FULLY SERVICED INDUSTRIAL LOTS FOR SALE

ROSENORT INDUSTRIAL PARK



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CUSHMAN & WAKEFIELD
Winnipeg

PROPERTY HIGHLIGHTS

Rosenort Industrial Park offers a highly strategic location just west of Route 75, approximately 30 minutes from both Winnipeg's South Perimeter and the Pembina–Emerson U.S. border crossing. This prime location provides businesses with convenient access to major transportation routes, making it an ideal base for companies operating across the Canada–U.S. border.

With its strong highway connectivity, the park also provides efficient access west toward Saskatchewan and east toward Ontario, offering businesses a well-connected location to serve regional, national, and international markets.

- Surround your business with other successful industry leaders, including K-Tec, NOVID, Dura-Con Industries, Sun Tech, and many more.
- Fully serviced industrial lots available, ranging from (+/-) 0.95 to (+/-) 20.00 acres
- Located within Rosenort Industrial Park in the RM of Morris
- No business tax
- Access to municipal water and sewer services
- Serviced with three-phase power, natural gas, and fibre optic internet
- Immediate access to PR 205 and major trucking corridors
- Less than 10 km from both CN and CP rail lines
- Situated within an established and growing industrial park
- Supported by ongoing development and investment in the area
- Zoning: M - Industrial



SALE PRICE: $65,000 - $99,000
ACRES (+/-): 0.95 - 20.00

MUNICIPALITY OF **MORRIS, MB**

RURAL MUNICIPALITY OF MORRIS
• where agriculture and industry meet •

LOCATION

Located within the Rural Municipality of Morris, Rosenort is an established community in southern Manitoba, approximately 47 kilometres south of Winnipeg. Its location provides businesses with convenient access to Winnipeg and surrounding communities while maintaining the advantages of operating within a growing rural municipality.

INDUSTRIAL AND BUSINESS COMMUNITY

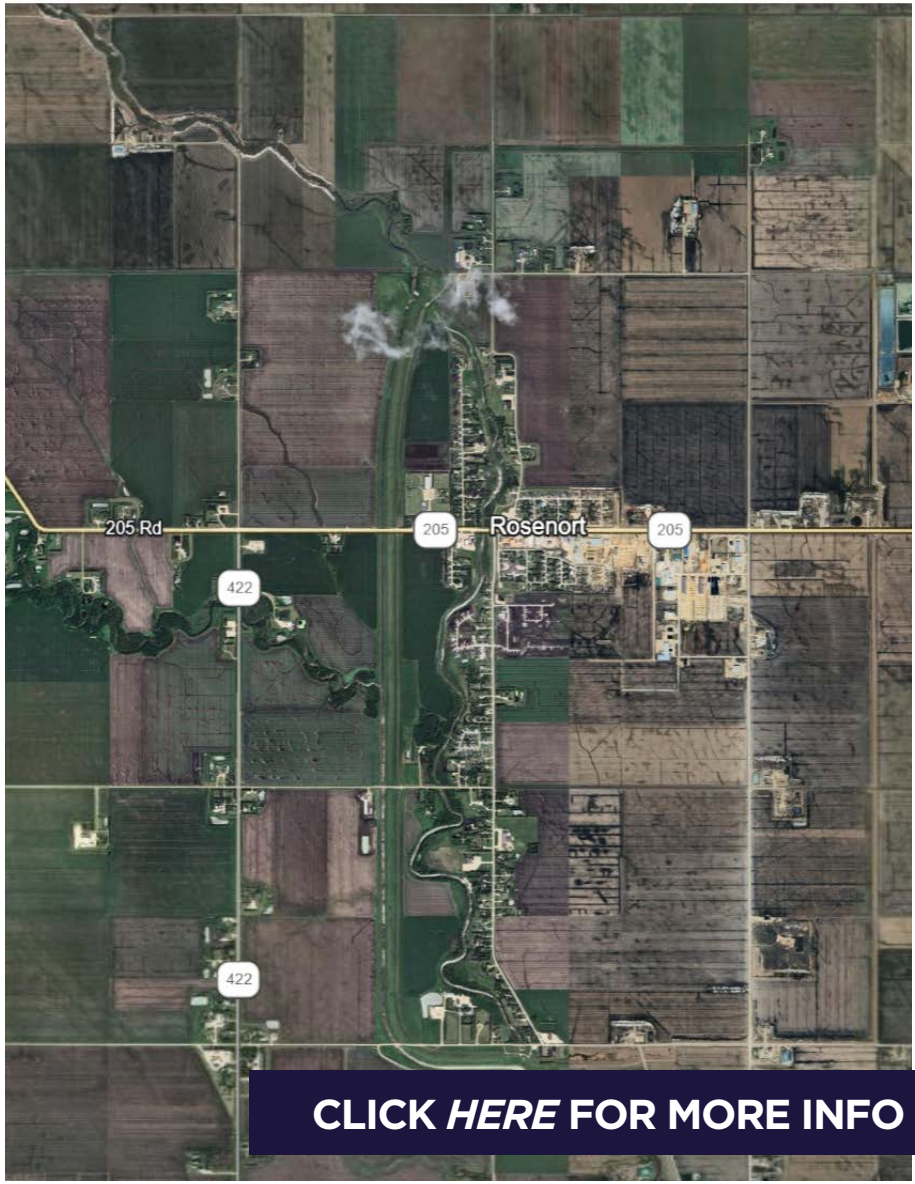
Rosenort has developed a strong reputation for its industrial sector, with an established base of manufacturing, agricultural and related businesses. The community is home to companies including Westfield, K-Tec, Duracon, Prairie Welding, Dirt Pro, Midland Manufacturing and Novid, demonstrating the area's established industrial presence and business activity.

