



**CENTREPORT™
CANADA**



**NORTH AMERICA'S
LARGEST TRIMODAL
INLAND PORT &
FOREIGN TRADE ZONE**

CentrePortCanada.ca

CENTREPORT CANADA

Your Gateway to the World

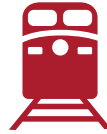
CentrePort Canada is North America's largest trimodal inland port and Foreign Trade Zone, offering 20,000 acres of high-quality, affordable industrial land. Strategically located at the hub of international trading corridors, CentrePort Canada connects businesses to major markets around the globe.



ACCESS TO NORTH AMERICAN MARKETS

TRIMODAL ACCESS TO GLOBAL TRADE ROUTES

Located in Winnipeg and Rosser, Manitoba, in the heart of North America, CentrePort Canada is perfectly situated for companies engaged in global supply chain activities.



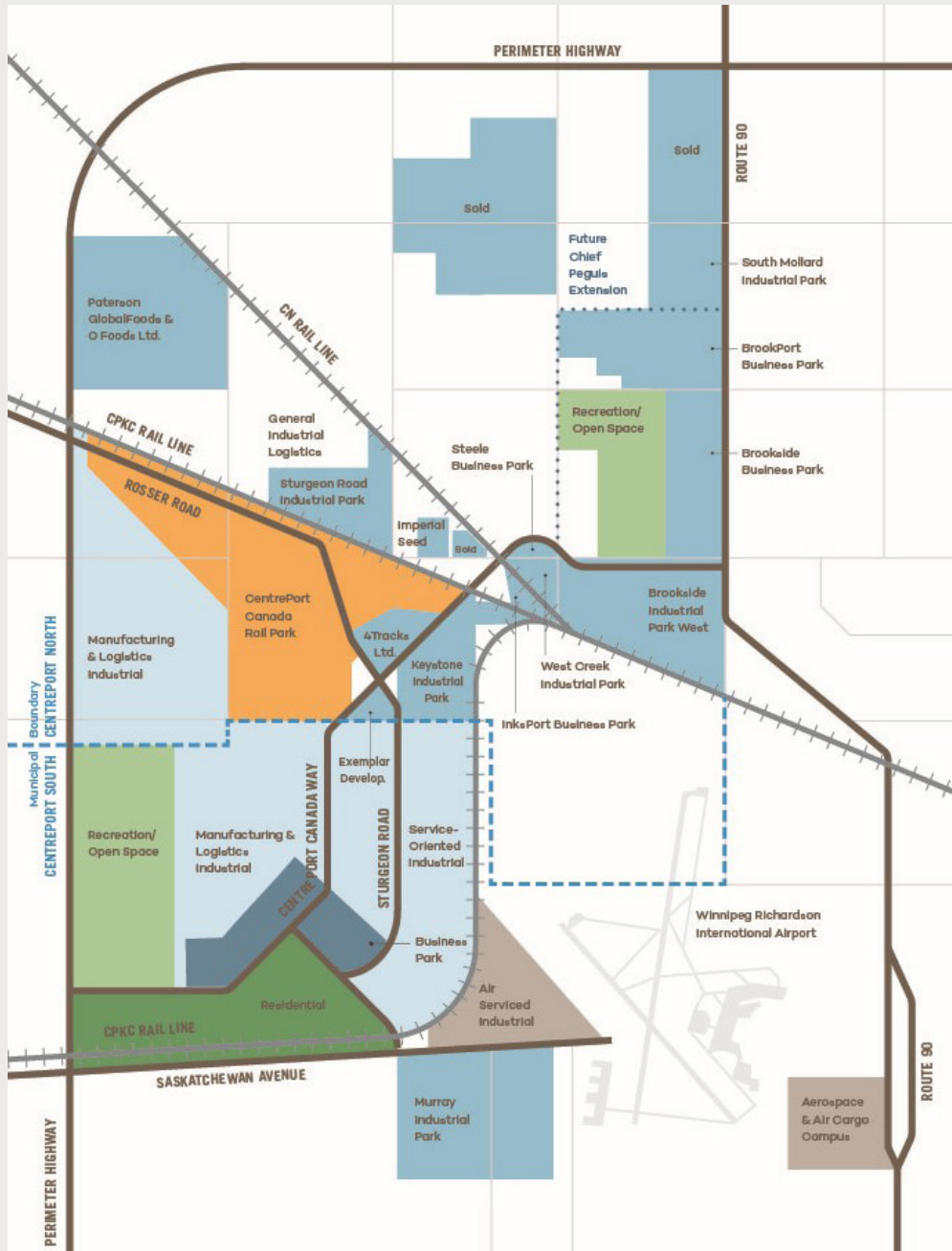
Winnipeg is the only city on the Canadian prairies with access to three Class 1 railways: CPKC, CN and BNSF. The CentrePort Canada Rail Park offers direct access to CPKC and through federal inter-switching rules access to



The Winnipeg Richardson International Airport offers 24/7/365 operations and the most dedicated freighter movements in Canada. Carriers on site include FedEx, Purolator, UPS, Canada Post, Air Canada Cargo and Cargojet.



