



FOR LEASE

12 VERVAIN DRIVE
BROOKPORT BUSINESS PARK

12 VERVAIN DRIVE • ROSSER, MB • R2V 0M1

WHITELAND

CBRE

PROPERTY OVERVIEW

12 VERVAIN DRIVE

Situated in the R.M. of Rosser, MB, provides exceptional access to key transportation routes, including Brookside Blvd., CentrePort Canada Way, and the Perimeter Highway.

Positioned within CentrePort Canada—one of North America's largest trimodal inland ports and Foreign Trade Zones—this property offers significant logistical advantages for industrial users. With convenient access in all directions, it ensures efficient transportation and distribution both in and out of Winnipeg.

The newly constructed building features high ceilings at 32', prime dock & grade loading capabilities as well as an ESFR Sprinkler System.

- **Dock & Grade Loading**

Excellent loading capabilities, combined with a 163ft loading court, provides flexibility in loading operations

- **ESFR Sprinkler System**

Advanced fire protection system in place

- **32' Clear Ceilings**

High ceilings throughout the building

- **±9,165-82,483 Square Feet for Lease**

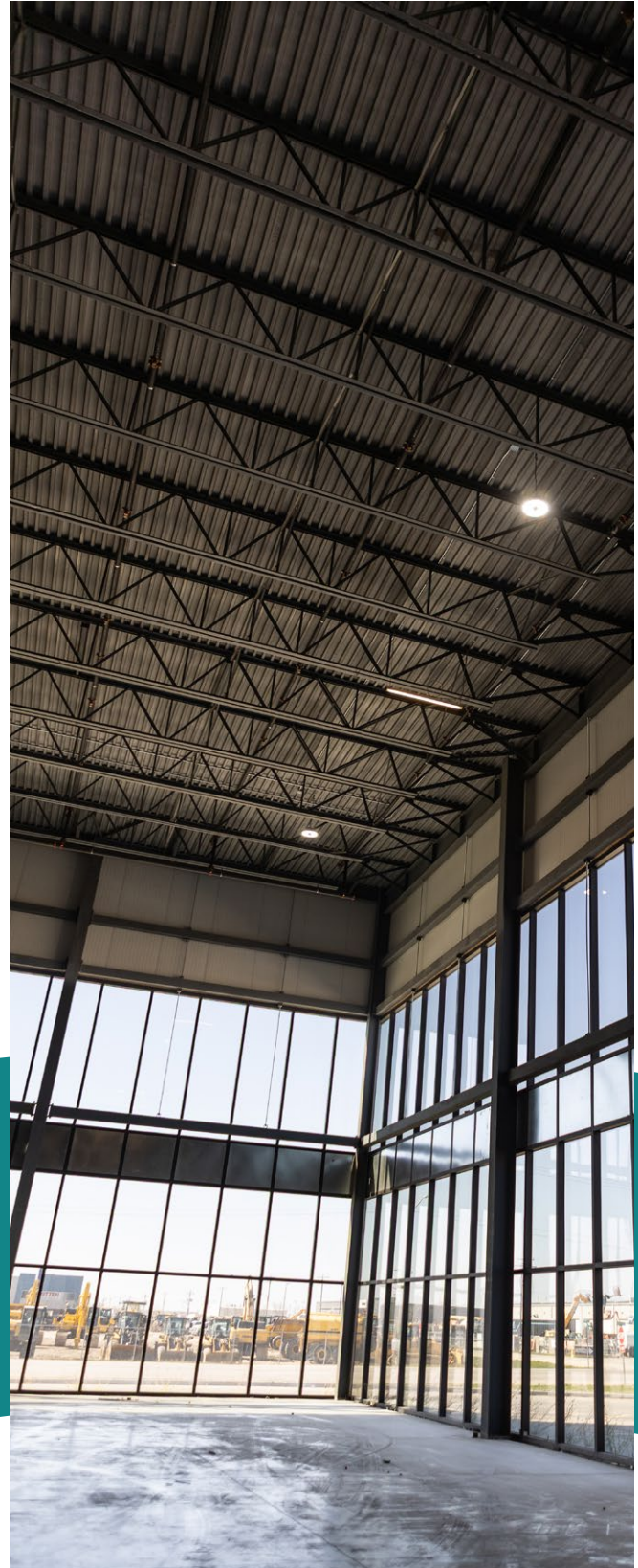
Flexible size options for tenants



12 VERVAIN DRIVE BROOKPORT BUSINESS PARK

PROPERTY DETAILS

| LEASE DETAILS | |
|-----------------|--|
| UNIT SIZES | ±9,165 - 82,483 sq. ft. |
| ASKING NET RENT | Contact Agent |
| ADDITIONAL RENT | \$3.50 per sq. ft. |
| LOADING | Dock & Grade with 163' loading court |
| CEILING HEIGHT | 32' |
| ZONING | I2 - Industrial General |
| ELECTRICAL | 2 - 600A-347/600V-3PH 4W |
| BAY SIZE | 8 at 52' wide and 1 at 54' wide and 176' building depth |
| COLUMN SPACING | 52' and 54' wide by 60', 55', 60' deep |
| LIGHTING | LED |
| FLOORING | 7" reinforced concrete floors |
| STRUCTURE | Steel structure with IMP wall cladding - 3" thick (R16) |
| AVAILABLE | Immediately |



