

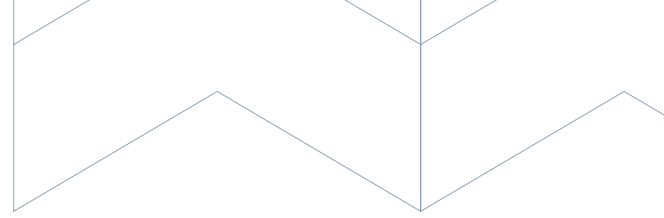


Red River District, 4055 Portage Avenue, Winnipeg, Manitoba

Red River Business Park

For Lease





Property Details

5,000 to 100,000 sq. ft.

AVAILABLE

TBD

NET LEASE RATE

TBD

ADDITIONAL RENT

4:1000 (10' width)

PARKING

**Office Campus
Office/Industrial Campus
Light Industrial**

OCCUPANTS

Features

- Initial occupant: Dairy Farmers of Manitoba
- Single or multi-tenant buildings
- Area features drainage pond, grass, picnic area
- The Red River Business Park is Winnipeg's only office and industrial themed commodity park
- Close proximity to Centreport Canada and Winnipeg's James Armstrong Richardson International Airport
- Adjacent residential developments include The Oaks, Assiniboine Landing and Breezy Bend Estates with Deer Pointe, Marston Meadows luxury homes



