

FOR LEASE

Red River Business Park

Red River District, 4055 Portage Avenue, Winnipeg, Manitoba



**CLOSE TO
TRANSPORTATION
ROUTES**



**AVAILABLE
PARKING**

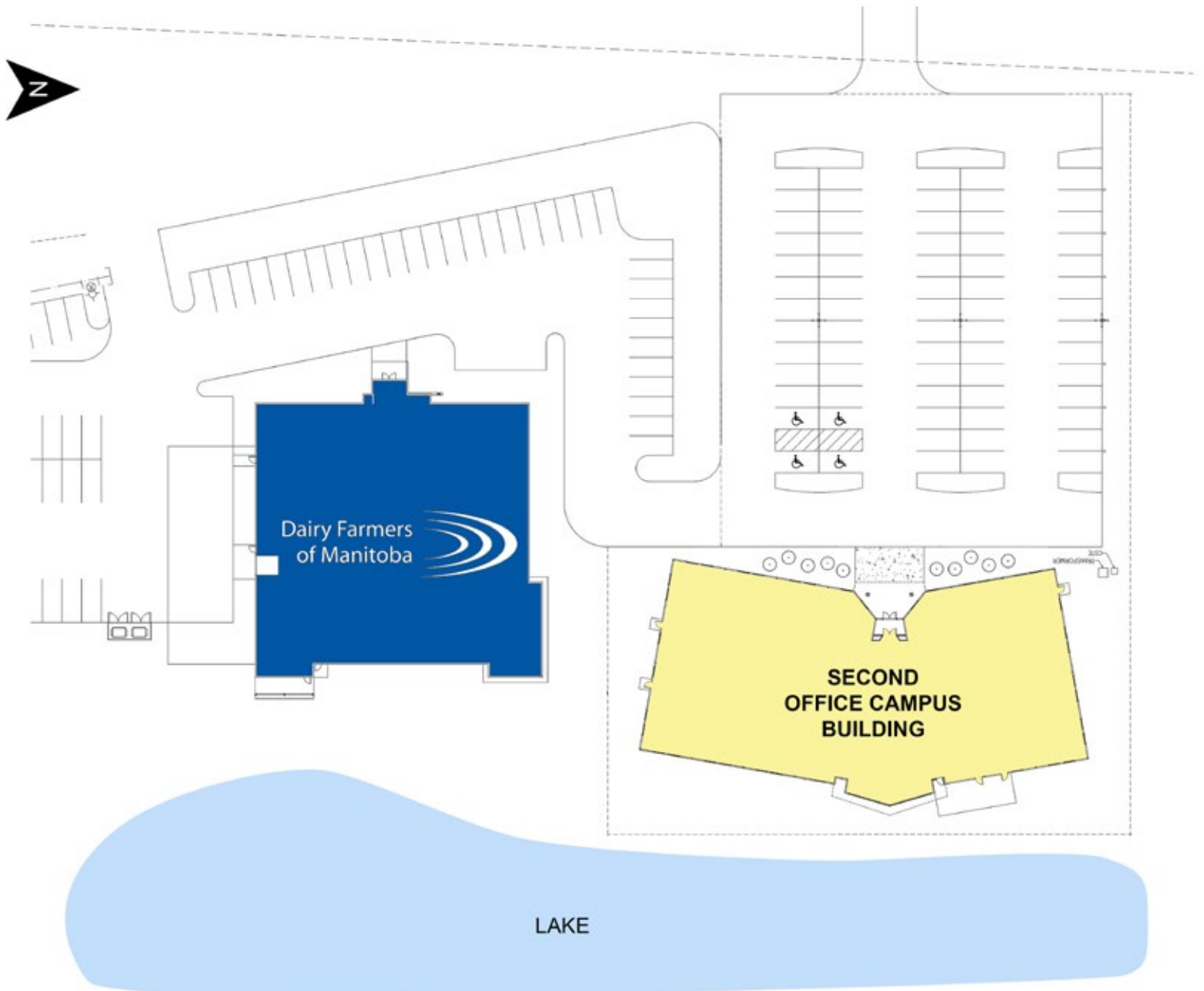


**SIGNAGE
OPPORTUNITIES**

FOR LEASE

4055 Portage Avenue, Winnipeg, Manitoba

**NUMEROUS BUILDINGS AVAILABLE:
BOTH OFFICE CAMPUS & OFFICE/WAREHOUSE CAMPUS**



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PROPERTY SUMMARY

Available	5,000 to 100,000 SF
Net Lease Rate	TBD
Additional Rent	TBD
Parking Stalls	4:1000 (10' width)
Occupants	- Office Campus - Office / Warehouse Campus - Light Industrial

FEATURES

- **Initial occupant: Dairy Farmers of Manitoba.**
- Will build to suit to tenants requirement.
- Single or multi-tenant buildings.
- Ample free parking.
- Drainage pond, grass, picnic area.
- The Red River Business Park is Winnipeg's only office and industrial themed commodity park in Winnipeg.

