



179 West Creek Way & 55 Durum Drive, Rosser MB

# 36' clear new build industrial development in CentrePort

West Creek Industrial Park is conveniently located on the corner of Red Fife Road and Durum Drive in the CentrePort area.

This newly developed industrial park is in close proximity to James A. Richardson International Airport and offers direct access to major transportation routes including Route 90, CentrePort Canada Way, and the Perimeter Highway.

**Troy Buchanan**

Senior Vice President  
+1 204 926 3849

troy.buchanan@colliers.com

**Dan Bushuk**

Vice President  
+1 204 954 1796

dan.bushuk@colliers.com





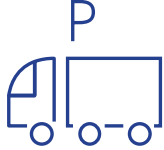
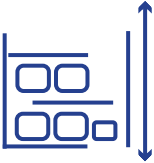

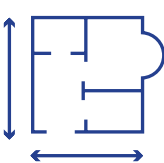
# Property Overview

Located in the CentrePort Canada foot print that allows for easy access in and out of Winnipeg via the established tri-modal transportation network (road, rail, air).

West Creek Industrial Park is a newly developed premier industrial park located immediately West of Winnipeg in the RM of Rosser. Positioned at the corner of Red Fife Road and the newly developed Durum Drive, West Creek Industrial Park is in close proximity to James A. Richardson International Airport and offers direct access to major transportation routes including Route 90, CentrePort Canada Way, Perimeter Highway, and Inkster Boulevard.

### Highlights

- Available for immediate possession
- LED lighting
- 185' shared loading court
- 360+ parking stalls in lot
- 33 trailer parking stalls
- Zoned I2 - General Industrial
- ESFR sprinkler
- Floor load of 1,000 lbs/SF with standard leg load of 12,500 lbs
- 179 West Creek Way: 230' depth
- 55 Durum Drive: 180' depth

		
Lower tax rates in RM of Rosser	Access to major routes	On-site trailer parking
		
36' feet clear ceiling height	Dock loading doors	Unit sizes starting at ±26,000 SF

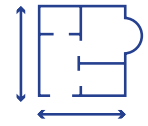


## Site Plan

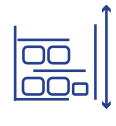
West Creek Industrial Park consists of two modern industrial buildings with efficient site configuration, ample parking for trucks, trailers and other vehicles, and direct access to the major transportation routes with CentrePort Canada.

With unit sizes starting at ±26,000 square feet, there are multiple demising options available, allowing this 36' clear facility the flexibility to accommodate a variety of industrial requirements. Buildings 1 and 2 are being constructed simultaneously.

