

FOR LEASE | 86 WHEATFIELD ROAD — ROSSER, MANITOBA



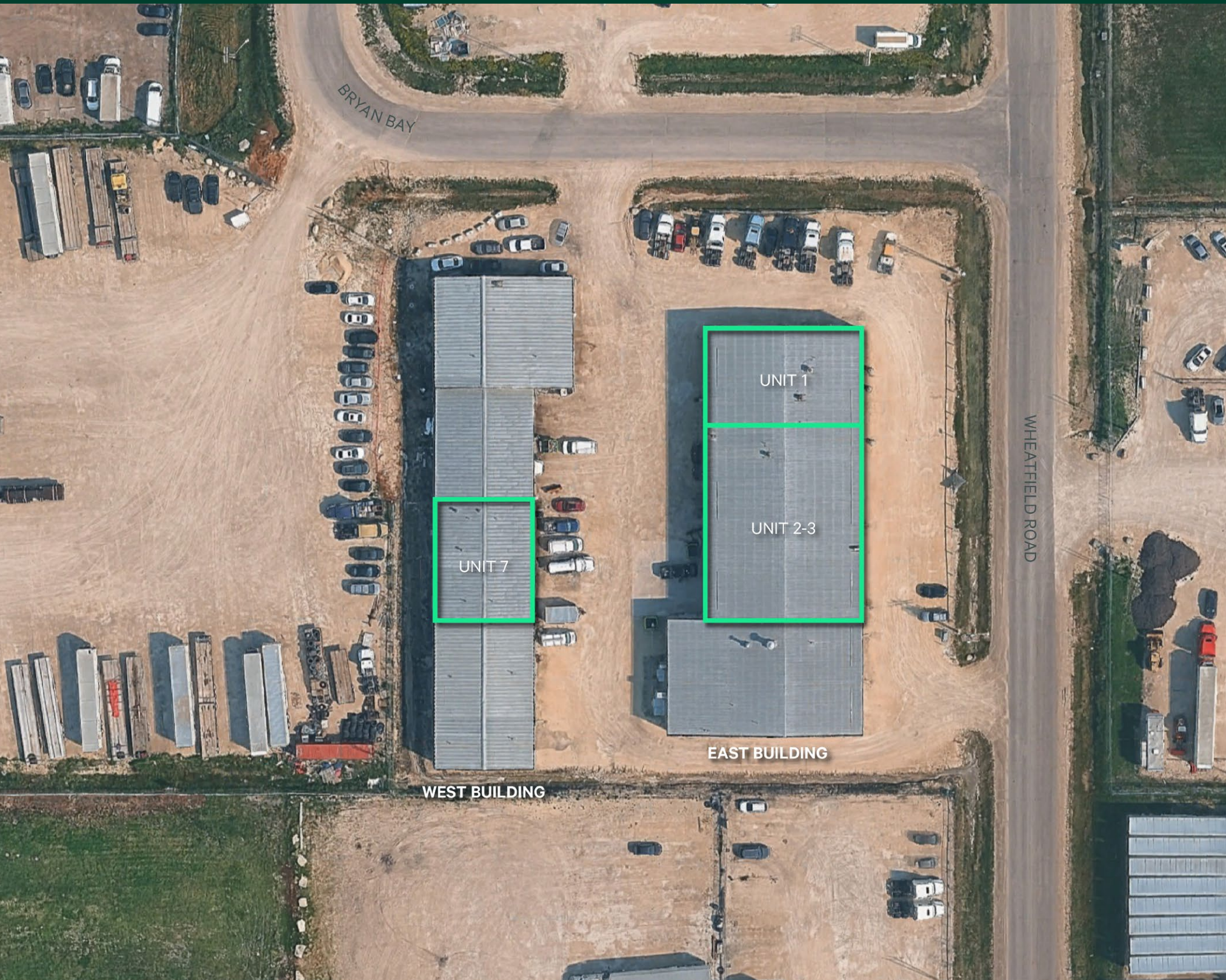
INDUSTRIAL FOR LEASE

86 Wheatfield Road

RM of Rosser, MB

CBRE

CBRE Limited
1650-201 Portage Avenue
Winnipeg, MB R3B 3K6
www.cbre.ca/winnipeg



PROPERTY OVERVIEW

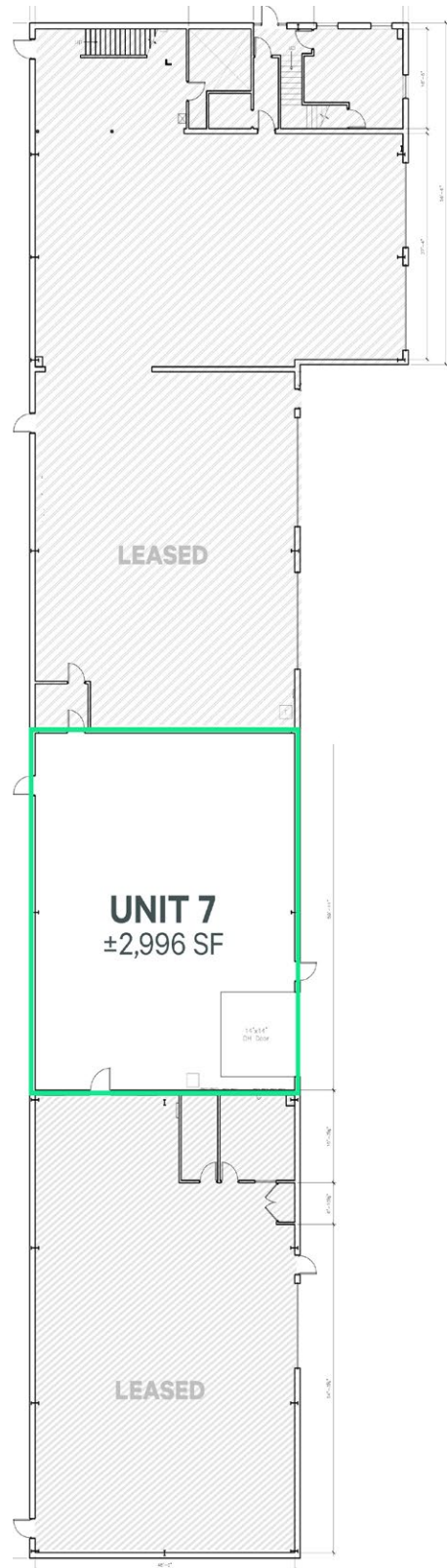
86 Wheatfield Road, located in the RM of Rosser, MB (the “Subject Property”) is an industrial warehouse featuring existing office buildout, grade loading doors and 16ft to 20ft ceilings. The buildings are situated in the highly desirable CentrePort Canada and offers excellent access to major transportation routes.

