



3125 Red Fife Road | Winnipeg, MB

Industrial Building With Serviced Industrial Land **For Sale**

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

Building Size

49,548 SF

Land Size

14.62 acres

Tom Derrett

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Property Overview

This new construction industrial building and surplus land is ideally situated near CentrePort Canada Way, 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 that comes with a large 8.56 acre fenced and graveled compound.

There is a further 6.07 acres of greenfield industrial land on the west side of Red Fife Road comprised of 4 lots available for purchase providing additional flexibility to the site.



FEATURES

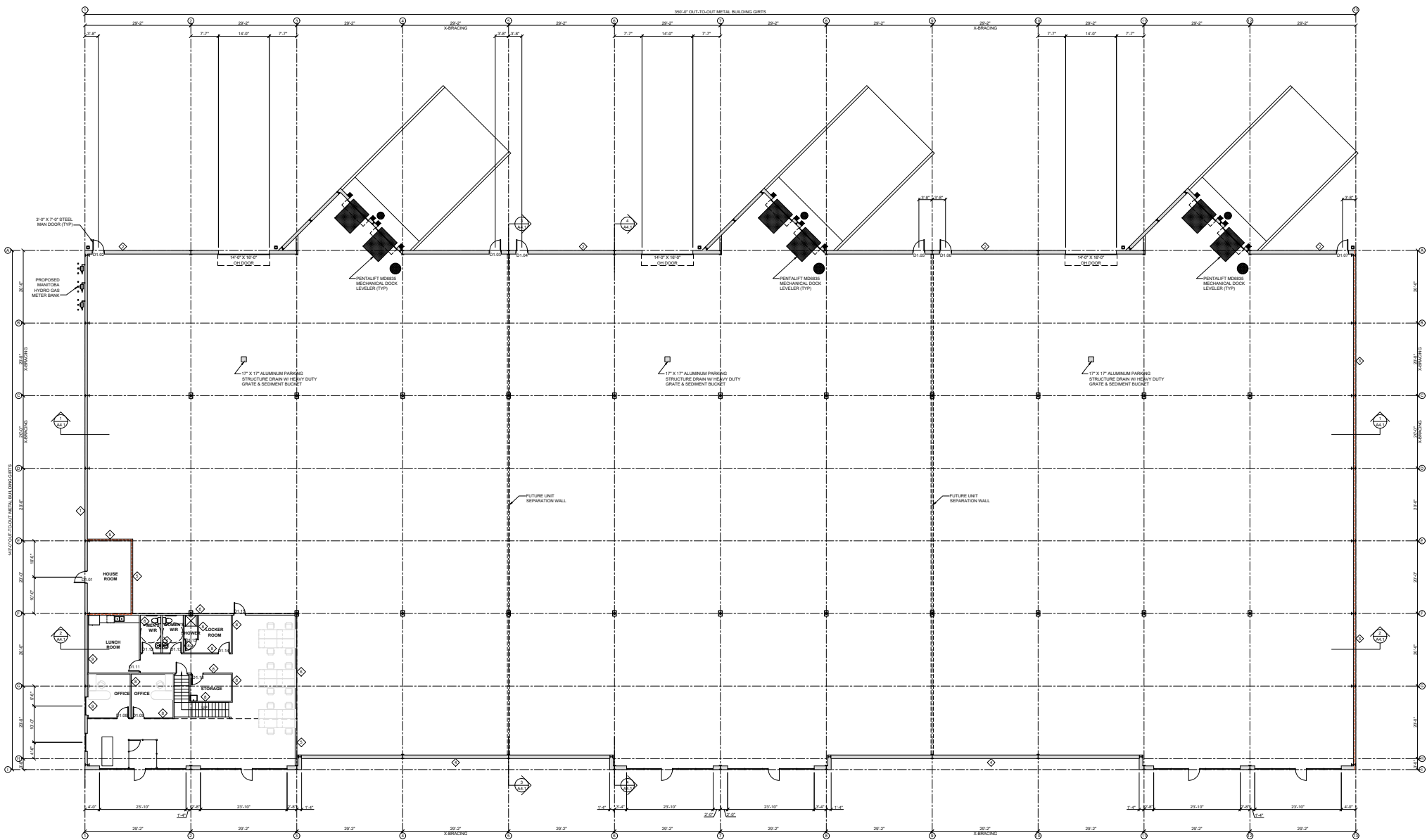
Building Size	49,548 SF
Land Size	14.62 acres
Year Built	2024
Loading	6 - 9' x 10' dock level doors with Pentalift MD6835 levelers, mechanically operated , 35,000lbs capacity with 18" lip length
	3 - 14x16 grade level doors
Zoning	I2 - Industrial
Construction	Steel Frame
Ceiling Height	Sloping from 30' to 32'
Roof	Sloped metal roof
Power	400 amp, 600V, 3 phase
Heating	Forced air HVAC, gas fired unit heaters in warehouse
Lighting	LED
Floor Drains	Yes
Gravel Compound	20" recycled crushed concrete subbase with 4 inches of 3/4" crushed limestone toping
Property Taxes	TBD

