

# RAIL SERVICED BUILD-TO-SUIT AND LAND LEASE OPPORTUNITIES

## **MID CANADA RAIL PARK**



**HIGHWAY 75 LETELLIER, MANITOBA**

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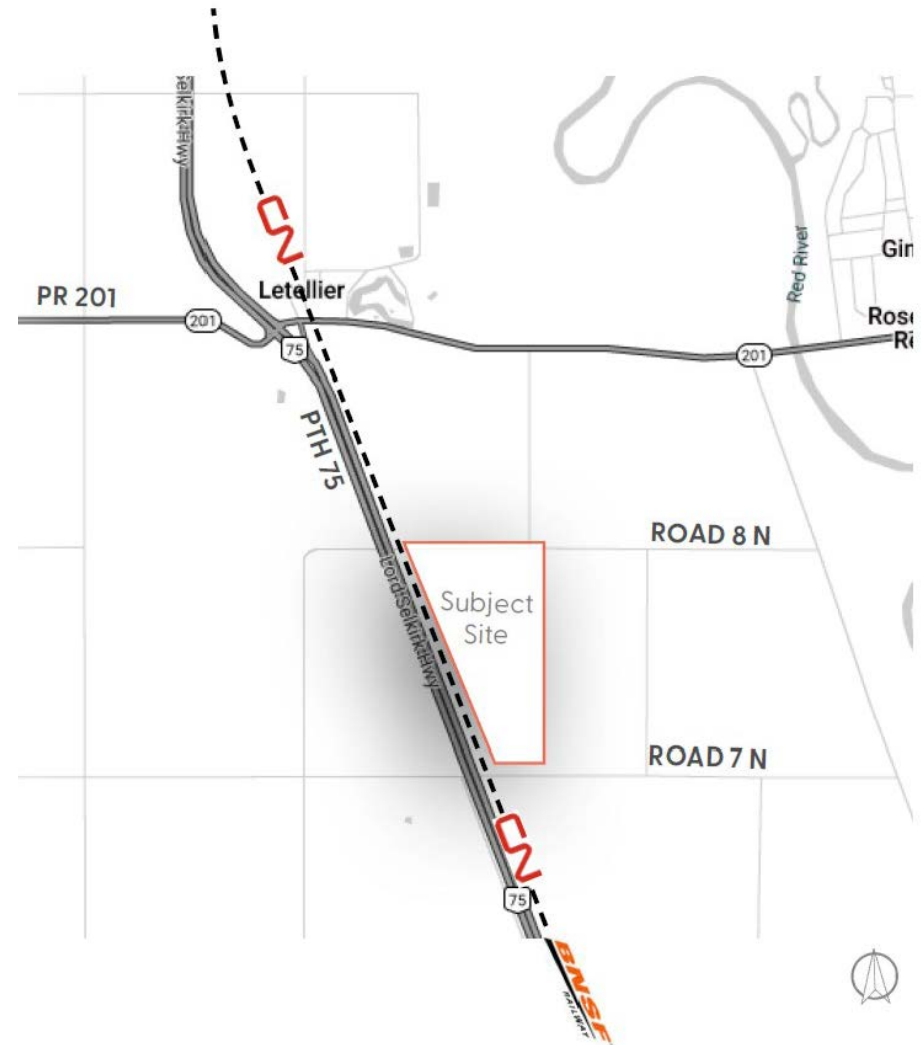


# PROPERTY HIGHLIGHTS

## TOTAL PARK OF (+/-) 250 ACRES

- **Land lease** options starting at (+/-) 6 acres
- **Build-to-suit** options from (+/-) 10,000 - 117,000 sf
- Opportunity to combine individual lots to accommodate larger users
- Serviced by 600 volt 400 amp 3 phase natural gas, municipal water, holding tanks and septic fields
- Excellent regional and cross-border connectivity, with great access to the Emerson-Pembina Port of Entry along CN Main Line and Highway 75, and easy access to CentrePort Canada and Winnipeg Richardson International Airport
- Strategically positioned along the International Mid-Continent Trade Corridor with approximately 70+ million dollars of commercial vehicle traffic each day
- Active switching and spur off CN main line with daily service from both CN and BNSF rail lines

Transload services provided by Mid Canada Transload Services Ltd.



