



**CENTREPORT™
CANADA**



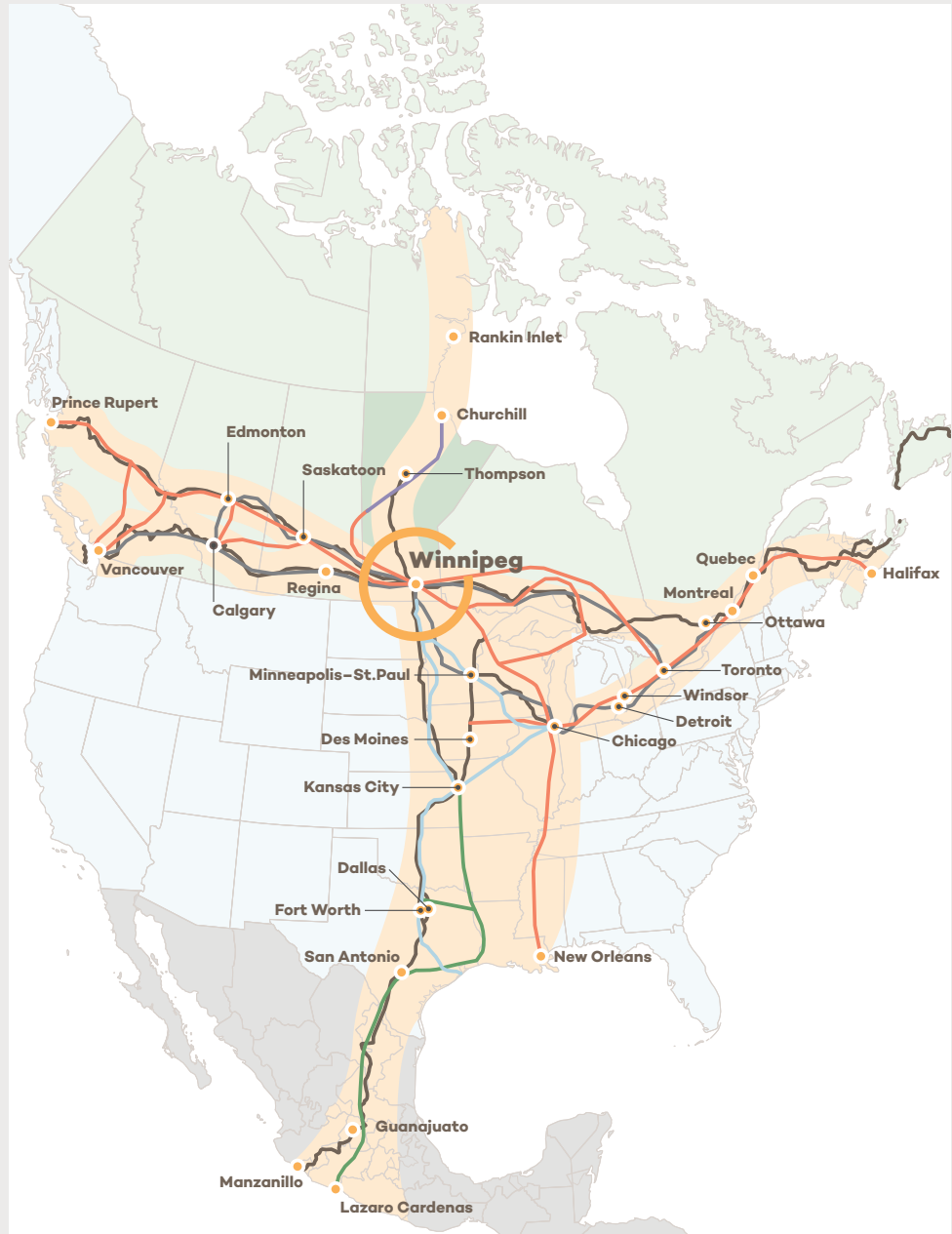
**NORTH AMERICA'S
LARGEST TRIMODAL
INLAND PORT &
FOREIGN TRADE ZONE**

CentrePortCanada.ca

CENTREPORT CANADA

Your Gateway to the World

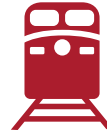
CentrePort Canada is North America's largest trimodal inland port and Foreign Trade Zone, offering 20,000 acres of high-quality, affordable industrial land. Strategically located at the hub of international trading corridors, CentrePort Canada connects businesses to major markets around the globe.