# 179 West Creek Way



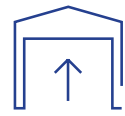
±54,960 SF available



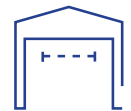
36' clear ceiling height



10 dock loading doors



1 drive-in door



12,650 SF bay size



800 Amps power supply

## Base Rent

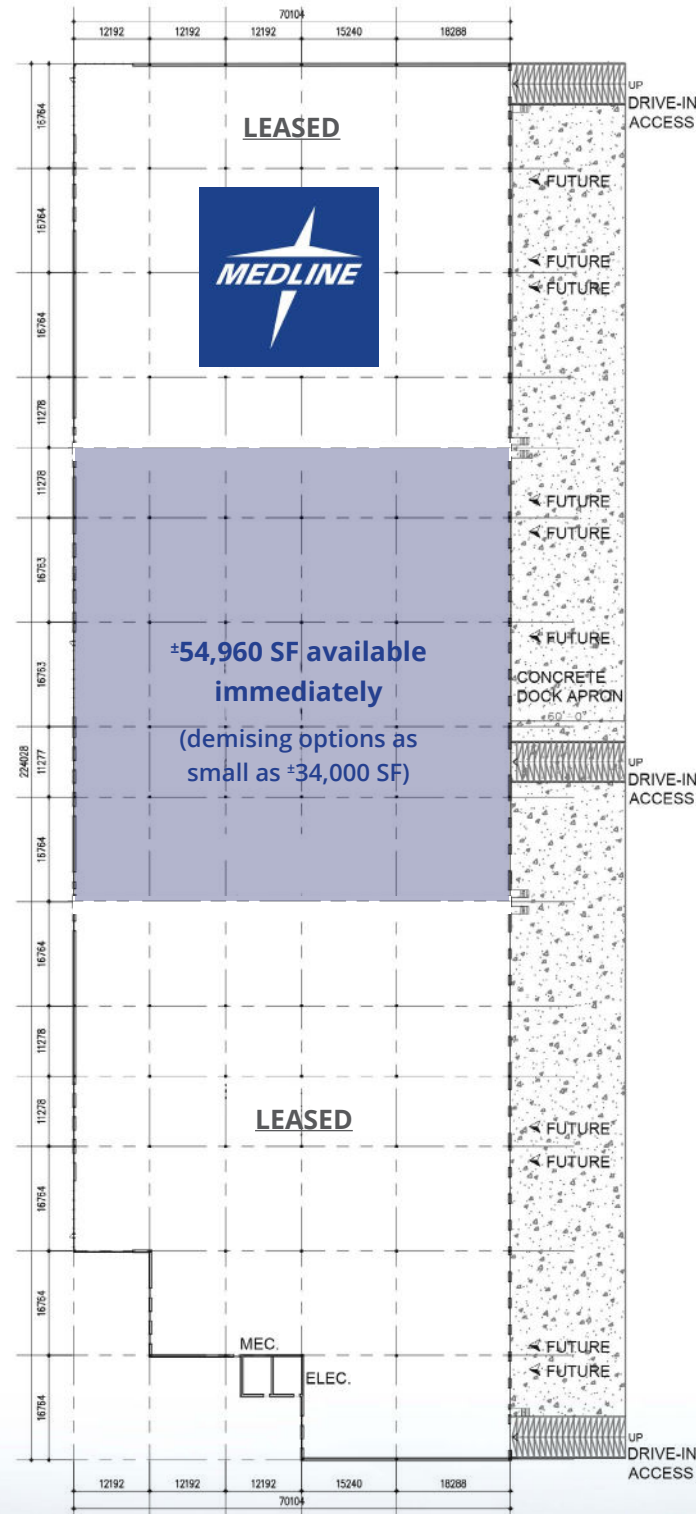
Call for price

## Additional Rent (2026)

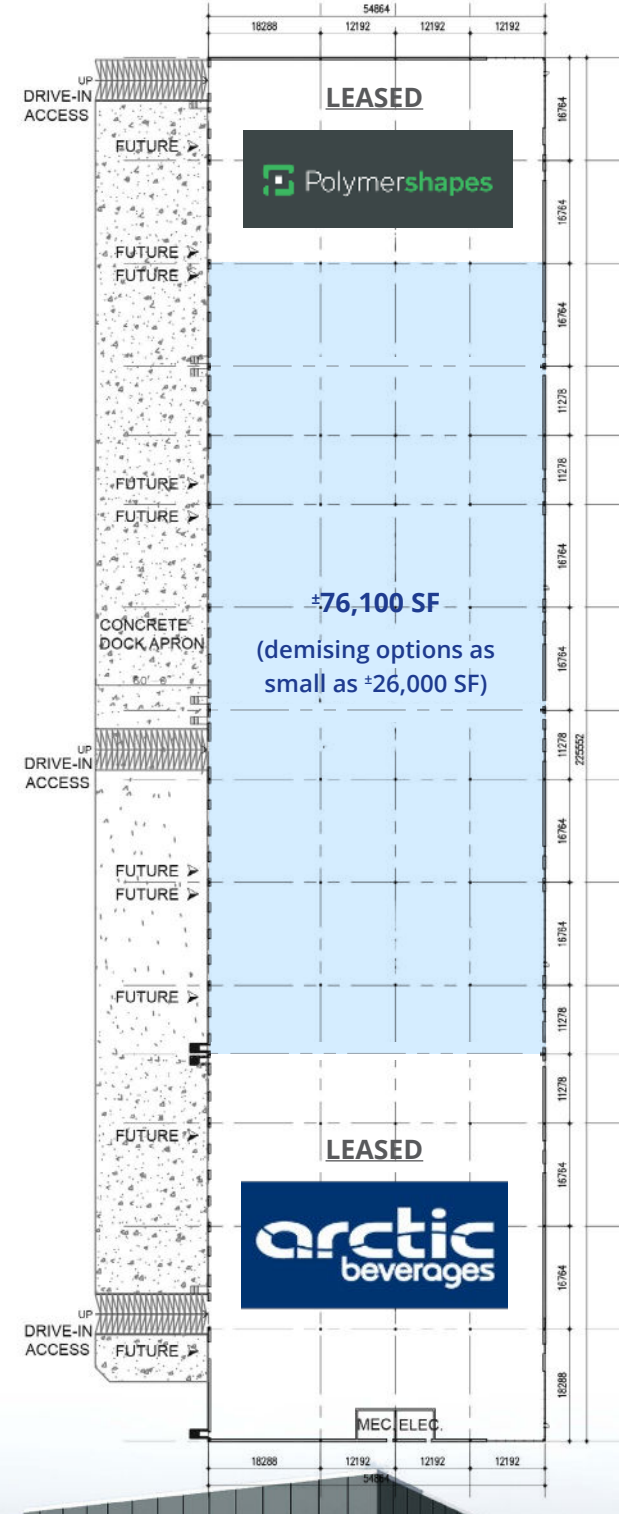
\$4.19/SF + mgmt fee 3% of gross rent

(\$2.65 property tax, \$1.54 insurance and operating expenses)

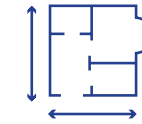
Potential demise options, multiple configurations available



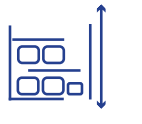
Potential demise options, multiple configurations available



# 55 Durum Drive



±76,100 SF available



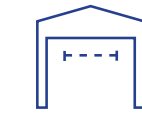
36' clear ceiling height



Up to 30 dock loading doors



2 drive-in doors



9,900 SF bay size



800 Amps power supply