Highlights



Located northwest

OF PORTAGE AVENUE & THE
PERIMETER HIGHWAY IN WEST
WINNIPEG



Will build to

SUIT TO TENANT'S
REQUIREMENTS



Served by

SIGNALIZED INTERSECTION ON
THE TRANS-CANADA FOR EASY
ACCESS



Ample on-site

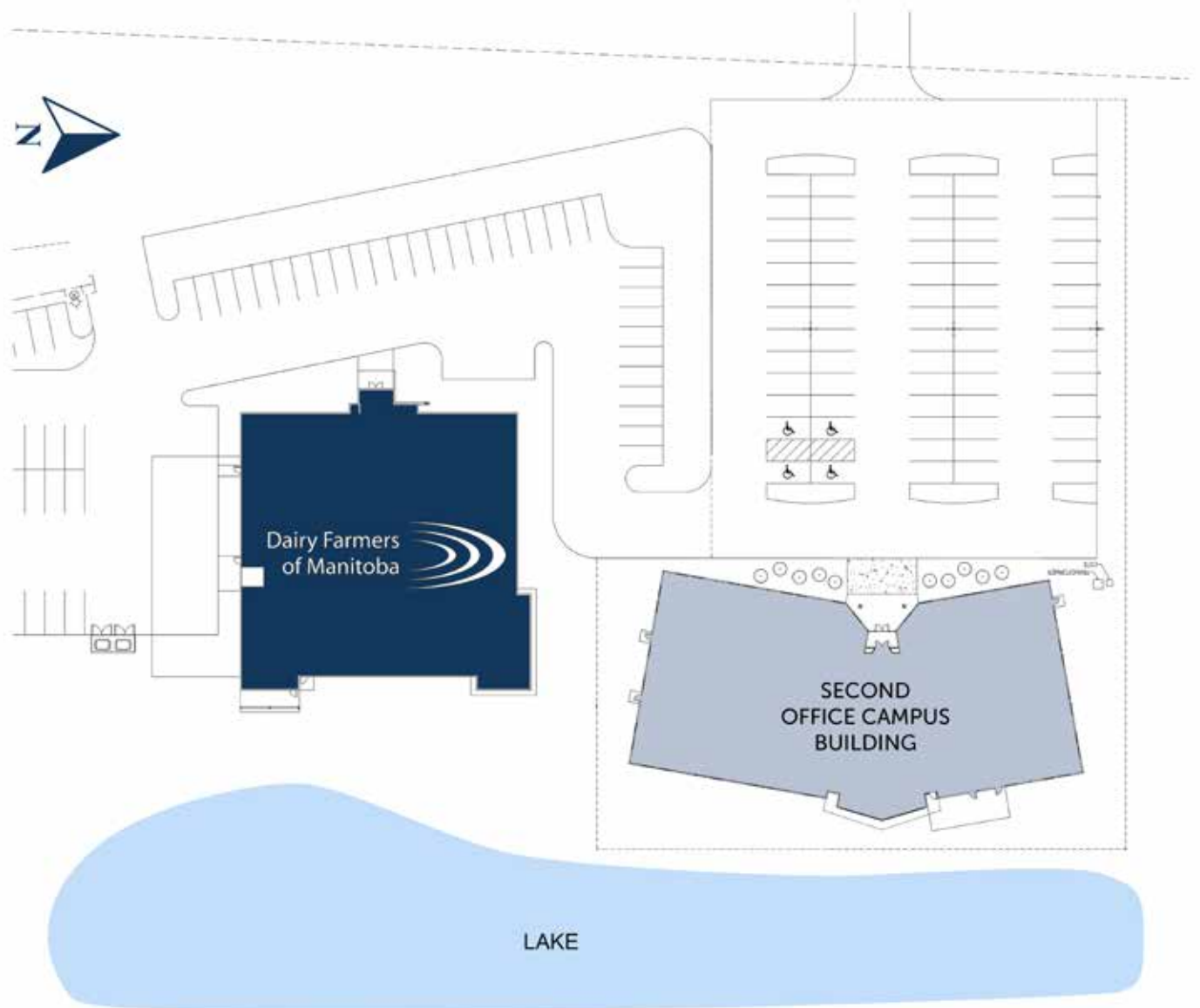
PARKING AVAILABLE

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Site Plan

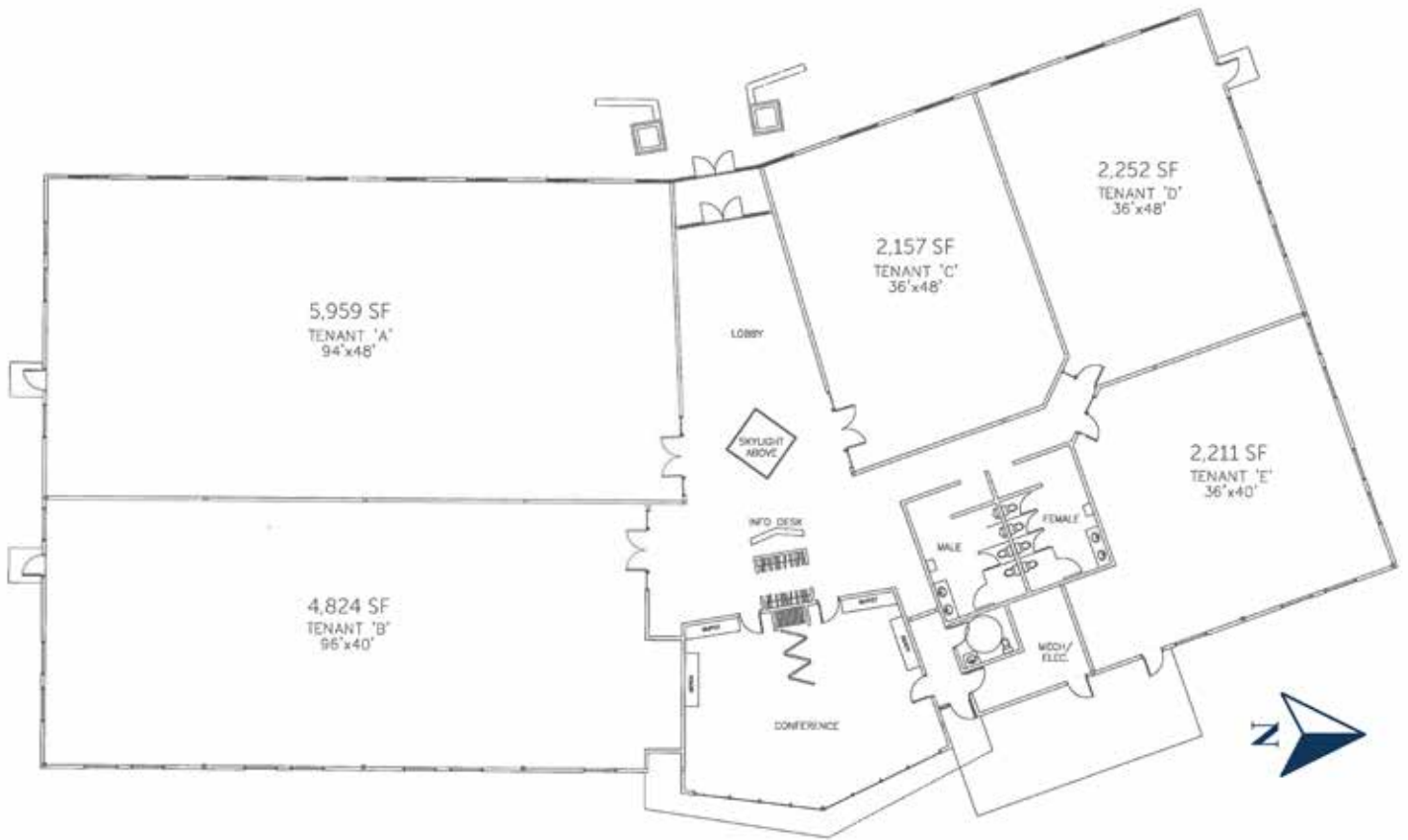


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Floor Plan



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LEGEND

- 1. Birchwood Auto Park
- 2. Hockey For All Centre
- 3. Assiniboina Downs
- 4. Glendale Golf & Country Club
- 5. Walmart Supercentre
- 6. Safeway
- 7. Giant Tiger
- 8. Real Canadian Superstore
- 9. Grace Hospital

**SUBJECT
PROPERTY**

Connect with us today!

iciproperties.com

John Pearson

PRESIDENT / BROKER

jpearson@iciproperties.com

204-981-7220

Brennan Pearson

EXECUTIVE VICE PRESIDENT, PARTNER

bpearson@iciproperties.com

204-291-5003

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