CentrePort Canada is an international trucking hub with some of Canada's largest carriers located onsite. Built to RTAC standards, CentrePort Canada Way bisects the inland port and enables companies to achieve the "five minutes to 55 mph/88kmh" goal for moving cargo.



DEVELOPMENT AND LAND USE

PRIME INDUSTRIAL LAND IS AVAILABLE NOW

Prime industrial land is available now, with greenfield, existing, or build-to-suit options available, for any size of development. Fully-serviced real estate options available include:

CentrePort Canada Rail Park

- 665 acre unique real estate development that combines industrial infrastructure with access to truck and rail
- Located south of the CPKC Carberry Sub, CPKC's main east-west line across Canada

BrookPort Business Park

- Fully-serviced with municipal sewer & water
- Industrial condo options available

InksPort Business Park

- 43 acre industrial development

Steele Business Park

- 17 acres
- 3 multi-tenant industrial buildings with space for lease
- (+/-) 6,000 SF to (+/-) 80,190 SF

Brookside Industrial Park West

- Build-to-suit option available
- Multi-tenant industrial space available for lease

Brookside Business Park

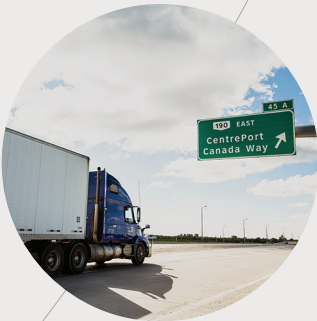
- Multi-tenant industrial space available for lease

West Creek Industrial Park

- 2 multi-tenant industrial buildings with space for lease
- (+/-) 29,700 SF to (+/-) 294,150 SF
- 36' clear ceiling height

FAST TRACKED LAND DEVELOPMENT APPROVALS

Companies building projects in CentrePort North have unique access to a dedicated planning resource, the Inland Port Special Planning Area, to help expedite the planning and land development approval process. This enables companies to move through subdivision and rezoning applications concurrently. Companies can expect approval of subdivision and rezoning within approximately three months and approval of building permits within two weeks.



PLANNED AS A COMPLETE COMMUNITY

- Affordable skilled labour
- Renewable, reliable, low cost energy with high voltage power 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

INDUSTRY LEADERS LOCATED AT CENTREPORT



CENTREPORT CANADA PARTNERS

*SUPPORTING
PARTNER

Business & Financial Services

BDC
BDO
BFL Canada
Bison Fire Protection
Cambrian Credit Union
Clear Concepts
Cunningham Business Interiors
FCC
HUB International
Inland Audio Visual
Johnston Group
KMR Delivery Solutions
Pinnacle
ProTELEC Alarms
Quintex Services
Relish New Brand Experience
Staffmax Staffing & Recruiting
Swish Maintenance
Tripwire Media Group
Winnipeg Free Press
Xpromo

Trade & Economic Development

Economic Development Winnipeg*
Winnipeg Metropolitan Region*
World Trade Centre Winnipeg*

Education & Training

Red River College Polytechnic*

Land Development, Construction & Planning Services

Bayview Group
Behlen
Bituminex Paving
Boge & Boge
Brandt
Canotech Consultants
CGM Engineering
Concord Projects
Contempora Steel Builders
Exemplar Developments
f-BLOK architecture
Focus Equities
FWS Group
KGS Group
M.D. Steele
M Richard & Associates
Meridian Plumbing & Heating
MMI Asset Management
PCL
PowerTec Electric/PowerTec Solar
Scatliff+Miller+Murray
Sputnik Architecture
Stephenson Equipment
Superior Projects
The Munro Group
Thomas Design Builders
Tri-Core Projects
Whiteland Developers
WSP

Government & Crown Corporation

Efficiency Manitoba
Government of Manitoba*
Rural Municipality of Rosser

Hospitality

Best Western Plus Winnipeg Airport
Inn at the Forks
Lakeview Hotels & Resorts
Motel 6 Headingley
Super 8 Winnipeg West
Wyndham Garden Winnipeg
Airport

Legal

MLT Aikins
TDS Law

Membership

Manitoba Chambers of Commerce*
Manitoba Real Estate Association*
Manitoba Trucking Association*
NASCO*
Winnipeg Chamber of Commerce

Real Estate

Colliers International
Cushman & Wakefield I
Stevenson Winnipeg

Transportation & Logistics

4Tracks
Bison Transport
Prairie Rail Solutions
Winnipeg Airports Authority

To learn more about CentrePort Canada, contact:

CentrePort Canada Inc.
Business Development & Sales

T 204.784.1300
E busdev@centreport.ca

