126 RAIL PARK WAY

(+/-) 6.88 ACRES OF LAND LOCATED IN ROSSER, MB

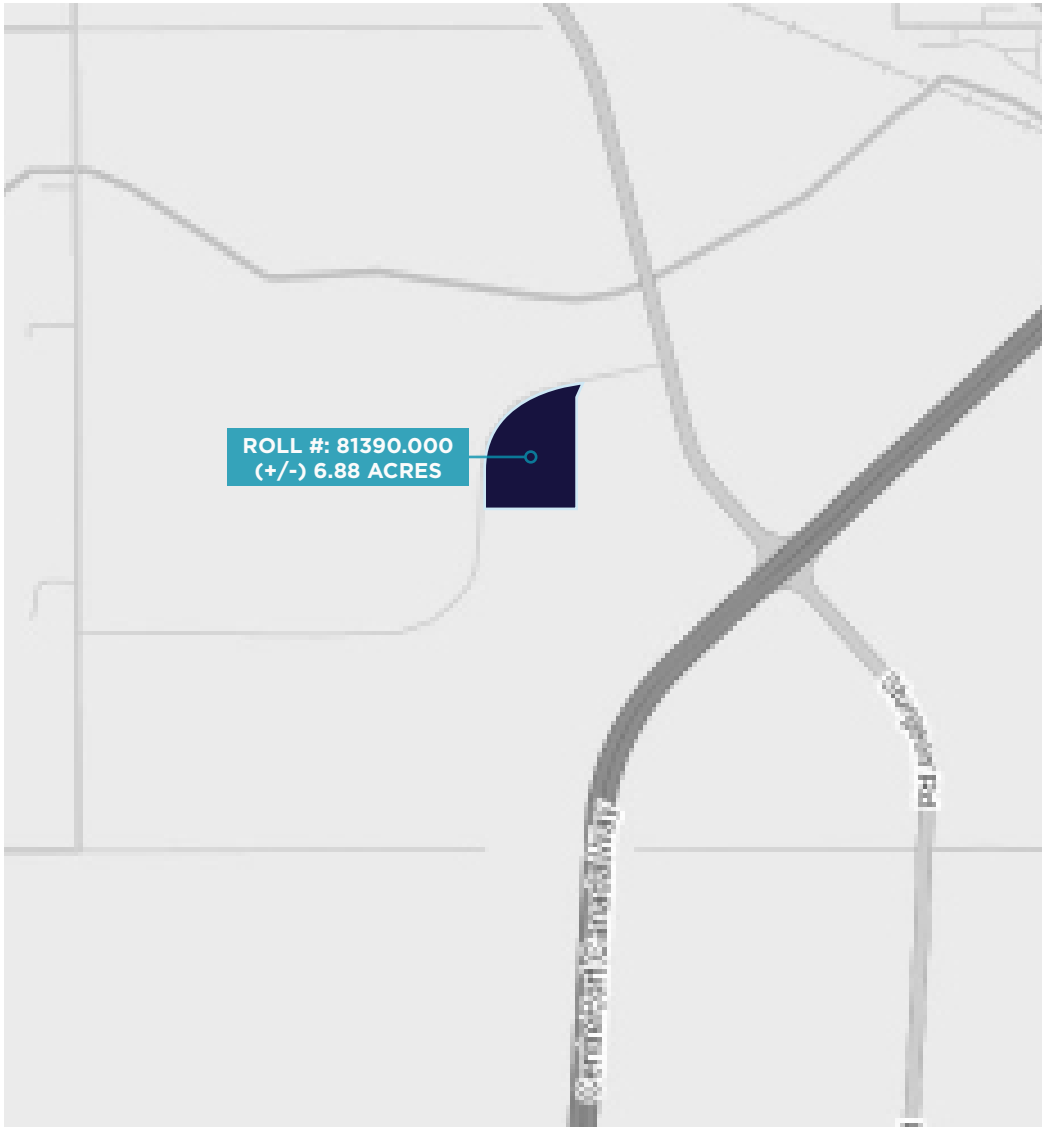
STRONG TRANSPORTATION AND LOGISTICS POSITIONING LAND LEASE OPPORTUNITY



PROPERTY HIGHLIGHTS

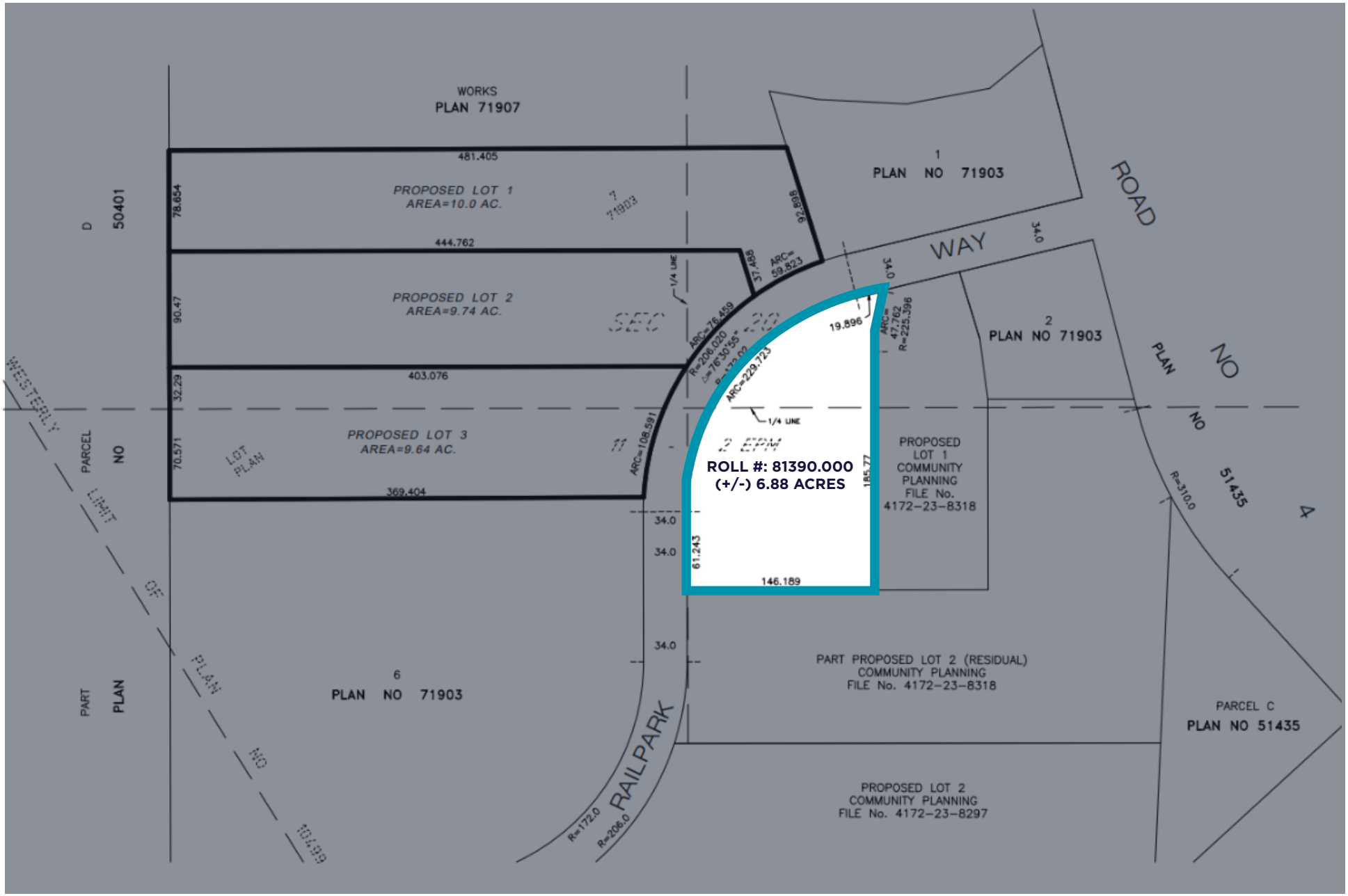
(+/-) 6.88 TOTAL ACRES AVAIL-

- Part of the 665-acre, shovel-ready CentrePort Canada Rail Park development geared towards heavy industrial logistics and supply chain operations.
- Situated just south of the CPKC main east-west line with access to federal interswitching for multiple Class 1 rail carriers (CPKC, CN, and BNSF), alongside proximity to major regional highways and the Winnipeg Richardson International Airport.
- Strong transportation and logistics positioning, with proximity to established industrial, warehousing, trucking and distribution operations.
- Located within an established and rapidly growing industrial market, surrounded by significant investment and new development.
- Proximity to major employment and transportation infrastructure, supporting long-term industrial and commercial growth.
- Access to the Winnipeg labour market while benefiting from a high-profile location in one of Manitoba's leading industrial growth areas.
- Zoned I3 – Heavy Industrial, allowing for manufacturing, distribution, and large-scale industrial uses.