**LEASE RATE: TBD**

\* BASED ON TENANT REQUIREMENTS

**1 HOUR**  
GRAND FORKS  
INTERNATIONAL AIRPORT

**10 MINS**  
EMERSON MB  
A PORT OF ENTRY

**45 MINS**  
PERIMETER  
HIGHWAY

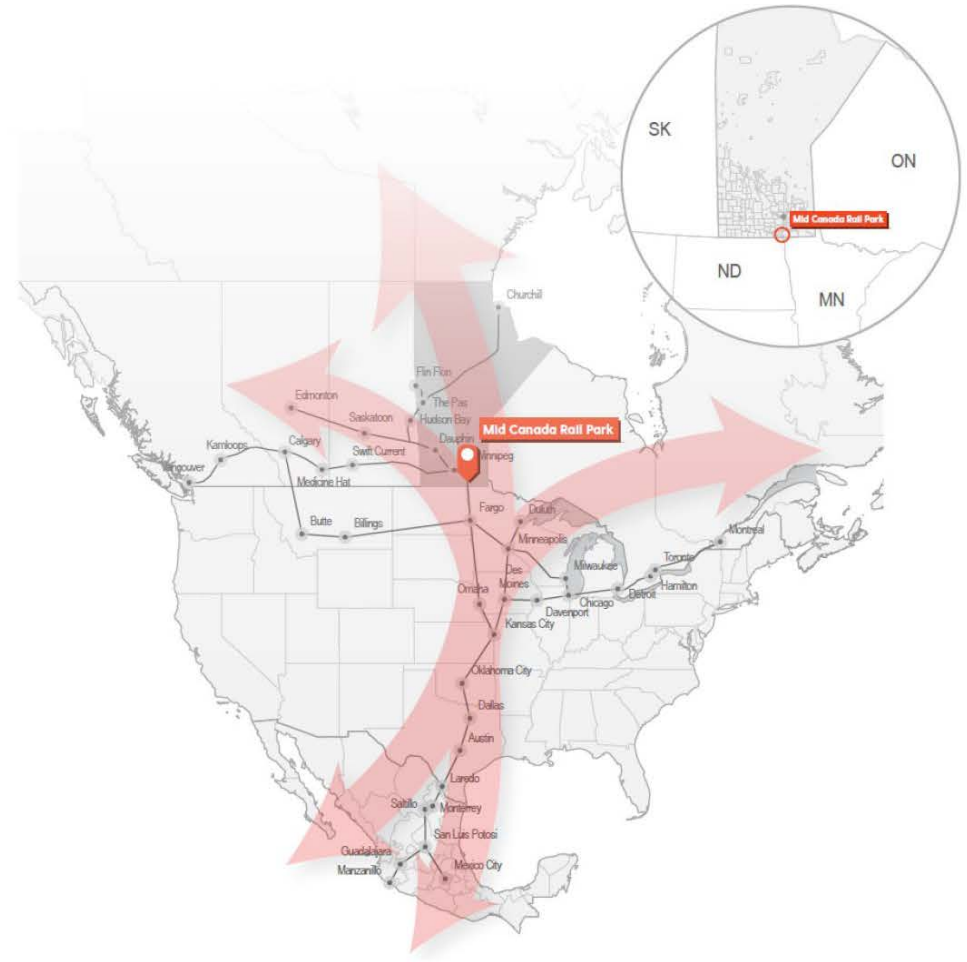
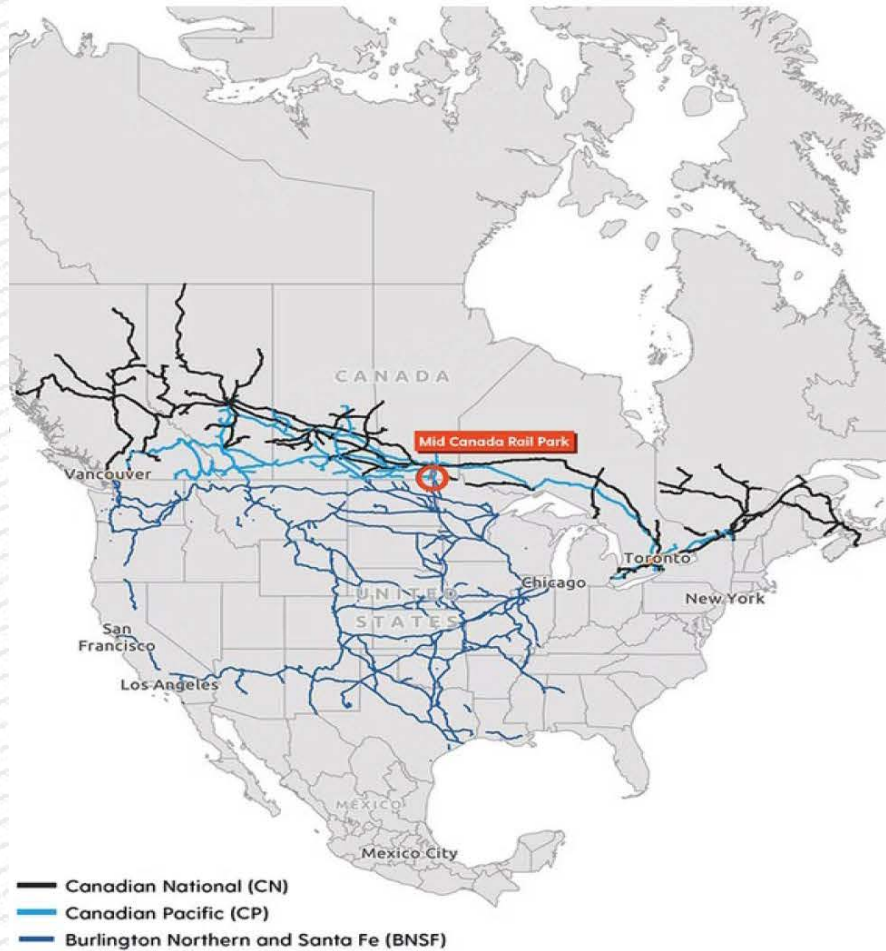
**1 HR**  
CENTREPORT

**1 HR 15 MINS**  
WINNIPEG RICHARDSON  
INTL' AIRPORT

# CONCEPTUAL SITE PLAN



# MID CANADA RAIL PARK



## Built for High-Volume, Export-Focused Logistics

As a specialized logistics hub, Mid Canada Rail Park focuses on industries that depend on high-volume, multimodal transportation, including agricultural commodities, manufactured goods, and other export-oriented products. By combining transload services, rail access, and proximity to the border in a single, master-planned site, the park helps companies reduce transportation costs, streamline supply chains, and expand their reach into continental and overseas markets.

## A Strategic Gateway on the Canada-U.S. Corridor

Mid Canada Rail Park is a 250-acre, rail-served industrial park located approximately seven miles north of the Canada-U.S. border crossing on Highway 75 near Letellier, Manitoba, positioning businesses directly on a key north-south trade corridor between Winnipeg and the American Midwest. Developed in partnership with Mid Canada Transload Services, the park is designed to support bulk and containerized cargo movements, giving shippers efficient access to both Canadian and U.S. rail networks, major highways, and cross-border markets.



## CONTACT

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