

Industrial with Compound For Lease

11 VERVAIN DRIVE, UNIT 11-13 | ROSSER, MB

Superior Forklift Ltd.

Genie

PARTS

SKYACK

SERVICE

UNIT CARRIERS
FORKLIFT

FINANCING

11-11
ENTRANCE

BLUE GRAB

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Accelerating success.

Property Overview

11 Vervain Drives consists of 9,000 square feet of rentable area, with existing office and warehouse upgrades. The unit includes ±2,000 square feet of recently built out office space, heavy power, and fenced compound.



ASKING RATE

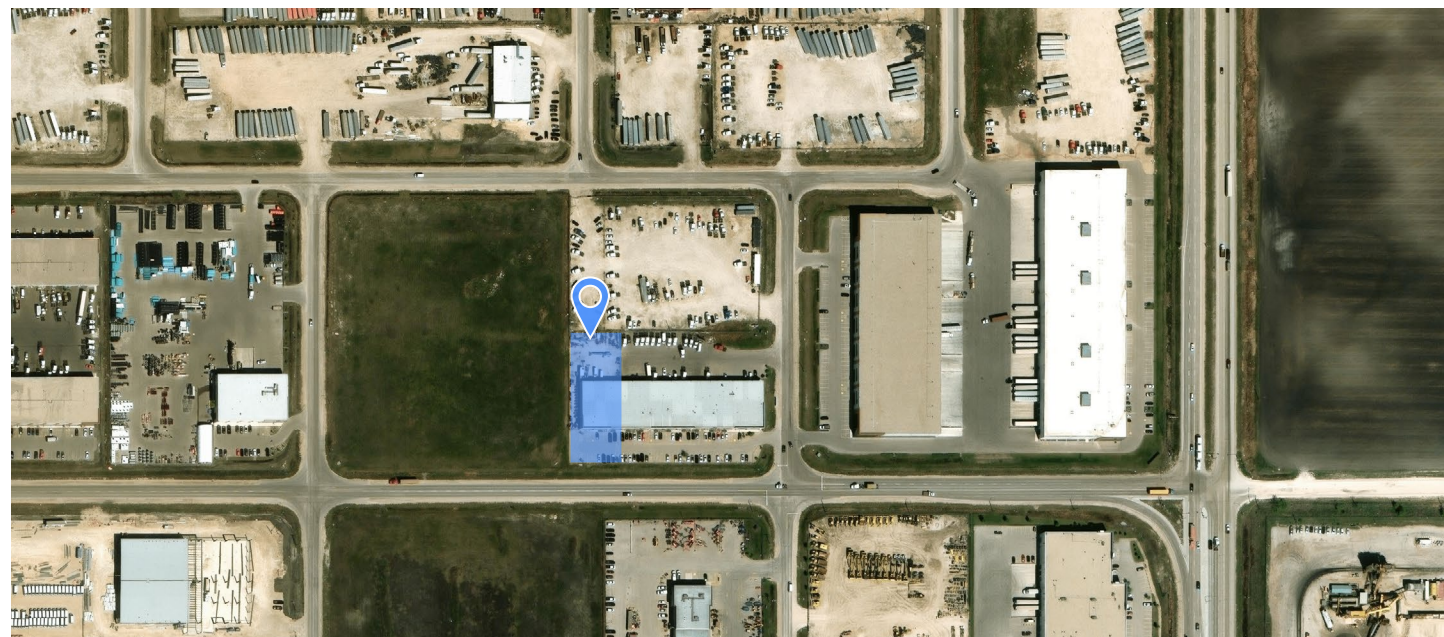
\$15.95/SF



BUILDING SIZE

9,000 SF

| | |
|-----------------|---|
| Size | 9,000 SF |
| Asking Rate | \$15.95/SF net |
| Additional Rent | \$3.50/SF (including management fee) |
| Zoning | I2 |
| Loading | 3 - 12' x 14' grade level doors |
| Ceiling Height | 22'-24' clear |
| Lighting | LED |
| Electrical | 400 amp, 600 v, 3 phase (TBC) |
| Compound | ±13,000 SF of dedicated fenced compound |
| Mechanical | HVAC, gas fired unit heaters |
| Construction | Steel (2021) |
| Sprinklered | Yes |
| Floor Drain | Yes |
| Parking | ±15 stalls |
| Available | October 2026 |



Location Overview

Situated in the Brookport Business Park, 11 Vervain Drive is well located and in close proximity to Route 90, CentrePort Canada Way, and the perimeter highway.