## Base Rent

Call for price

## Additional Rent (2026)

\$4.19/SF + mgmt fee 3% of gross rent

(\$2.65 property tax, \$1.54 insurance and operating expenses)

Smaller units available





179 West Creek Way loading court



Southwest corner of 179 West Creek Way



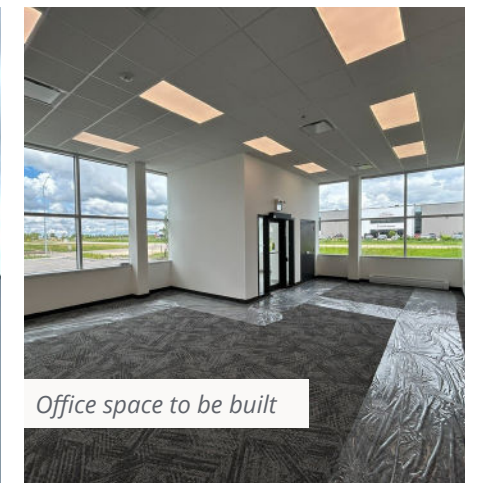
179 West Creek Way podium signage



Northeast corner of 55 Durum Drive



West side of 179 West Creek Way



Office space to be built



Southeast corner of 55 Durum Drive

# Clear Height Analysis

When comparing the 36' clear height versus other common building clear heights, there is up to a 50% increase in the overall cubic storage capacity.



When comparing 36' vs 28'  
 Space reduction savings is 25,000 SF  
 Potential rental savings in excess of \$4.75M over 10 years



# Location Overview

Excellent location with access to some of Winnipeg's major transportation routes.