Address	Size (acres)	Price per acre	Property type
3125 Red Fife Rd.	2.91	\$730,000	Gravelled and fenced
3275 Red Fife Rd.	2.72	\$730,000	
3325 Red Fife Rd.	1.36	\$730,000	
3375 Red Fife Rd.	1.56	\$730,000	Total: 8.56 acres
3200 Red Fife Rd.	1.12	\$618,000	Greenfield land
3240 Red Fife Rd.	1.55	\$618,000	
3280 Red Fife Rd.	1.86	\$618,000	
3320 Red Fife Rd.	1.54	\$618,000	Total: 6.07 acres

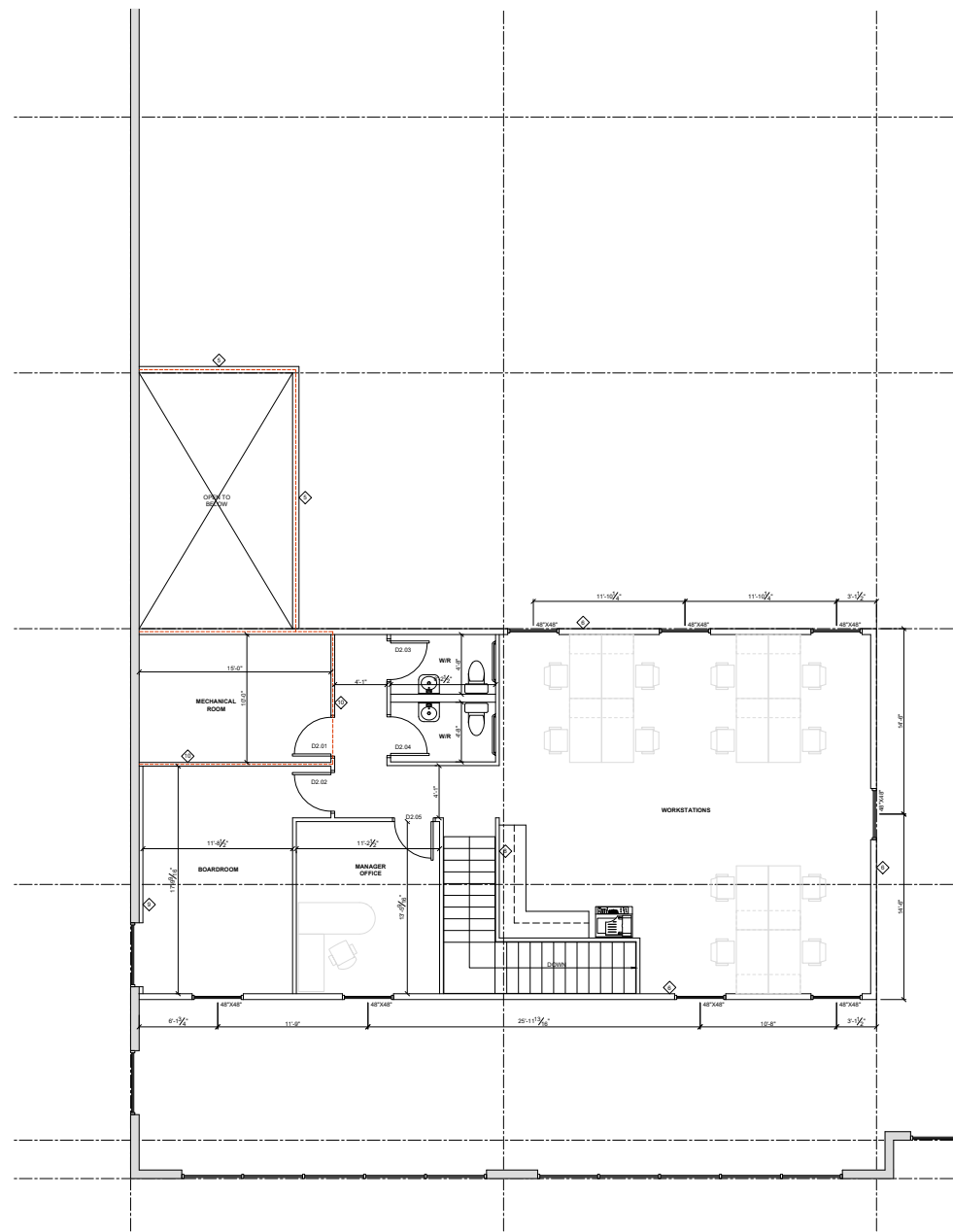


Floor Plan

MAIN FLOOR