163FT LOADING COURT



DOCK & GRADE LOADING



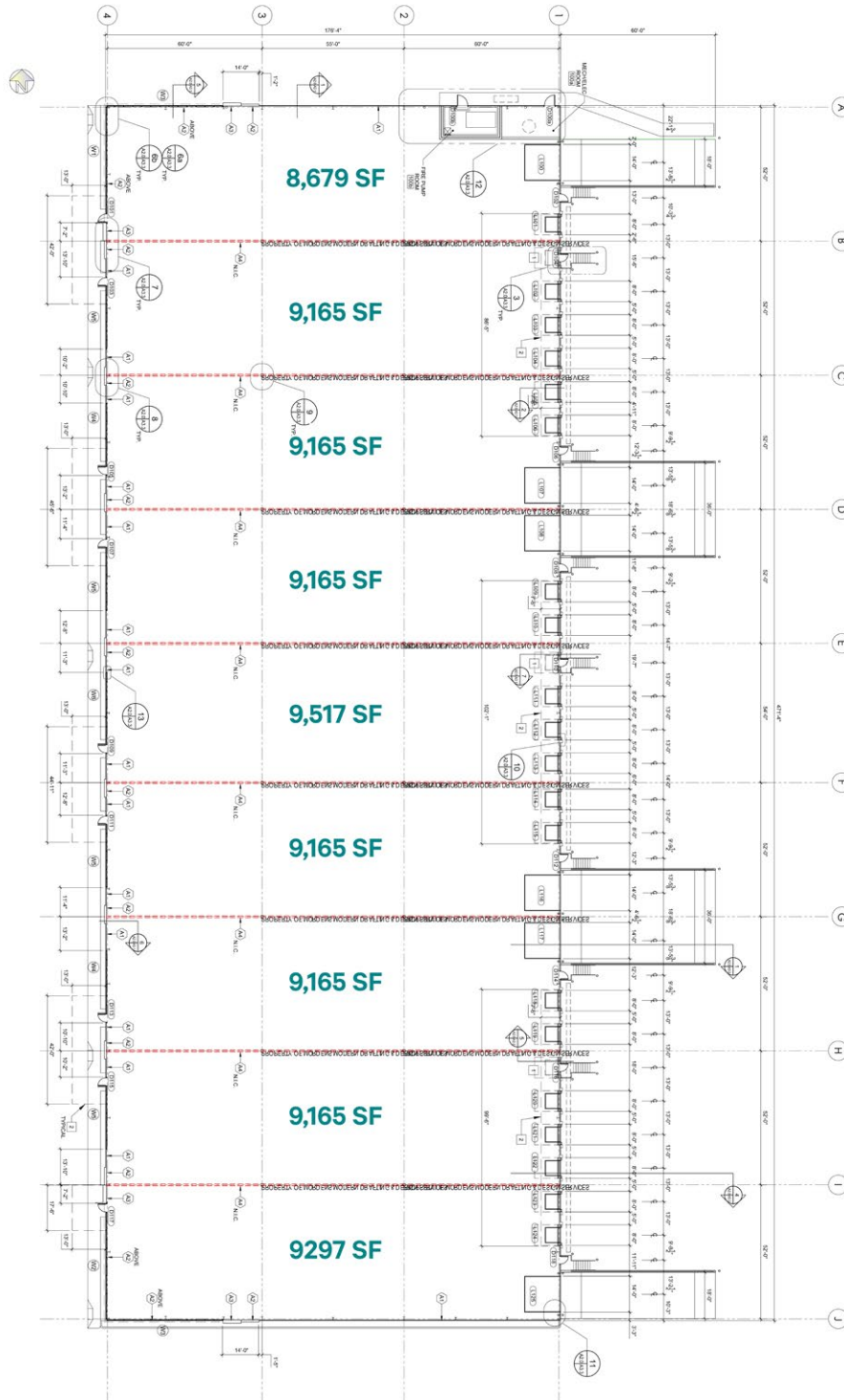
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SITE PLAN