**Perimeter Highway**  
7 minutes



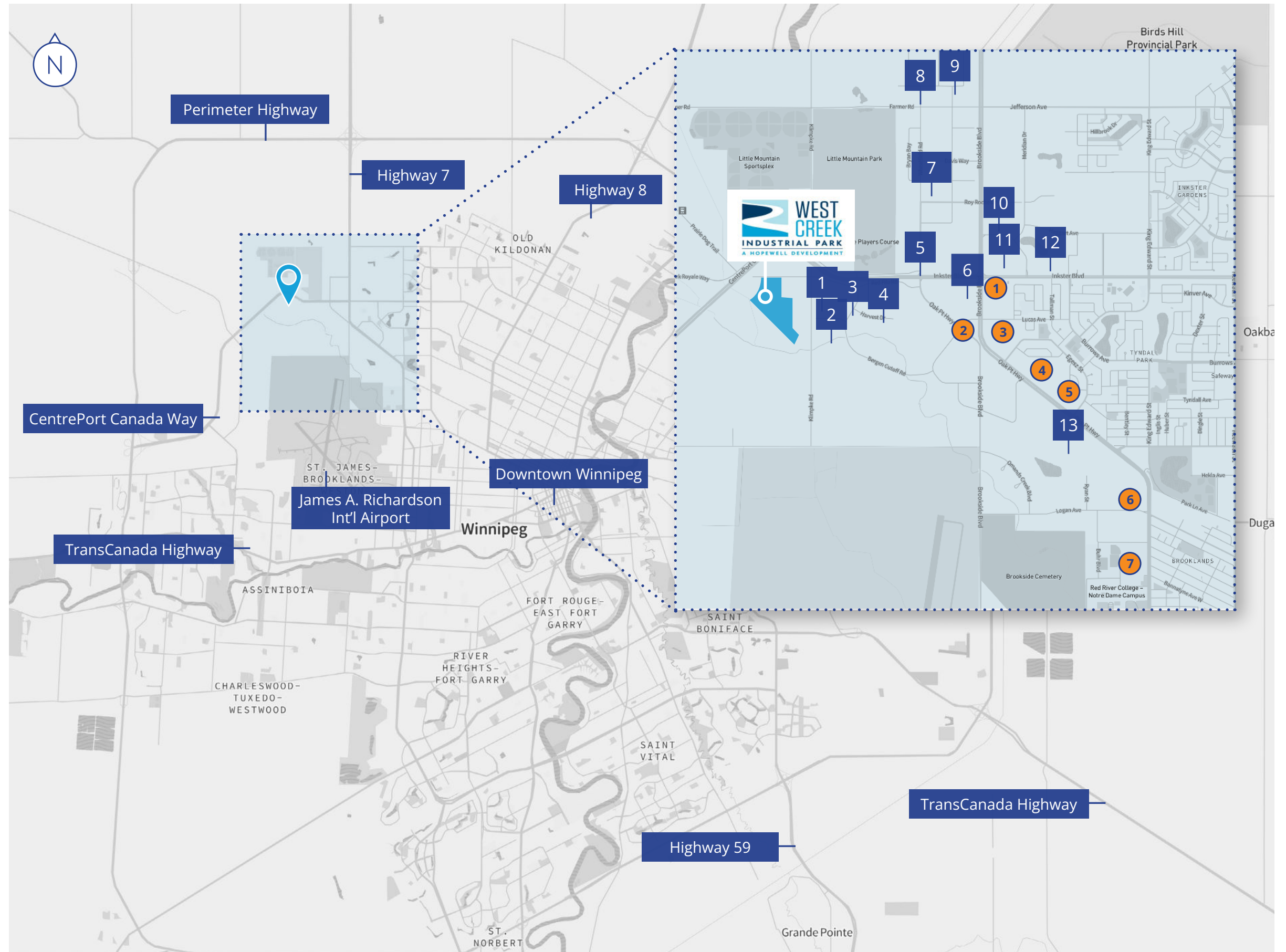
**J.A.R. Airport**  
15 minutes

## Businesses

- 1 Rosenau Transport Ltd.
- 2 Freightliner Manitoba
- 3 National Research Centre
- 4 Canada Freightways
- 5 TransX
- 6 Maxim Truck and Trailer
- 7 FedEx
- 8 Nutrien Ag Solutions
- 9 MERIT Functional Foods
- 10 Toromont Cat
- 11 Peterbilt
- 12 Fort Garry Industries
- 13 Gardewine

## Amenities

- 1 Tim Horton's
- 2 Co-op Cardlock
- 3 Kal Tire
- 4 Oak Point Restaurant
- 5 Petro Pass Truck Stop
- 6 Shell
- 7 Salisbury House





