



**CENTREPORT<sup>TM</sup>**  
**CANADA**



**CONNECTING CANADA  
WITH THE WORLD**

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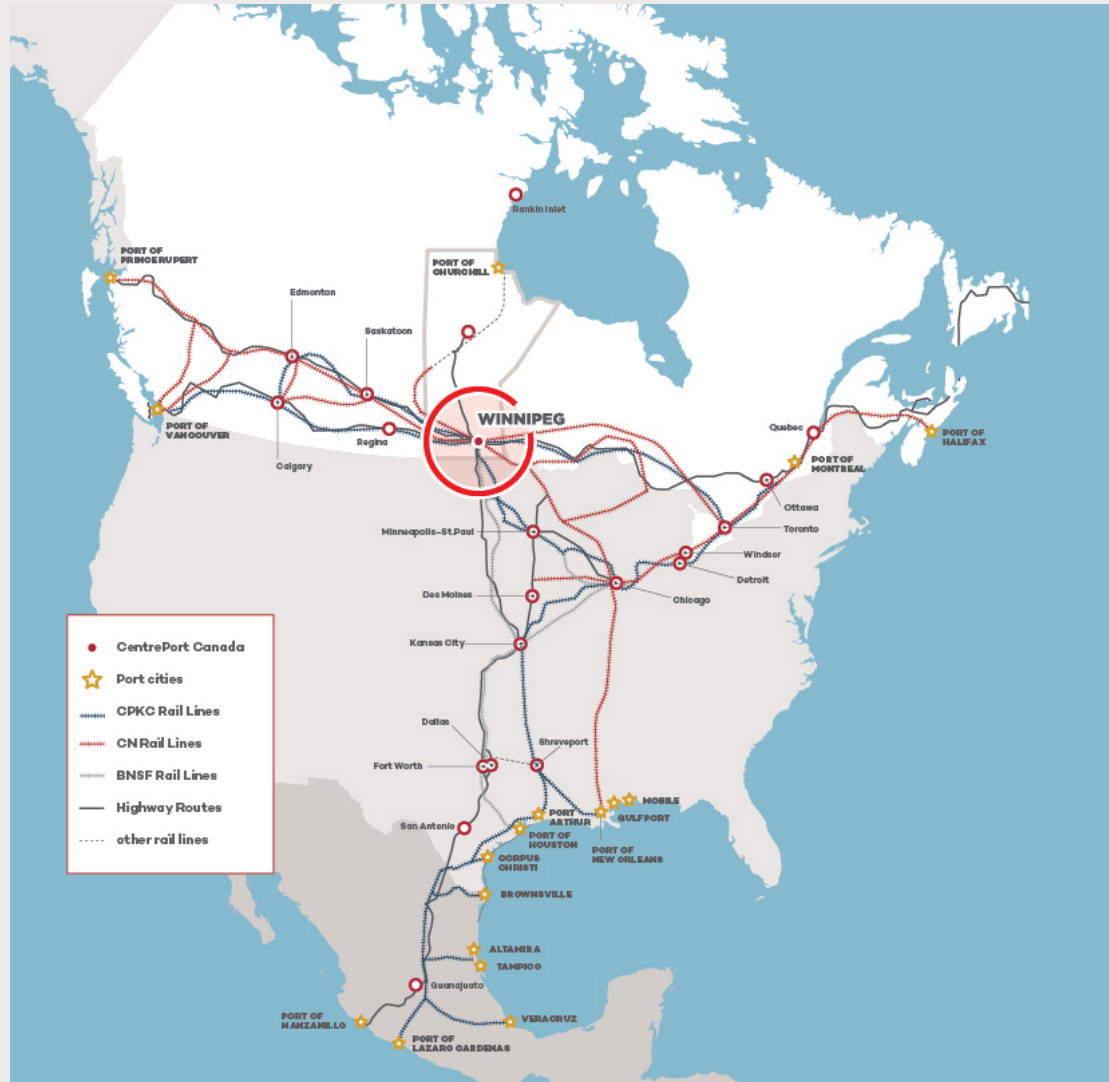
**CentrePortCanada.ca**

# CENTREPORT CANADA

## Your Gateway to the World

CentrePort Canada is one of North America's largest trimodal inland ports and Foreign Trade Zones, offering 20,000 acres of high-quality, affordable industrial land.

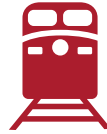
Strategically located at the hub of international trading corridors, CentrePort Canada connects businesses to major markets around the globe.



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.



