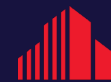
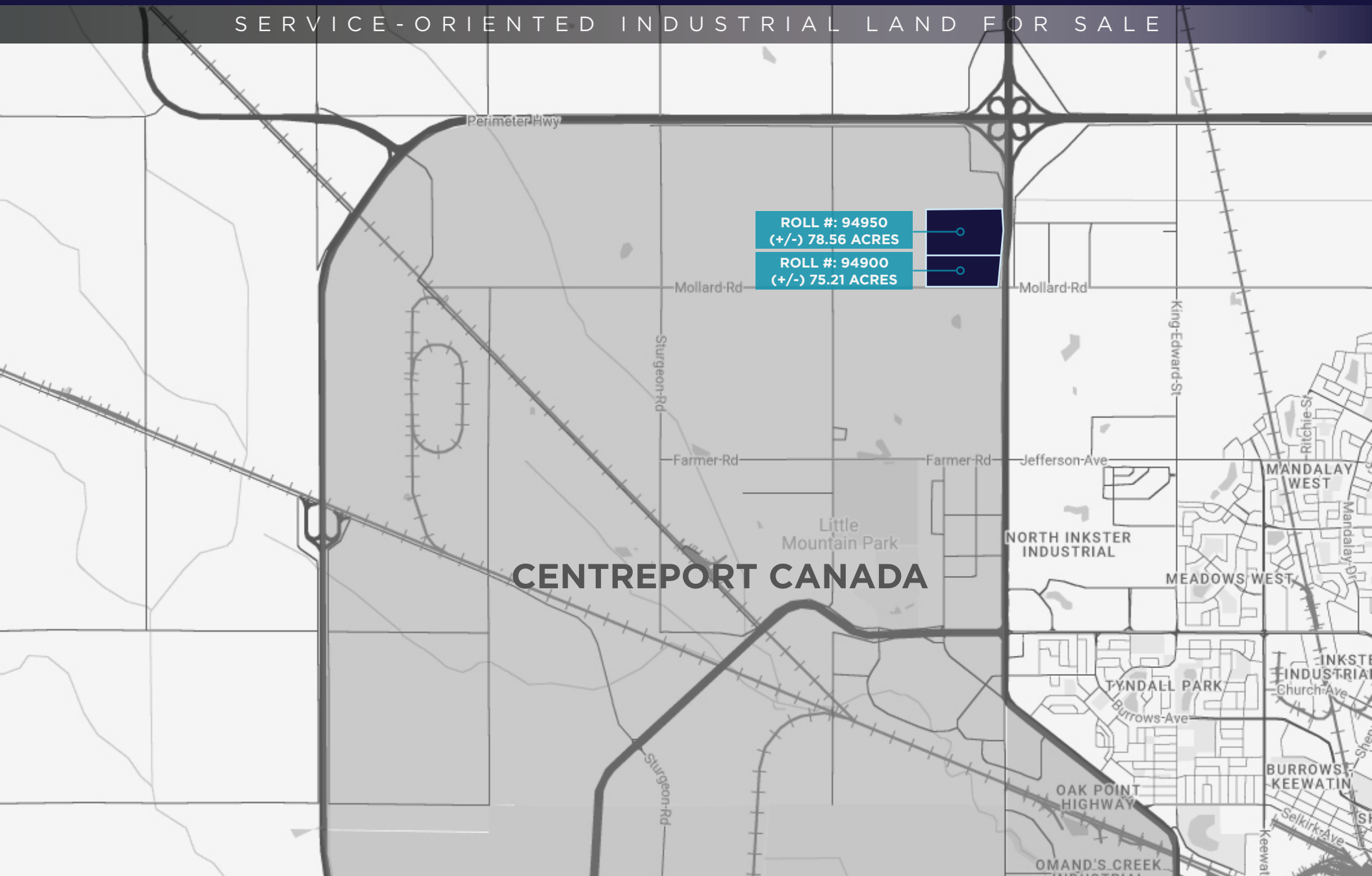