SECOND FLOOR OFFICE





Location Overview

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



J.A.R. International
11 minutes



Perimeter Highway
8 minutes



Perimeter Highway
30 minutes





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

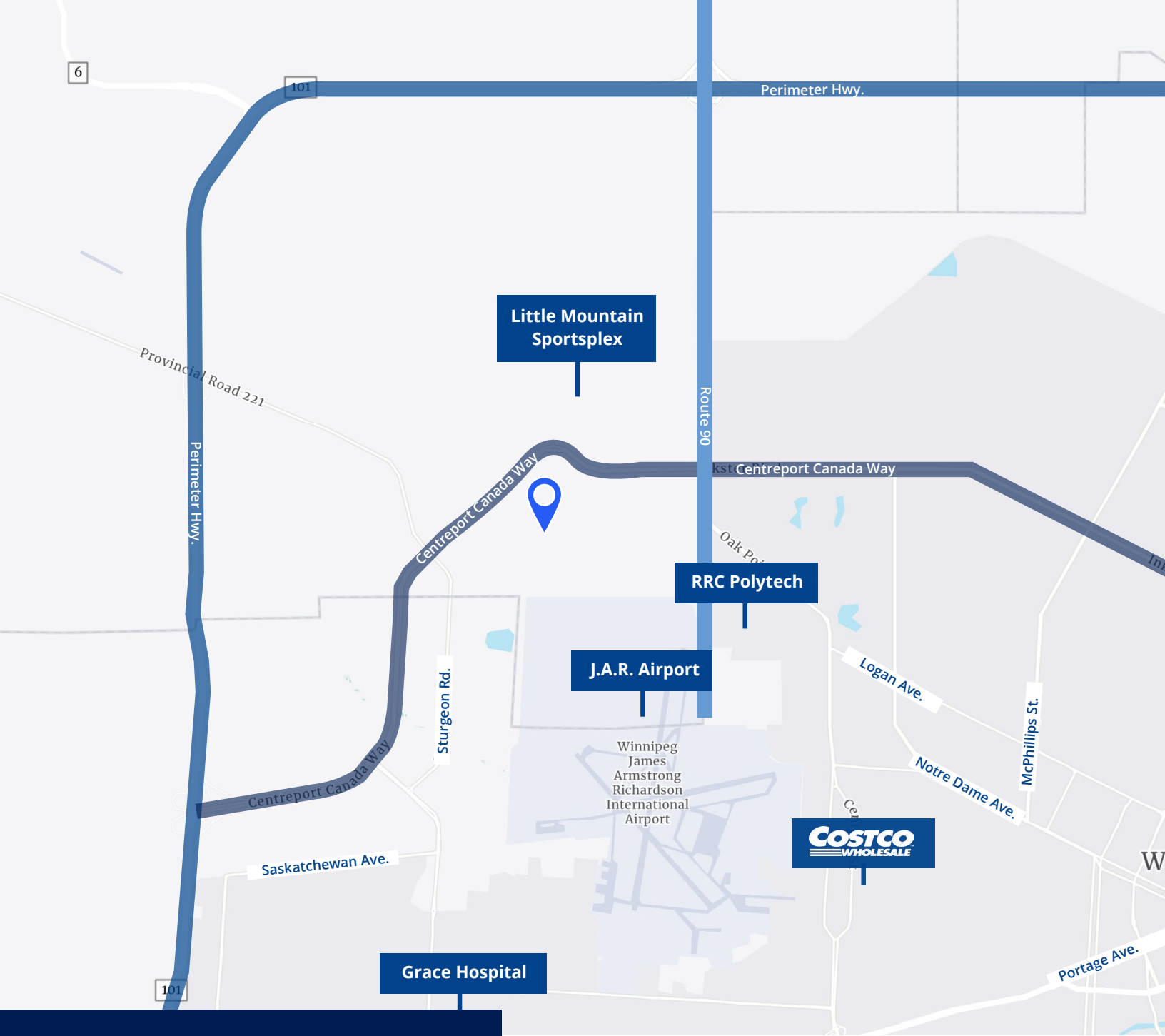


Advantages of the RM

West Creek Industrial 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



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