ACCESS TO NORTH AMERICAN MARKETS

TRIMODAL ACCESS TO GLOBAL TRADE ROUTES

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



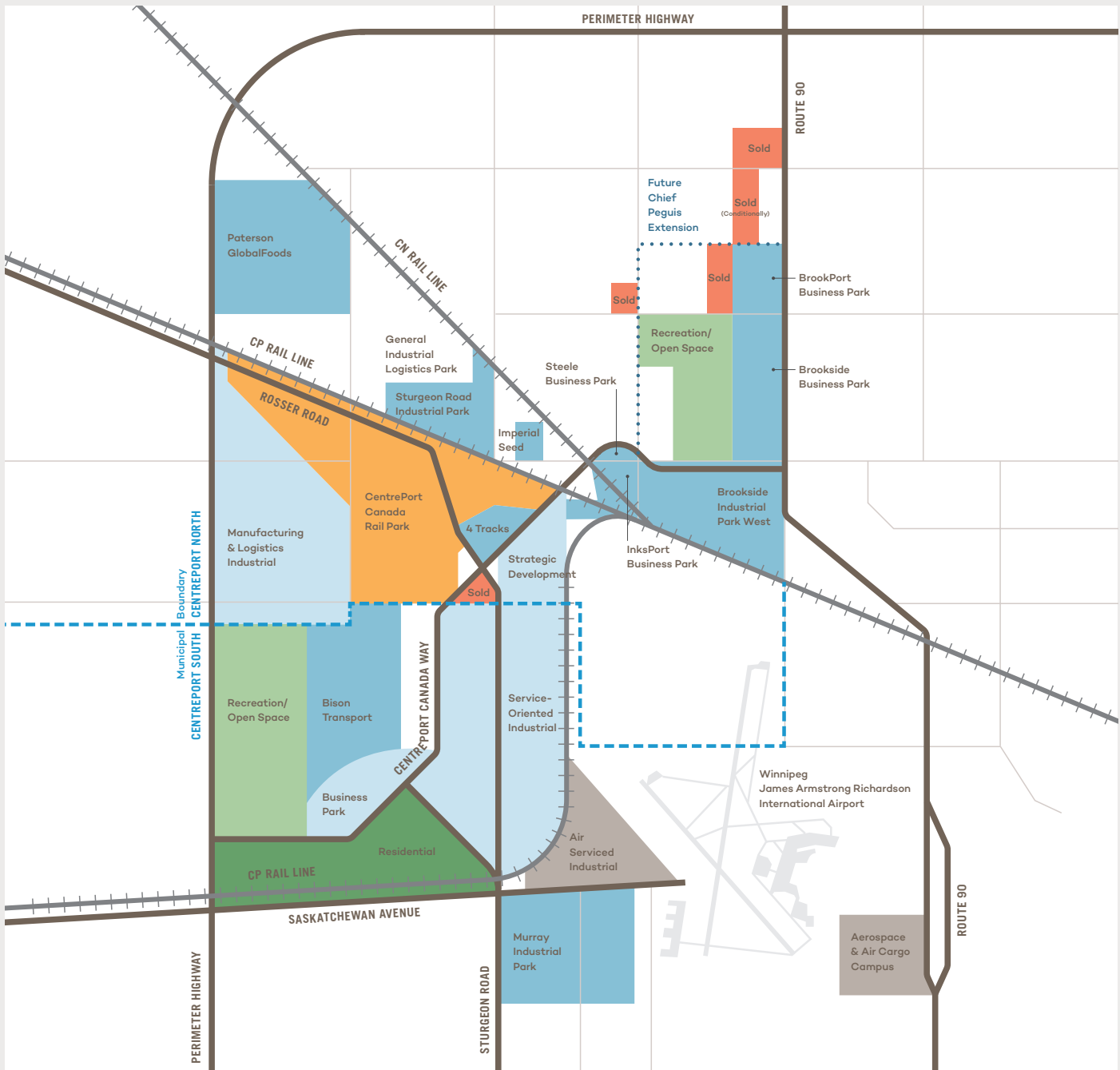
Winnipeg is the only city on the Canadian prairies with access to three Class 1 railways: CP, CN and BNSF. The CentrePort Canada Rail Park will offer direct access to CP and through federal inter-switching rules access to all three.



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 CP Glenboro sub, CP's main east-west line across Canada

BrookPort Business Park

- Lot sizes range from 1.54-5.0 +/- acres
- Fully-serviced with municipal sewer & water
- Industrial condo options available

InksPort Business Park

- 68 acre industrial development
- 375,000 SF of multi-tenant industrial space available for lease
- 32' clear ceiling height

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

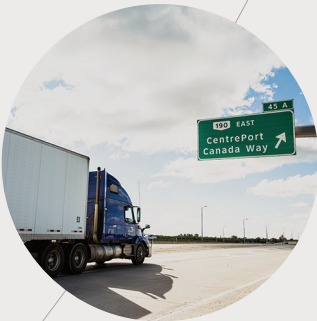
- Multi-tenant industrial space available for lease

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 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



INDUSTRY LEADERS LOCATED AT CENTREPORT



CENTREPORT CANADA'S PARTNERS

Through the CentrePort Canada Partnership Program, CentrePort works closely with a group of reputable, high-quality, Manitoba-based organizations who support local businesses within the inland port and across Canada.

Business & Financial Services

BDC
Clear Concepts
Cunningham Business Interiors
Dimensions Insurance Management
GFL Environmental
Inland Audio Visual
Johnston Group
Pinnacle
Relish New Brand Experience
Staffmax Staffing & Recruiting
Xpromo

Crown Corporation

Efficiency Manitoba

Community Development

United Way Winnipeg*

Economic Development & Trade

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

Education & Training

Red River College*

Government

Province of Manitoba*

Rural Municipality of Rosser
Western Economic Diversification
Canada*

Hospitality

Inn at the Forks
Super 8 Winnipeg

Land Development, Construction & Planning Services

Behlen
Bison Fire Protection
Bockstael Construction
Cambrian Excavators
CGM Engineering
Concord Projects
FWS Group
HTFC Design & Planning
KGS Group
M Builds
MMI Asset Management
PCL
Priority Restoration
Reimer Soils
Scatliff+Miller+Murray
Spark Power
The Munro Group
Whiteland Developers

Legal

MLT Aikins
TDS Law

Media

CJOB*
CTV*
Pegasus Publications*
Winnipeg Free Press*

Membership

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

Real Estate

Cushman & Wakefield I Stevenson

Transportation & Logistics

Bison Transport
Border Brokers
Prairie Rail Solutions

*Supporting Partner

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