# NORTHWEST CORNER OF ROUTE 90 AT MOLLARD ROAD

(+/-) 153.77 ACRES OF HIGH EXPOSURE LAND IN ROSSER, MB



SERVICE-ORIENTED INDUSTRIAL LAND FOR SALE



ROLL #: 94950  
(+/-) 78.56 ACRES

ROLL #: 94900  
(+/-) 75.21 ACRES

**CENTREPORT CANADA**

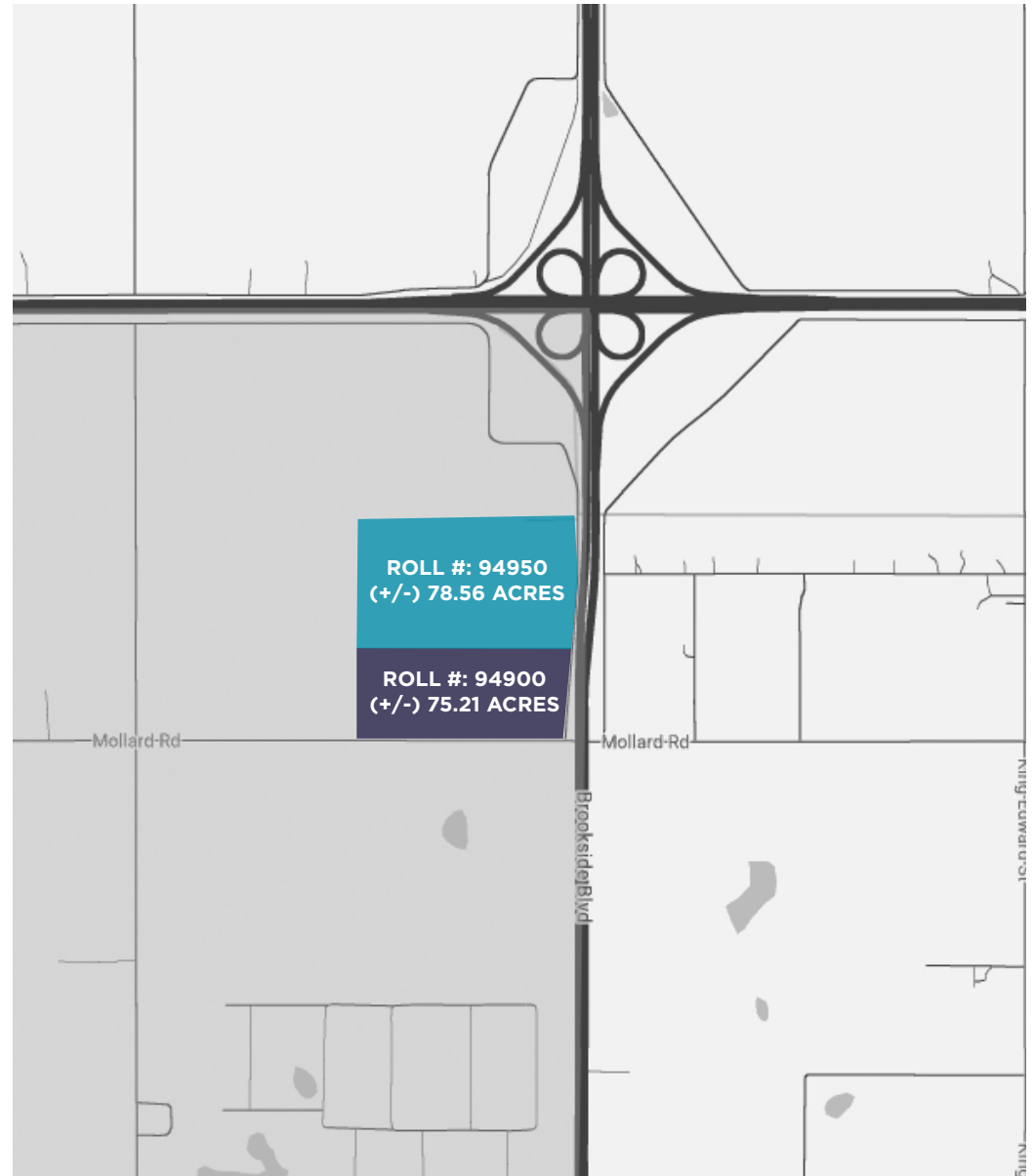
# PROPERTY HIGHLIGHTS

## (+/-) 153.77 TOTAL ACRES AVAILABLE

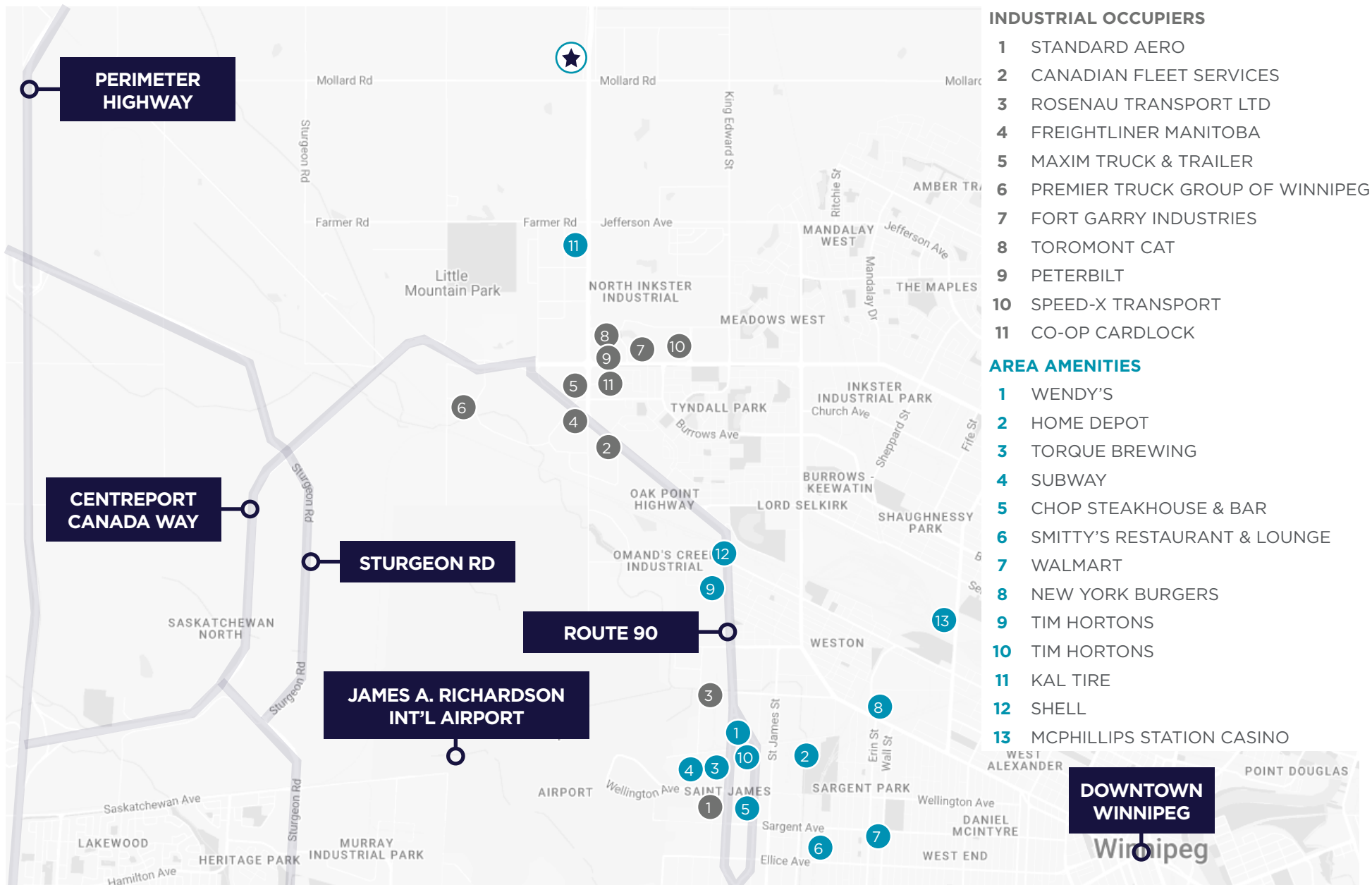
- High-exposure location with excellent visibility and strong presence within one of Manitoba's key industrial growth areas
- Strategic location within the CentrePort Canada region, a major inland port and transportation hub serving Winnipeg and Western Canada
- Excellent accessibility with convenient connections to major transportation routes, including the Perimeter Highway and Highway 7
- Easy access to Winnipeg and surrounding communities, providing efficient connectivity for employees, customers and commercial traffic
- Strong transportation and logistics positioning, with proximity to established industrial, warehousing, trucking and distribution operations
- Large contiguous parcel offering flexibility for a variety of industrial, logistics, transportation and commercial development opportunities, subject to approvals
- Significant development potential with the scale to accommodate a major industrial operation, business park or other large-format use
- Located within an established and rapidly growing industrial market, surrounded by significant investment and new development
- Excellent opportunity for owner-users, developers and investors seeking a large-scale industrial land holding in the Winnipeg market
- Proximity to major employment and transportation infrastructure, supporting long-term industrial and commercial growth
- Over 2,600 ft of frontage along Route 90 and over 2,400 ft of frontage along Mollard Rd
- Zoned: IPR - Inland Port Rural Zone