Asking Net Rent \$9.95 PSF

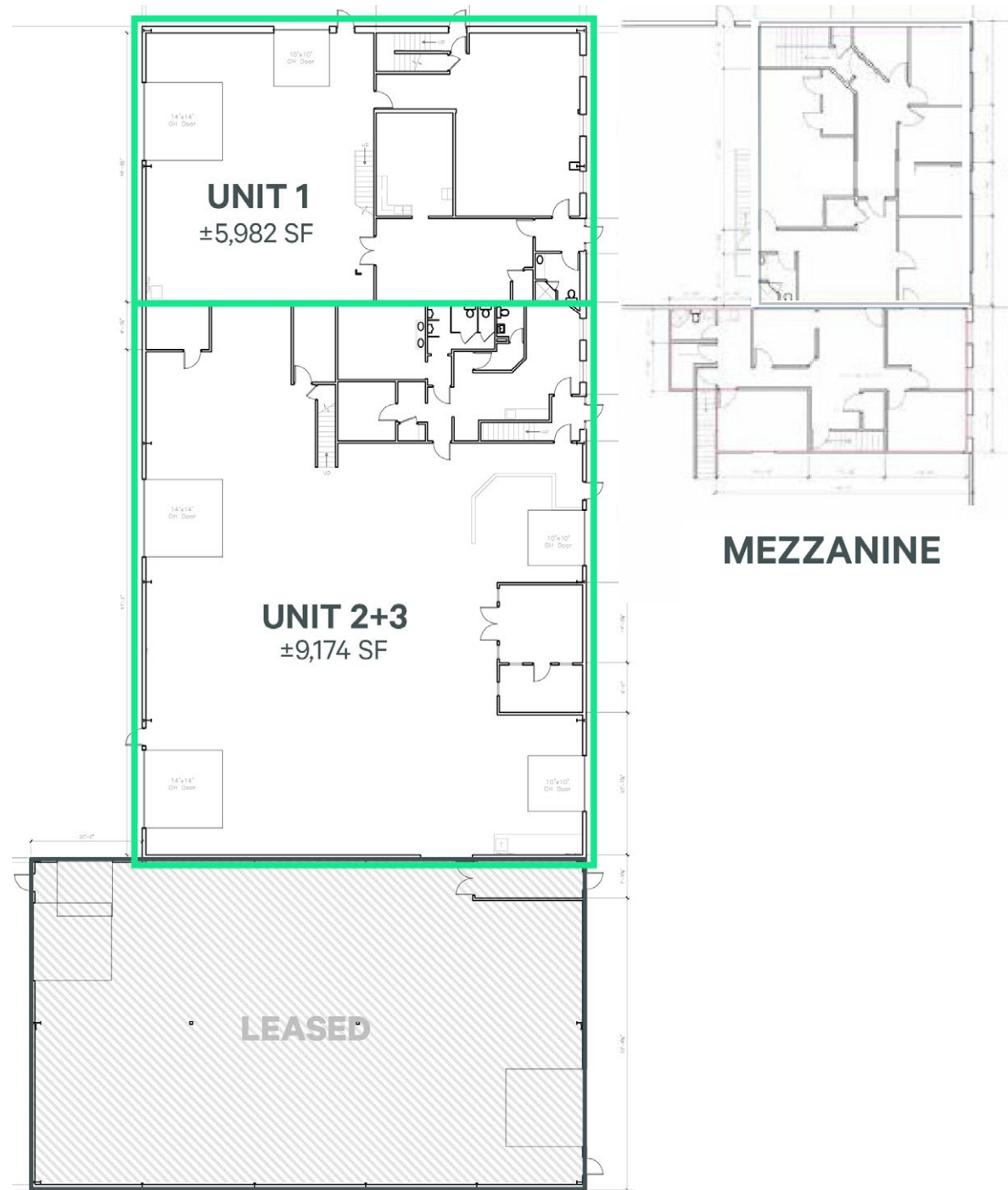
Additional Rent \$6.16 PSF (2025 est. incl. all utilities)
+ 5% mgmt fee on gross rent

	Unit 1	Unit 2-3	Unit 7
Unit Size:	±5,982 SF	±9,174 SF	±2,996 SF
Loading:	2 Grade	4 Grade	1 Grade
Ceiling Height:	16ft - 20ft	16ft - 20ft	16ft - 20ft
Available:	Immediately	Immediately	Immediately

