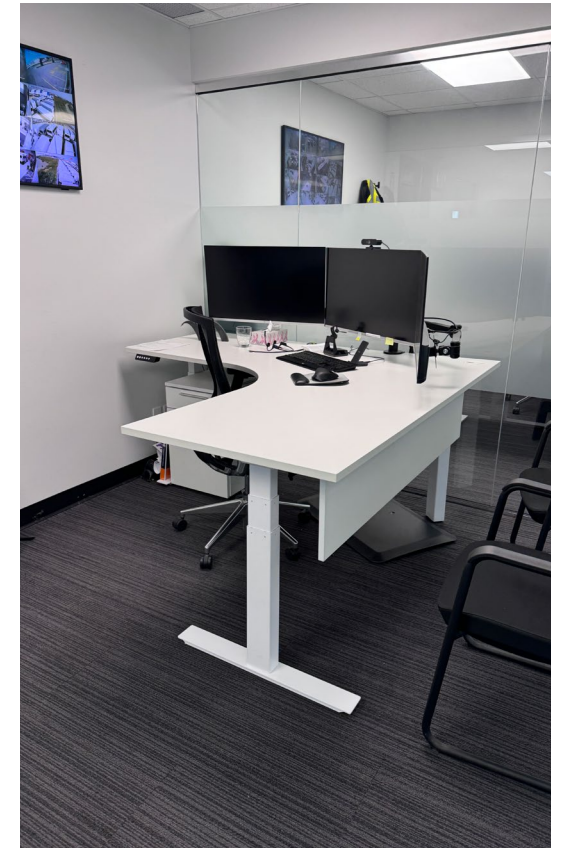
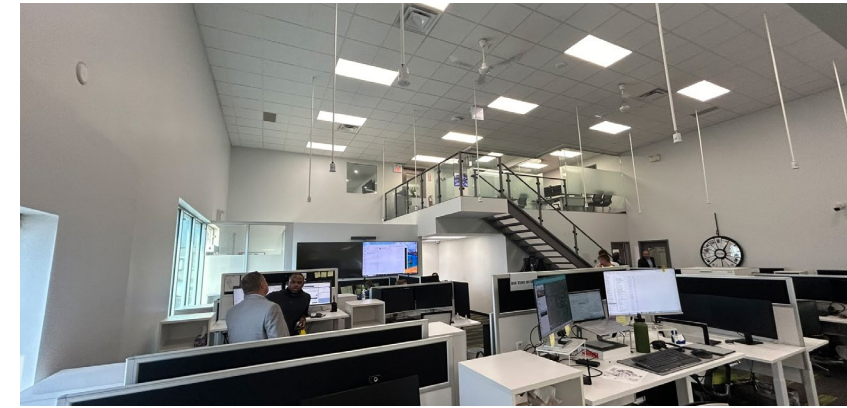
## CentrePort Canada