**TOTAL SALE PRICE:** \$15,400,000

**PROPERTY TAX:** \$2,047.36 (2025)



# AMENITIES MAP



# CENTREPORT CANADA

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

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.



## Cost Savings on Imports

Tariff-free import of most machinery, equipment, and industrial manufacturing inputs, reducing upfront expenses for businesses.



## Duty and Tax Relief

Access to FTZ programs that provide duty and tax relief on imported goods that are stored, distributed, or re-exported, helping lower overall operating costs.



## Improved Cash Flow

Programs such as Duty Deferral, Customs Bonded Warehousing, and Duty Drawback allow companies to defer, reclaim, or receive refunds on duties and taxes, freeing up cash for other business needs.



## GST-Free Processing and Distribution

Eligible businesses can import goods GST-free for processing, storage, or minimal value-added activities, provided the goods are subsequently exported—further enhancing financial efficiency.

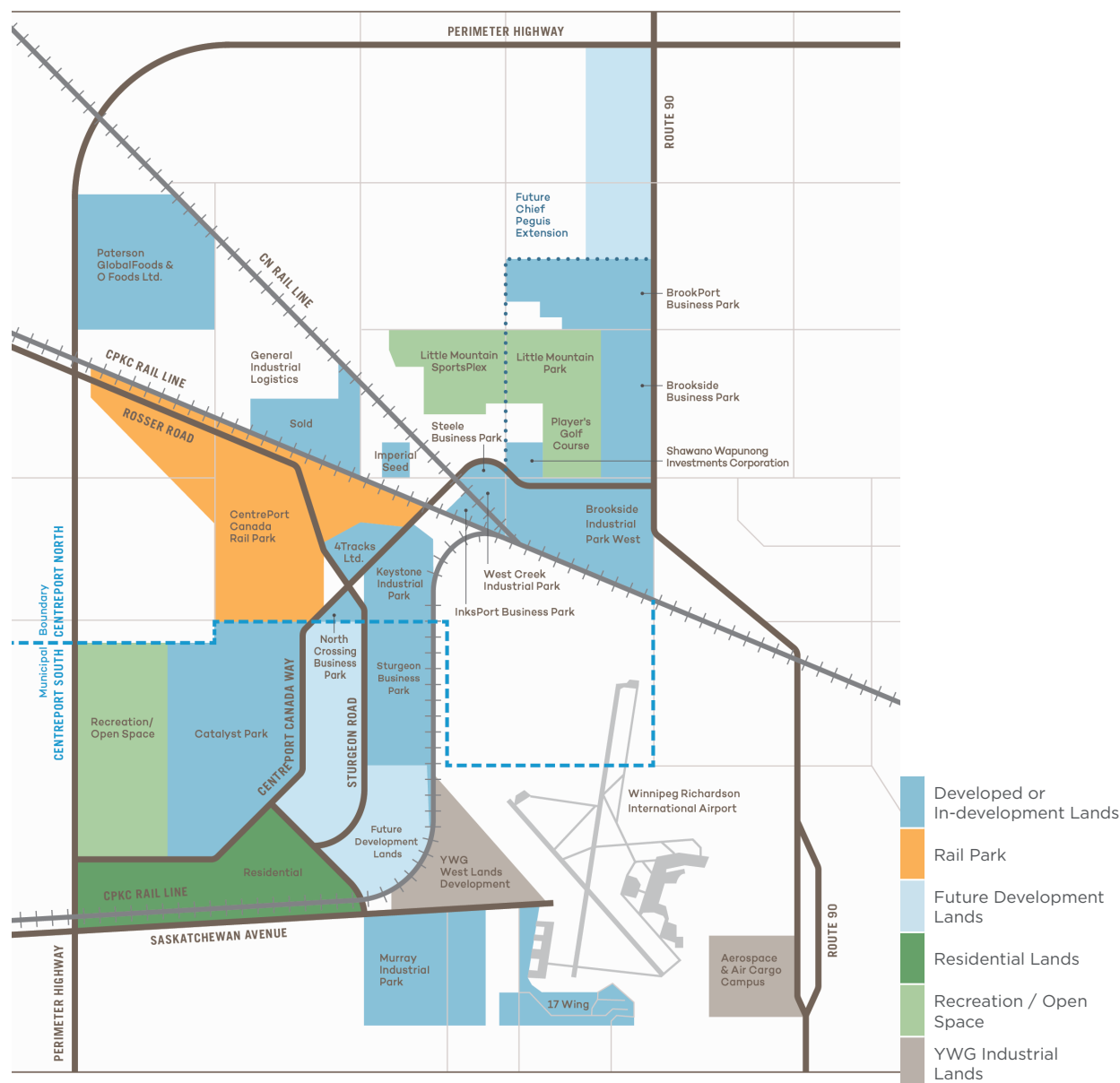


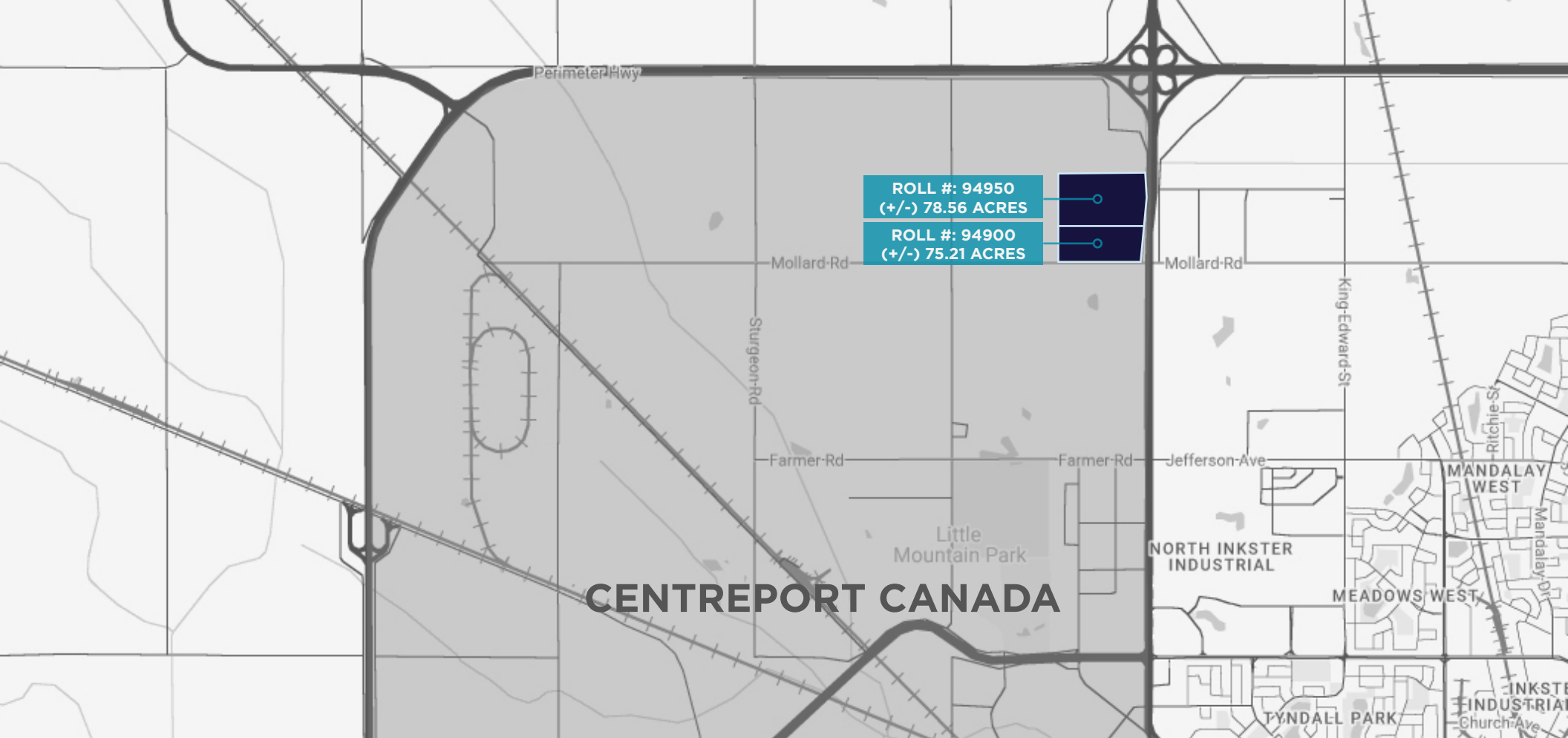
# CENTREPORT AREA MAP



## A Rapidly-Developing Transportation Hub in CentrePort Canada

- **Tri-modal inland port** situated in the heart of the continent in Winnipeg, Manitoba
- 20,000 acres of **prime industrial land**
- **Foreign Trade Zone** advantages
- **Dedicated planning resource** to expedite the planning and land development approval process
- **Affordable skilled labour** force in close proximity
- Renewable, reliable, low-cost energy
- Situated one hour north of the Canada-US border
- **Over \$750 million** in building permits issued since 2018
- **3+ million sf** of industrial space under construction
- **2,000 acres** currently in active development
- **200+** new companies





ROLL #: 94950  
(+/-) 78.56 ACRES

ROLL #: 94900  
(+/-) 75.21 ACRES

## CENTREPORT CANADA

### CONTACT

**Brett Intrater**

**Executive Vice President**

Brett Intrater Personal Real Estate Corporation

T 204 934 6229

C 204 999 1238

[brett.intrater@cwwinnipeg.com](mailto:brett.intrater@cwwinnipeg.com)



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.