WEST BUILDING



EAST BUILDING



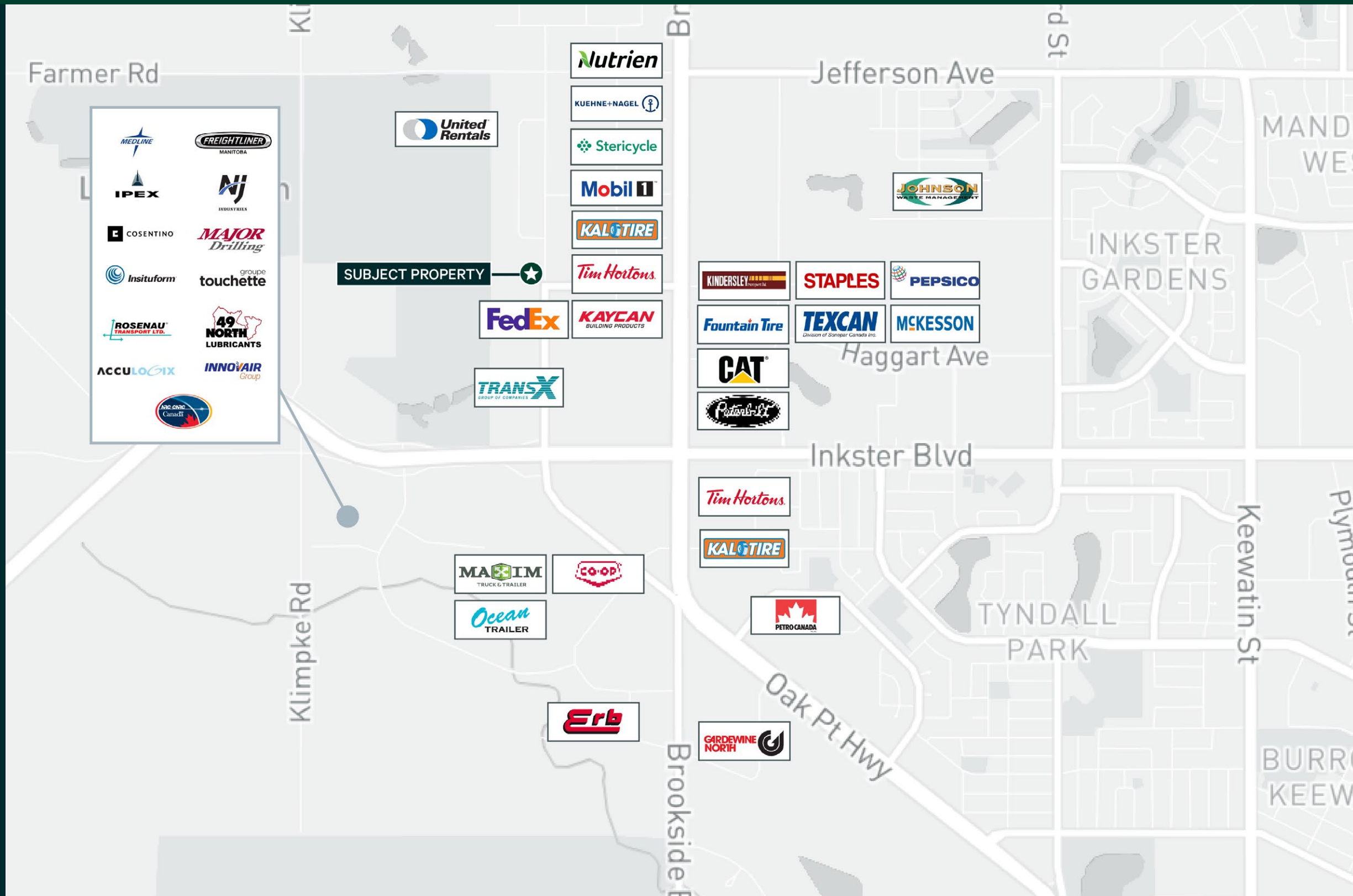
THE LOCATION

The Property is located in the Rural Municipality of Rosser, MB just outside the City of Winnipeg limits, which is situated 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.

Key Features

- + Located in Canada's only inland Port, CentrePort Canada in the RM of Rosser, MB
- + Excellent access to major transportation routes namely, Perimeter Hwy and Brookside Blvd.



CENTREPORT CANADA

YOUR GATEWAY TO THE WORLD

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

ACCESS TO TRADE CORRIDORS



Three Continental Railways



Worldwide Air Cargo Operations



International Trucking Hub

Connecting business to major markets across North America

Winnipeg is uniquely positioned on the Canadian prairies, with direct access to three major Class 1 railways: CPKC, CN, and BNSF. The CentrePort Canada Rail Park provides businesses with direct access to CPKC, and through regulated interswitching rules, access to all three rail networks. This offers businesses the flexibility to choose their preferred rail carrier, ensuring efficient and seamless transportation of goods.



source centreportcanada.ca



CBRE

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