GOLDENROD DRIVE

VERVAIN DRIVE



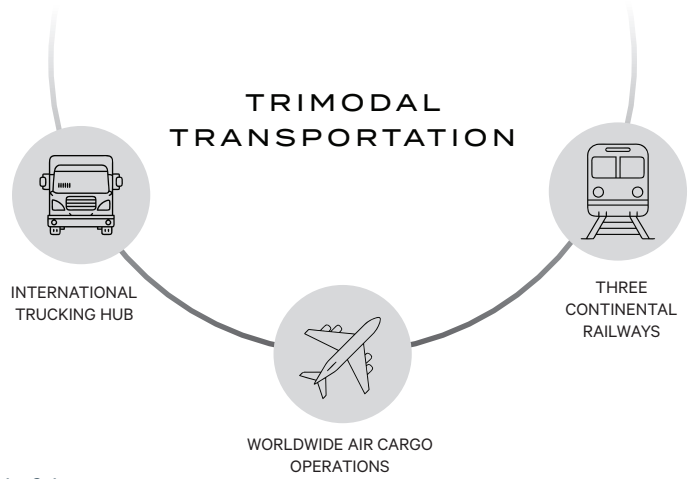
CENTREPORT CANADA

YOUR GATEWAY TO THE WORLD

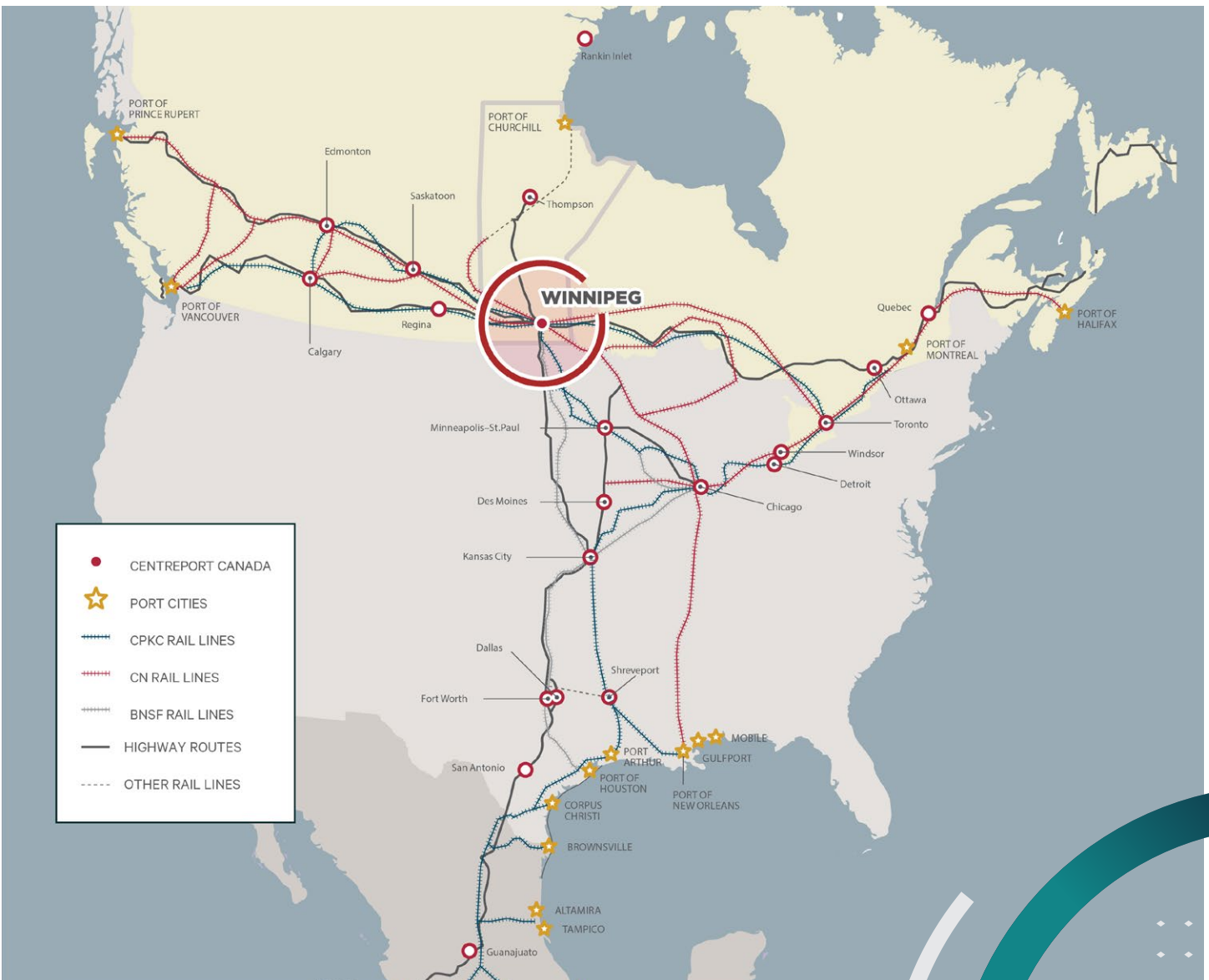
CentrePort Canada is one of North America's largest trimodal inland ports and Foreign Trade Zones – situated in the heart of the continent, just one hour north of the United States.

Access to Trade Corridors

Strategically located at the hub of international trading corridors, CentrePort Canada connects businesses to major markets around the globe.



FOR MORE INFORMATION, VISIT CENTREPORTCANADA.CA



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CONTACT US

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