# 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.

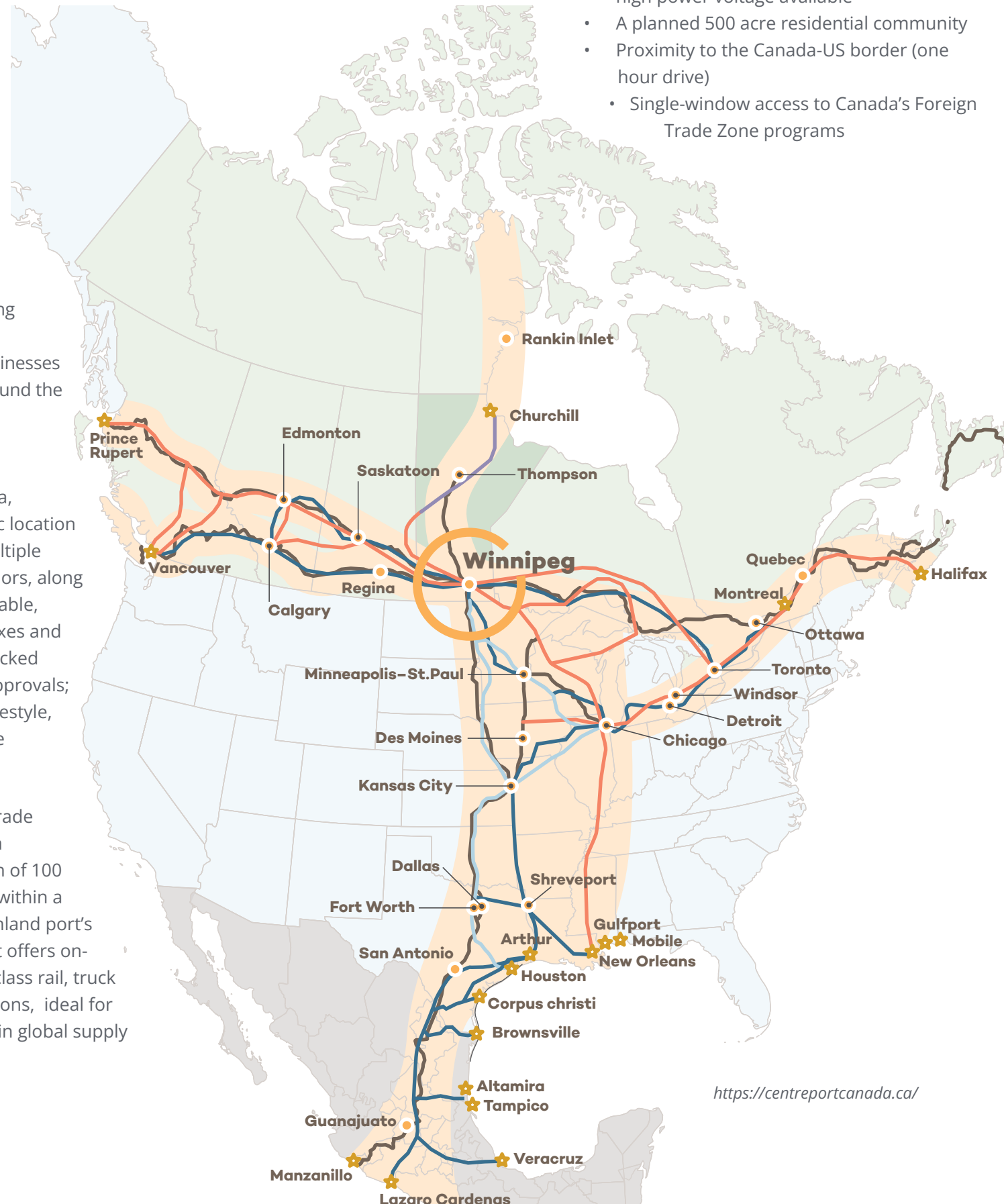
CentrePort Canada is North America's largest trimodal inland port and Foreign Trade Zone, offering 20,000 acres of high-quality, industrial development. Strategically located at the hub of international trading corridors, CentrePort Canada connects businesses to major markets around the globe.

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



<https://centreportcanada.ca/>



## 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



Headquartered in Calgary with offices in Toronto and Phoenix, Hopewell Development LP ("Hopewell") is the commercial development division of the Hopewell Group of Companies. For almost 30 years, businesses of all sizes and in all industries have trusted Hopewell, one of North America's leading commercial developers, to deliver intelligent and highly personalized real estate solutions.

From site selection, planning and design, to financing, construction management and leasing, Hopewell's team of experienced associates delivers customized solutions that meet the needs of tenants and owners through every phase of the development process.

Hopewell has an extensive track record in all aspects of commercial real estate development and currently has active projects in various stages of development in Vancouver, Edmonton, Calgary, Winnipeg, Toronto, Phoenix, Las Vegas and Dallas/Fort Worth.

## **Colliers Canada**

600-330 St. Mary Avenue  
Winnipeg, MB  
R3C 3Z5

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### **Troy Buchanan**

Vice President  
+1 204 926 3849  
troy.buchanan@colliers.com

### **Dan Bushuk**

Vice President  
+1 204 954 1796  
dan.bushuk@colliers.com

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