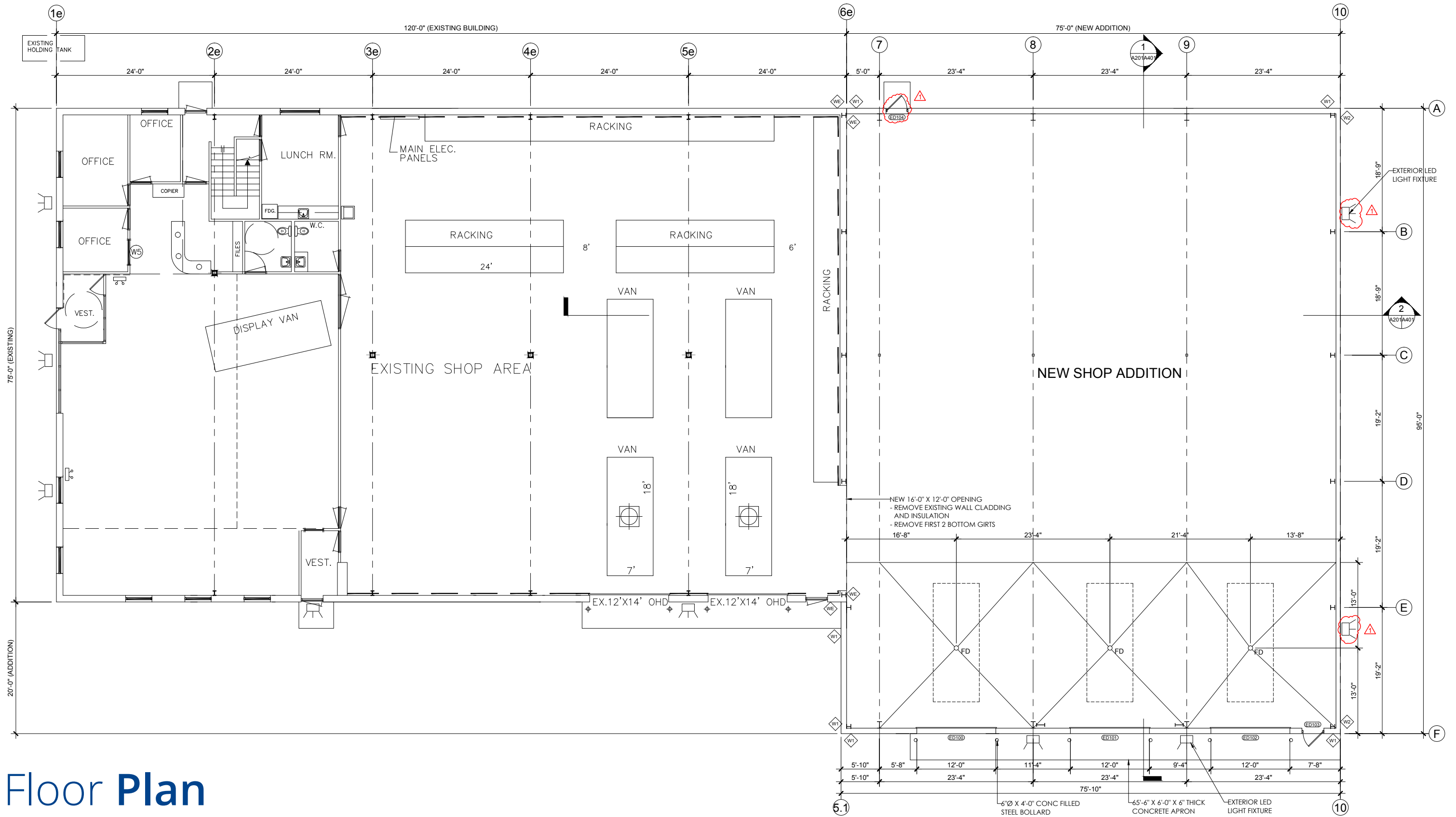
CentrePort Canada is North America's largest trimodal inland port and Foreign Trade Zone, offering 20,000 acres of high-quality, industrial development. Strategically located at the hub of international trading corridors, CentrePort Canada connects businesses to major markets around the globe. Located 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.

# Site Plan







# Floor Plan

## Main Floor



# Location Overview

Excellent location with access to some of Winnipeg's major transportation routes.



**Perimeter Highway**  
7 minutes



**J.A.R. Airport**  
15 minutes

## Businesses

- 1 Rosenau Transport Ltd.
- 2 Freightliner Manitoba
- 3 National Research Centre
- 4 Canada Freightways
- 5 TransX
- 6 Maxim Truck and Trailer
- 7 FedEx
- 8 Nutrien Ag Solutions
- 9 MERIT Functional Foods
- 10 Toromont Cat
- 11 Peterbilt
- 12 Fort Garry Industries
- 13 Gardewine

## Amenities

- 1 Tim Horton's
- 2 Co-op Cardlock
- 3 Kal Tire
- 4 Oak Point Restaurant
- 5 Petro Pass Truck Stop
- 6 Shell
- 7 Salisbury House