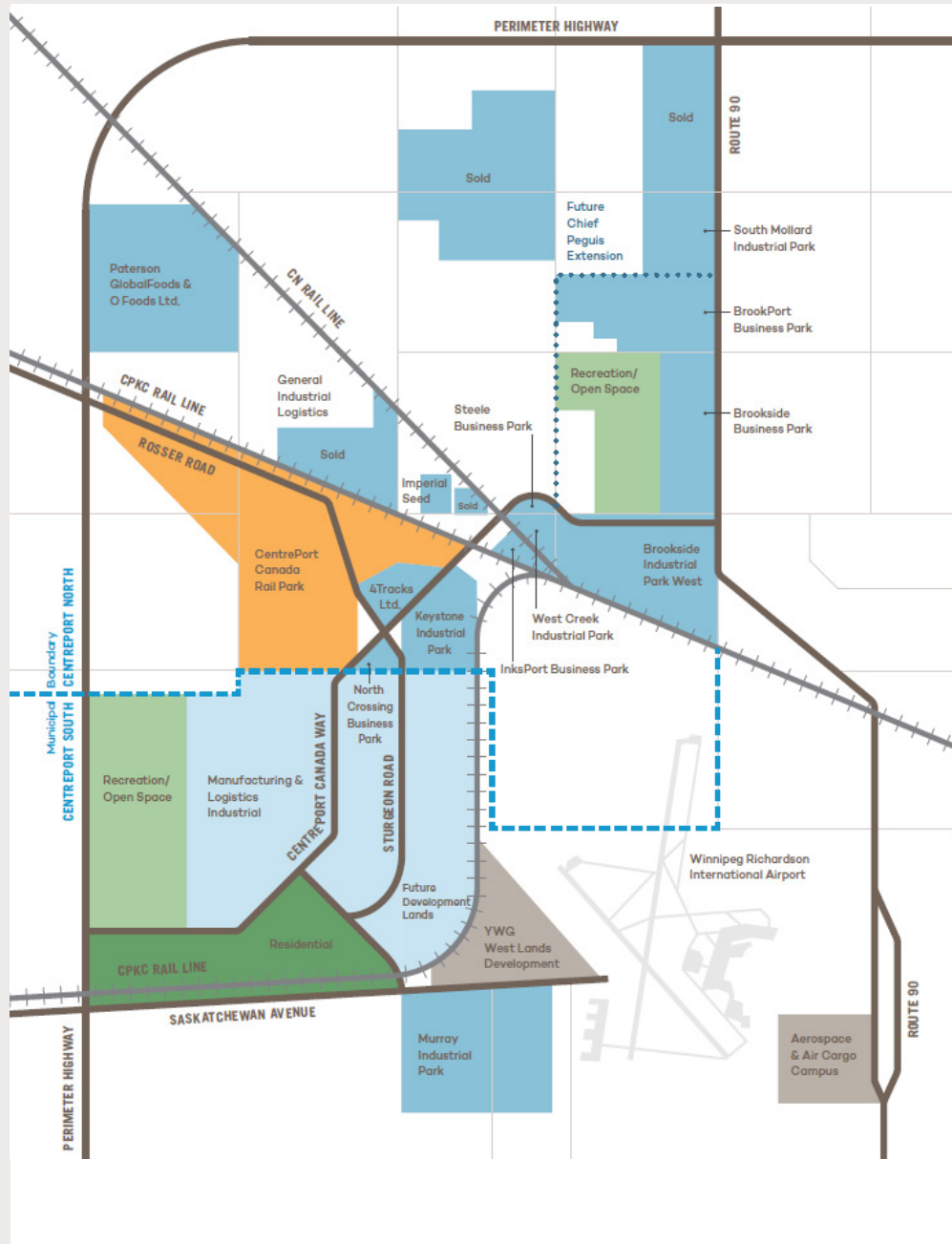
Winnipeg is the only city on the Canadian prairies with access to three Class 1 railways: CPKC, CN and BNSF. The CentrePort Canada Rail Park will offer direct access to CPKC and through federal inter-switching rules access to all three.



The Winnipeg Richardson International Airport offers 24/7/365 operations and a later cut off for overnight deliveries to most major cities. Carriers on site include Calm Air, Canadian North, Perimeter Aviation, FedEx, UPS, DHL, Central Mountain Air, 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

## **North Crossing Business Park**

- 41-acre industrial development

## **Keystone Industrial Park**

- 184-acre Industrial development
- Frontage facing CentrePort Canada Way and Sturgeon Road providing for signage exposure to 30,000 vehicles daily

## **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

## **West Creek Industrial Park**

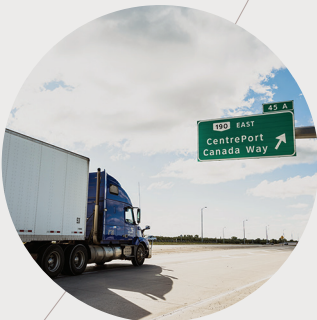
- 2 multi-tenant industrial buildings with space for lease
- Units starting at 26,000 SF
- 36' clear ceiling height

## 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**

Access Credit Union  
Avo Solutions  
BDC  
BDO  
BFL Canada  
Cambrian Credit Union  
Clear Concepts  
FCC  
Honest Agency  
Jessiman Family Investments  
Johnston Group  
Pinnacle  
Quintex Services  
Relish New Brand Experience  
Steinbach Credit Union  
Swish Maintenance  
Tripwire Media Group  
Winnipeg Free Press  
Xpromo

## **Trade & Economic Development**

Arctic Gateway Group  
Economic Development Winnipeg\*  
Winnipeg Metropolitan Region\*  
World Trade Centre Winnipeg\*

## **Education & Training**

Red River College Polytechnic\*

## **Land Development, Construction & Planning Services**

Bituminex Paving  
Brandt  
Canotech Consultants  
Coldbox Builders  
Concord Projects  
Contempora Steel Builders  
Earth Max Construction  
Elephant Projects  
Exemplar Developments  
Genstar Development Company  
KGS Group  
MCW Consultants  
M Richard & Associates  
MMI Asset Management  
Nelson River Construction  
PCL  
PowerTec Electric/PowerTec Solar  
Scatliff+Miller+Murray  
Stephenson Equipment  
The Munro Group  
Tri-Core Projects  
WSP

## **Government & Crown Corporation**

Efficiency Manitoba  
Government of Manitoba\*  
National Research Council  
Canada  
Rural Municipality of Rosser

## **Hospitality**

Best Western Plus Winnipeg Airport  
Fairmont Winnipeg  
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:**

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