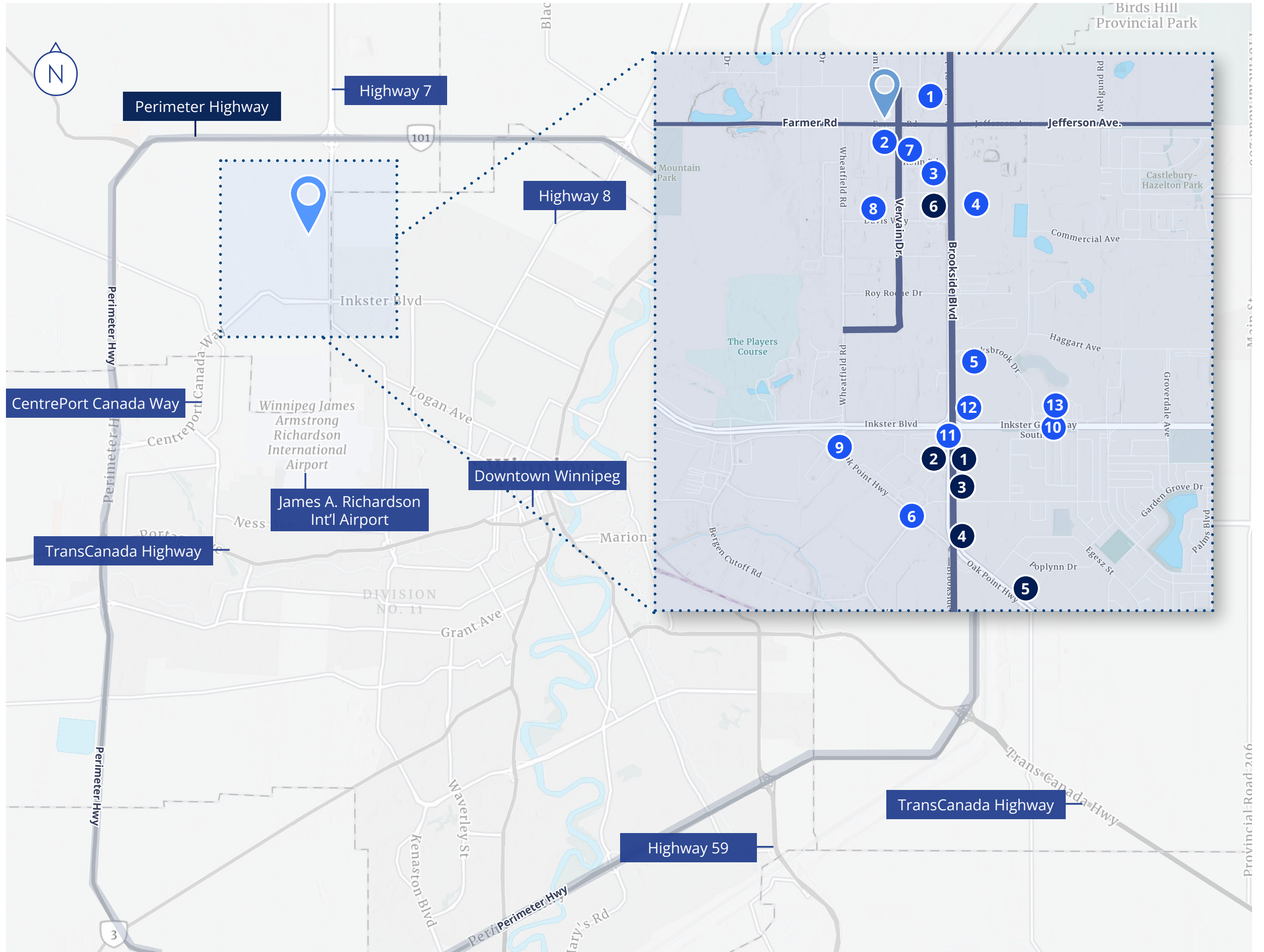
Businesses

1. Nutrien Ag Solutions
2. United Rentals
3. Comairco
4. Manitoulin Transport
5. CAT
6. FedEx
7. SMS Equipment
8. Rosneau Transport
9. National Research Centre
10. TransX
11. Maxim
12. Peterbilt
13. Fort Garry Industries



Amenities

1. Tim Hortons
2. Kal Tire
3. Oak Point Restaurant
4. Petro Pass Truck Stop
5. Shell





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.

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.

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

Brookport Business Park 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

<https://centreportcanada.ca/>



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