



Canada's Centre for Global Trade
WINNIPEG, MANITOBA

RECORD SETTING YEAR IN INDUSTRIAL DEVELOPMENT

Over 725,000 square feet of industrial real estate currently under construction at CentrePort Canada

December 19, 2019 – CentrePort Canada Inc. announced a record breaking year of activity at the inland port. In 2019, over \$117 million of development and building permits were issued by the South Interlake Planning District, totaling over 725,000 square feet of industrial space under construction in the Rural Municipality of Rosser (“RM of Rosser”), in the area known as CentrePort North.

“Development activity at CentrePort over the last year has skyrocketed, with the value of building permits issued increasing 1000% over 2018 values,” said Diane Gray, President & CEO, CentrePort Canada Inc. “With planning complete and strategic infrastructure in place, we are seeing an incredible response from the market, including for the first time ever, significant development on spec.”

Permit values have risen significantly as the market has responded to the installation of water and wastewater services by the RM of Rosser and key development partners. Currently, over 545 acres are in active development in CentrePort North. Examples of industrial parks with ongoing construction activity include: Brookside Industrial Park West Phase III, CentrePort’s first ever fully-serviced park to come to market, all 89 acres are sold; Brookside Business Park, a 150-acre mixed-use industrial park; and, BrookPort Business Park, 160 acres of industrial land being developed in two phases, the first phase totaling 80 acres was brought to market in September 2018 and is fully sold out.

“Our government is committed to building a more prosperous province for all of us, based on strong economic development and job creation,” said Economic Development and Training Minister Ralph Eichler. “We would like to congratulate CentrePort Canada on its year of unprecedented growth and its solid reputation as a hub for development and trade. Manitoba is clearly open for business, and these success stories will help pave the way for even more investments to grow our economy and build a stronger province.”

Development permits issued in CentrePort North by the South Interlake Planning District:

- 2018 – \$10,334,865 in permits issued and 148,975 square feet of construction
- 2019 (as at November 30) – \$117,198,816 and 726,232 square feet of construction

“What we are seeing here is unprecedented in the history of the industrial real estate market in Manitoba,” said Martin McGarry, President & CEO, Cushman & Wakefield|Stevenson. “We have never seen the amount of square footage under construction in the capital region, within the span of a twelve month period, that we are seeing right now at CentrePort.”

Examples of major projects currently under construction include:

- Rosenau Transport – 71,000 square foot transportation and warehouse facility on 11.8 acres;
- Merit Functional Foods – \$65-million pea and canola processing plant;
- National Research Council – \$60-million advanced manufacturing program building;
- Groupe Touchette – 100,000 square foot tire distribution facility;
- Freightliner Manitoba – 78,000 square foot facility on 13.5 acres;
- 19 & 20 Ronn Road – 140,000 square feet of multi-tenant industrial space for lease in Brookside Business Park;
- NJ Industries – 14,000 square foot manufacturing facility on 5.38 acres; and,
- 3010 & 3020 Red Fife Road – two multi-tenant industrial buildings totaling 85,000 square feet being brought to market by Canada West Limited, which are 30% and 90% leased respectively.

“CentrePort is an ideal location for Rosenau Transport and we are thrilled to be expanding our presence here,” said Ken Enns, Vice President, Operations, Rosenau Transport. “We opened our first Manitoba location just four years ago in 3,000 square feet of leased space, and now we are looking forward to opening the doors this spring on our own, purpose-built facility on three lots in Brookside Industrial Park West Phase III.”

Development activity shows no signs of slowing down with more major projects to come, including the servicing of City of Winnipeg lands within CentrePort, the development of a 500-acre residential area, and the construction of the 665-acre CentrePort Canada Rail Park in the RM of Rosser.

“Investments by the private sector are driving real economic growth in our municipality and the province as a whole. Led by our Council and executed by our dedicated staff, our model of working together with developers and businesses has provided an efficient and effective process for the private sector to locate in the RM of Rosser,” said Frances Smees, Reeve, RM of Rosser. “We welcome these industry leaders to Rosser and wish them continued success as they grow their presence in the area.”

CentrePort Canada is Manitoba’s 20,000-acre inland port and Foreign Trade Zone. Located in the heart of North America, CentrePort connects to major national and international trade gateways and corridors, and is the only inland port in Canada with direct access to tri-modal transportation – truck, rail and air cargo.

For more information, visit: <http://www.centreportcanada.ca>

-30-

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