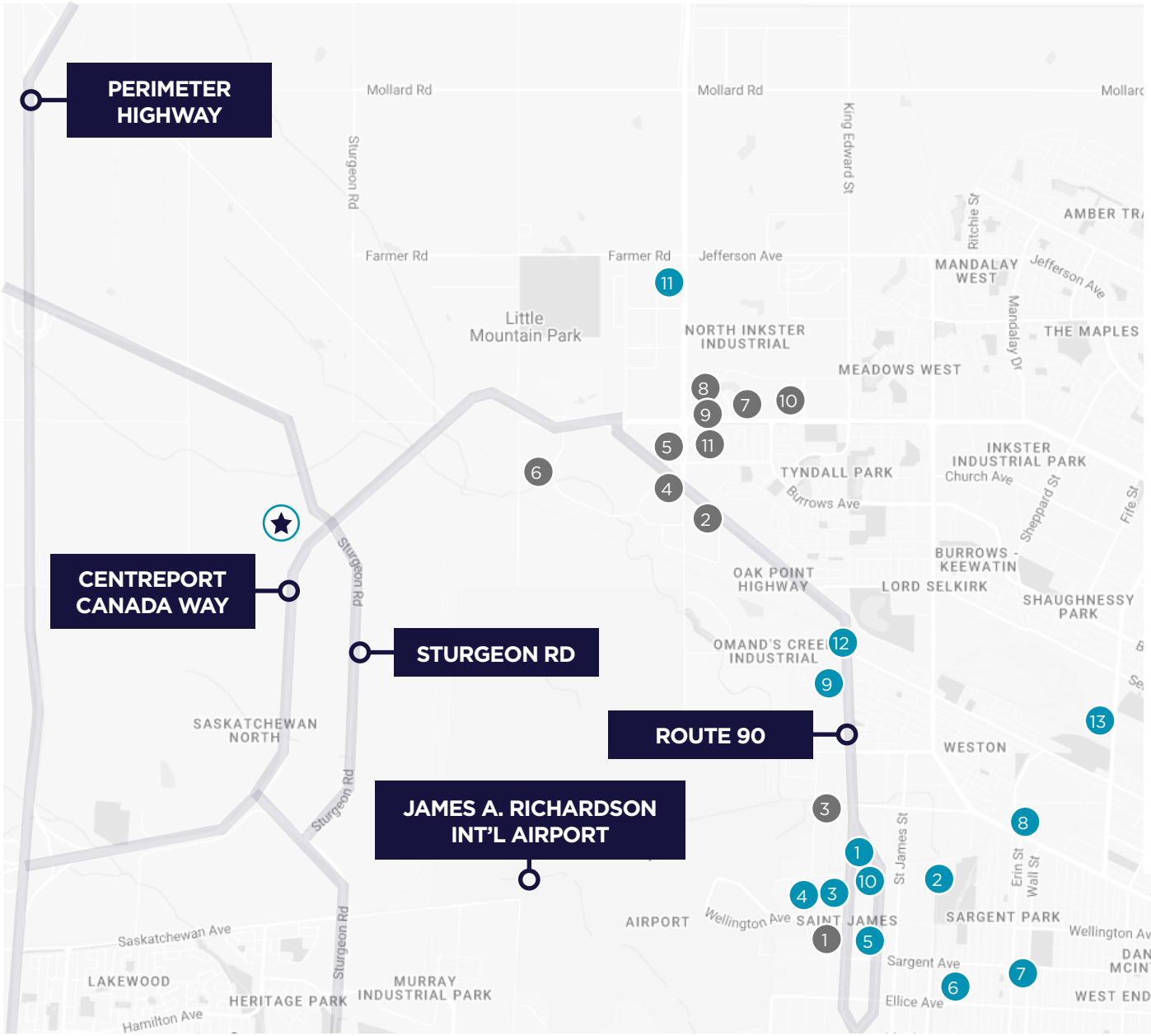


LEASE RATE: CONTACT AGENT

SITE PLAN


WORKS
PLAN 71907
481.405
PROPOSED LOT 1
AREA=10.0 AC.
78.654
444.762
PROPOSED LOT 2
AREA=9.74 AC.
90.47
403.076
PROPOSED LOT 3
AREA=9.64 AC.
32.29
70.571
369.404
1
PLAN NO 71903
ROAD
WAY
34.0
19.896
ARC=229.723
1/4 LINE
ROLL #: 81390.000
(+/-) 6.88 ACRES
185.77
61.243
146.189
2
PLAN NO 71903
PROPOSED
LOT 1
COMMUNITY
PLANNING
FILE No.
4172-23-8318
PLAN NO 51435
R=310.0
4
6
PLAN NO 71903
PART PROPOSED LOT 2 (RESIDUAL)
COMMUNITY PLANNING
FILE No. 4172-23-8318
PARCEL C
PLAN NO 51435
PROPOSED LOT 2
COMMUNITY PLANNING
FILE No. 4172-23-8297
RAILPARK
R=172.0
R=206.0
WESTERLY LIMIT OF PLAN NO 10499
PART PLAN NO 50401
PARCEL NO LOT PLAN

AMENITIES MAP



INDUSTRIAL OCCUPIERS

1. STANDARD AERO
2. CANADIAN FLEET SERVICES
3. ROSENAU TRANSPORT LTD
4. FREIGHTLINER MANITOBA
5. MAXIM TRUCK & TRAILER
6. PREMIER TRUCK GROUP OF WINNIPEG
7. FORT GARRY INDUSTRIES
8. TOROMONT CAT
9. PETERBILT
10. SPEED-X TRANSPORT
11. CO-OP CARDLOCK

AREA AMENITIES

1. WENDY'S
2. HOME DEPOT
3. TORQUE BREWING
4. SUBWAY
5. CHOP STEAKHOUSE & BAR
6. SMITTY'S RESTAURANT & LOUNGE
7. WALMART
8. NEW YORK BURGERS
9. TIM HORTONS
10. TIM HORTONS
11. KAL TIRE
12. SHELL
13. MCPHILLIPS STATION CASINO

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



CentrePort™ Canada

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



CONTACT

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CUSHMAN & WAKEFIELD
Winnipeg

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