



BACKGROUND CENTREPORT CANADA RAIL PARK

The **CentrePort Canada Rail Park** is a 665-acre industrial development, located within CentrePort Canada, a 20,000 acre inland port project in Manitoba. The project is unique to the Canadian marketplace as it combines industrial space with logistics infrastructure, and with its geographic location at the centre of North America, it is ideally suited for companies serving regional, national and global clients. Construction by **Focus Equities Inc.**, a Canadian real estate developer, is set to begin in 2022.

Location

The Rail Park lands are located in the Rural Municipality of Rosser, Manitoba, within the Winnipeg metropolitan region. They are approximately bound by the CP Carberry Subdivision to the north, the Perimeter Highway/ Summit Road to the west, CentrePort Canada Way to the east, and Four Mile Road/ Selkirk Avenue to the south. The Rail Park is situated between two expressways to facilitate rapid cross docking between truck and rail activities.

Rail Park maps and images [available here](#).

Rail Park Features

- Lots from 6.9 to 46.5+ acres, lots can be combined
- Fully-serviced
- Zoned I3 (heavy industrial) – optional light industrial
- Located south of the Canadian Pacific Carberry Subdivision (CP's main east-west line across Canada)
- Access to \$1 billion in supporting highway infrastructure; interstate-quality highways on both east and west sides of the park, allowing for 5 mins to 90 km/55 mph
- Within federal interswitching zones for access to three Class I carriers from the site (CP, CN and BNSF)
- Increased efficiency with the intersection of trimodal transportation, allowing goods to move seamlessly between rail, truck and air cargo
- Dedicated planning resource to expedite the land development approval process available (Inland Port Special Planning Area)

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.

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.

www.centreportcanada.ca

Key industry leaders located at the inland port include:

- Bison Transport
- Boeing
- Canada Post
- Cargojet
- FedEx
- StandardAero
- MacDon
- Paterson GlobalFoods
- Purolator
- TransX
- UPS
- Winpak

Focus Equities Inc.

Focus Equities Inc., a Canadian corporation, provides development, investment and project finances in real estate and infrastructure. Founded over 50 years ago by a Canadian entrepreneur Kenneth W. Mariash, Sr., a graduate architect, MBA, Bachelor of Commerce, BSc., Focus Equities Inc. and its associated companies ("Focus") have developed, purchased or sold millions of square feet of real estate and thousands of residential/condominium units in North America. Focus Equities Inc. is currently developing projects in North America valued at more than US\$ 5 billion and has a long track record of successful innovative financial structures. www.focusequities.com

Notable real estate development projects:

- 800 acre Aurum Energy Park: Edmonton, AB
- 15 tower Bayview Place: Victoria, BC
- 370 acre Deerfoot Meadows: Calgary, AB
- Mile-long Meadows Mile luxury auto & office park: Calgary, AB