LOCATION

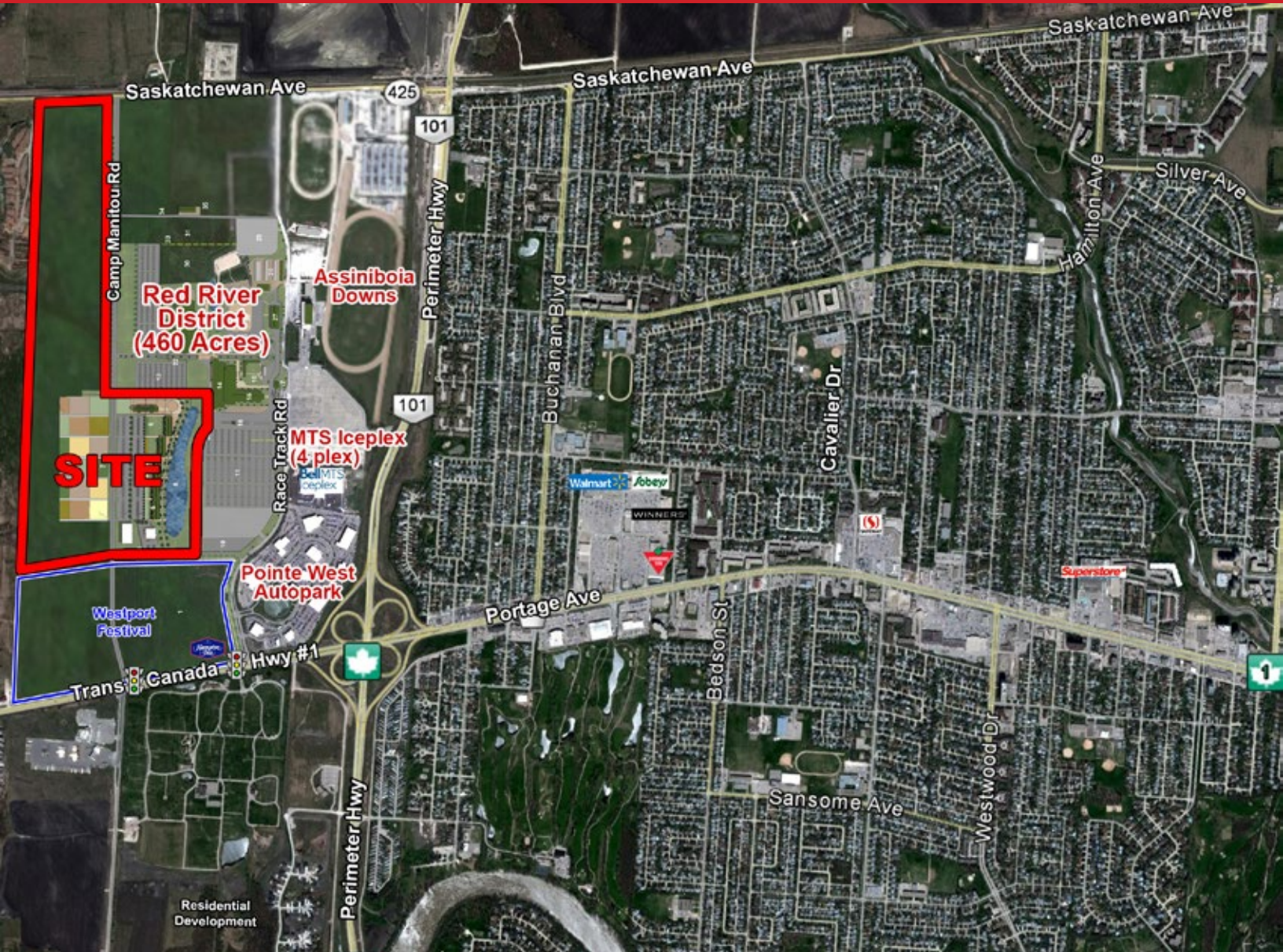
- Strategically located northwest of Portage Avenue (Trans-Canada Highway #1) and the Perimeter Highway in West Winnipeg.
- Excellent access and exposure.
- Served by signalized intersection on the Trans-Canada for easy access.
- Adjacent residential developments include The Oaks, Assiniboine Landing and Breezy Bend Estates with Deer Pointe, Marston Meadows luxury homes. Future residential developments in the immediate area are planned by Manitoba's largest residential developers and builders.
- Easy access to CentrePort Canada and Winnipeg's James Armstrong Richardson International Airport.



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Shindico

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