# 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.



Three Continental Railways



An International Trucking Hub



Worldwide Air Cargo Operations

# Your gateway to the world.

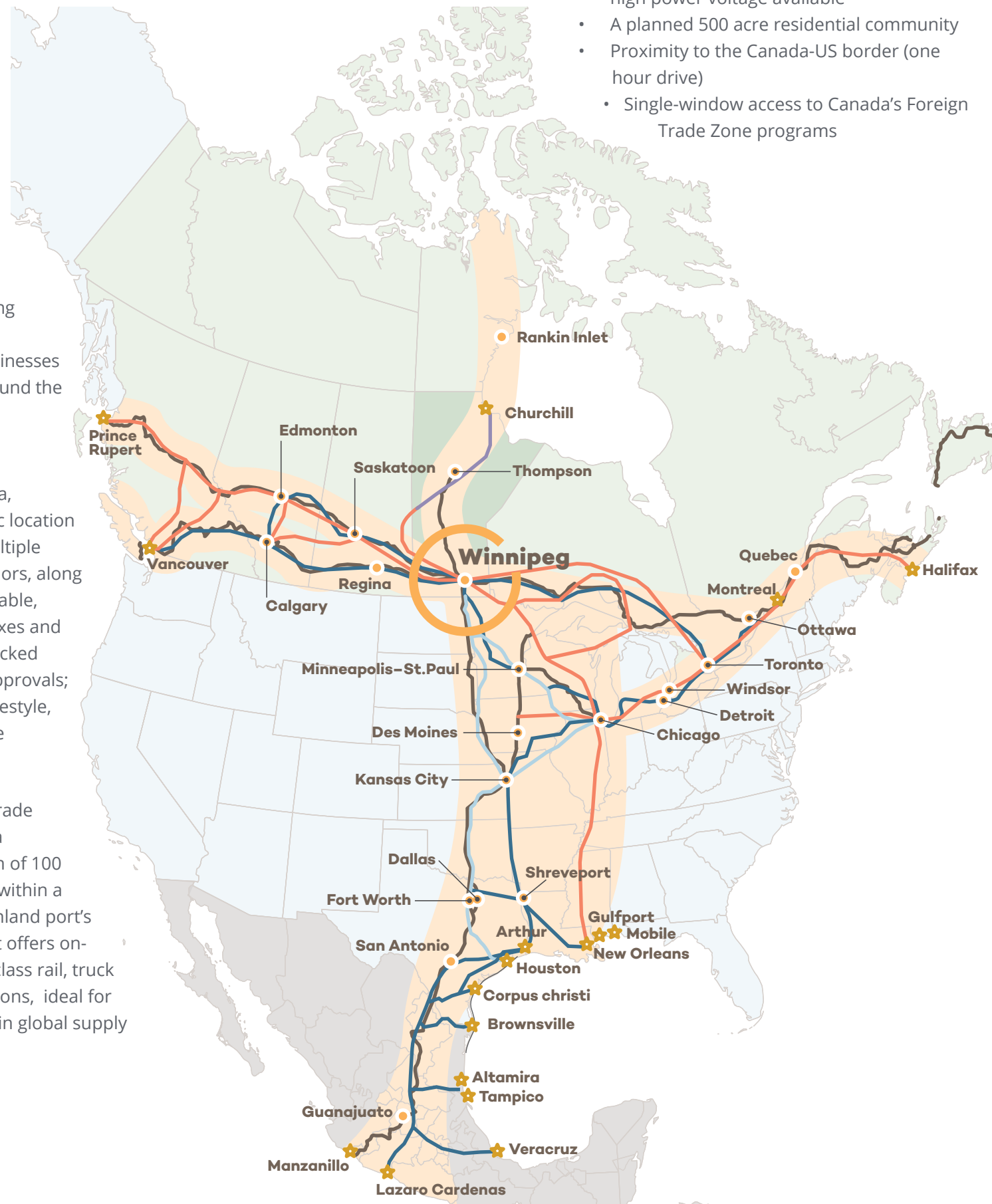
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Located in Winnipeg and Rosser, Manitoba, CentrePort's strategic location at the junction of multiple transportation corridors, along with access to affordable, skilled labour; low taxes and energy rates; fast-tracked land-development approvals; and,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

With links to global trade markets – including a consumer population of 100 million people living within a 24-hour drive – the inland port's 20,000-acre footprint offers on-site access to world class rail, truck and air cargo operations, ideal for companies engaged in global supply chain activities.

### Planned as a complete community

- Affordable skilled labour
- Renewable, reliable, low cost energy with high power voltage available
- A planned 500 acre residential community
- Proximity to the Canada-US border (one hour drive)
- Single-window access to Canada's Foreign Trade Zone programs



# Advantages of the RM

465 Lucas Avenue is located in Manitoba's fastest growing logistics and distribution hubs, the RM of Rosser.

### Advantages of the RM of Rosser:

- The property tax mill rate in Rosser is approximately 15% less than the city of Winnipeg's rate
- No business taxes in the RM of Rosser – equating to a savings of up to \$0.60 per square foot compared to locating in the City of Winnipeg
- Permitting timelines can be significantly shorter in the RM of Rosser vs City of Winnipeg
- Newly developed roadways with direct access to major transportation routes



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