COMMUNITY AND AMENITIES

Rosenort offers a variety of amenities including local shops, restaurants, healthcare services, schools, and recreational facilities. The community hosts numerous events and activities throughout the year, fostering a welcoming small-town atmosphere and strong sense of community for residents and businesses alike.

POPULATION AND REGIONAL ECONOMY

Rosenort recorded a population of 798 in the 2021 Census, representing growth of 13.8% from 2016. The community forms part of the broader RM of Morris economy, with its established agricultural and industrial sectors contributing to continued business activity and investment throughout the region.



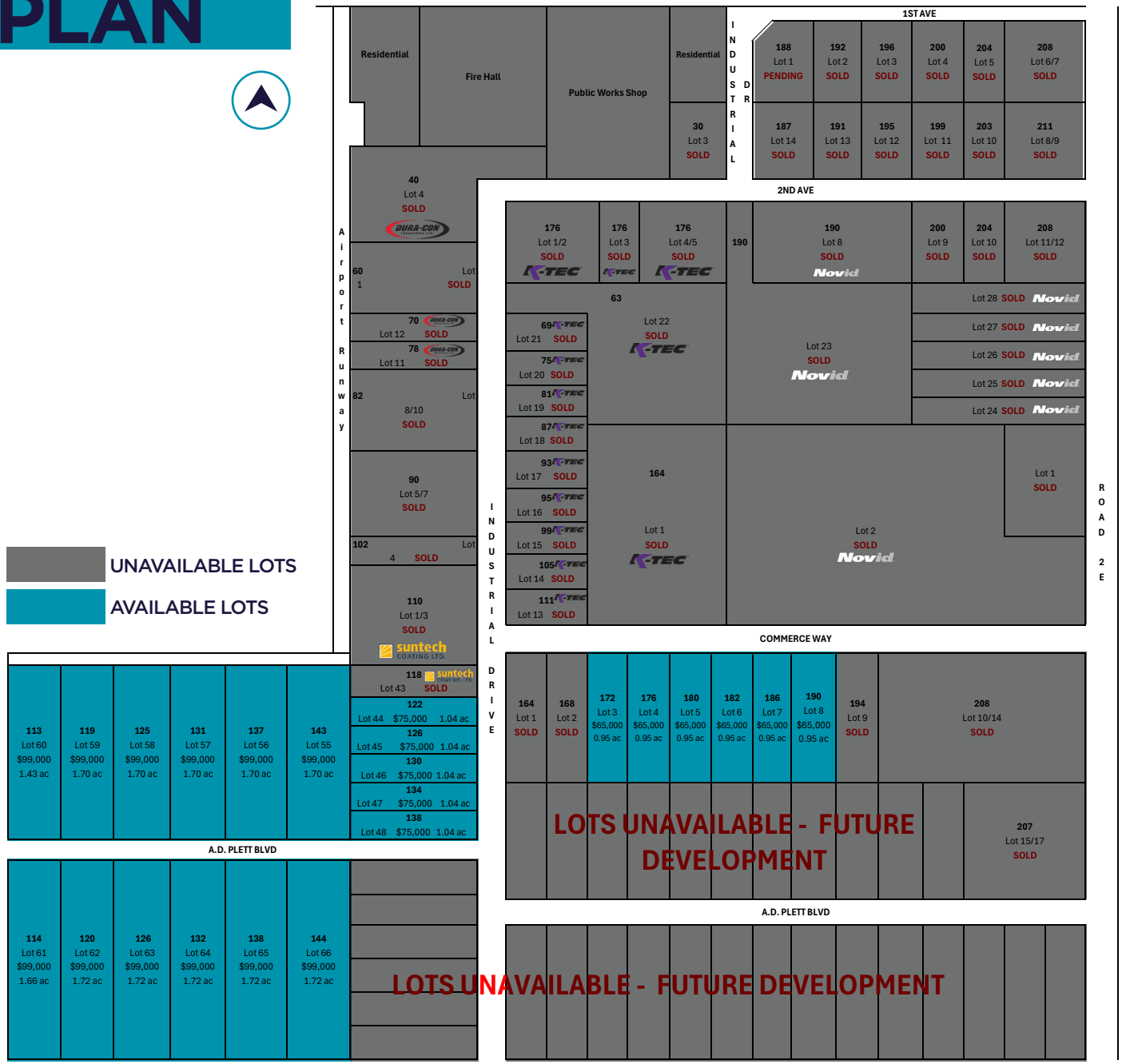
CLICK *HERE* FOR MORE INFO

SITE PLAN

ROSENORT INDUSTRIAL PARK

Public Map

PR 205



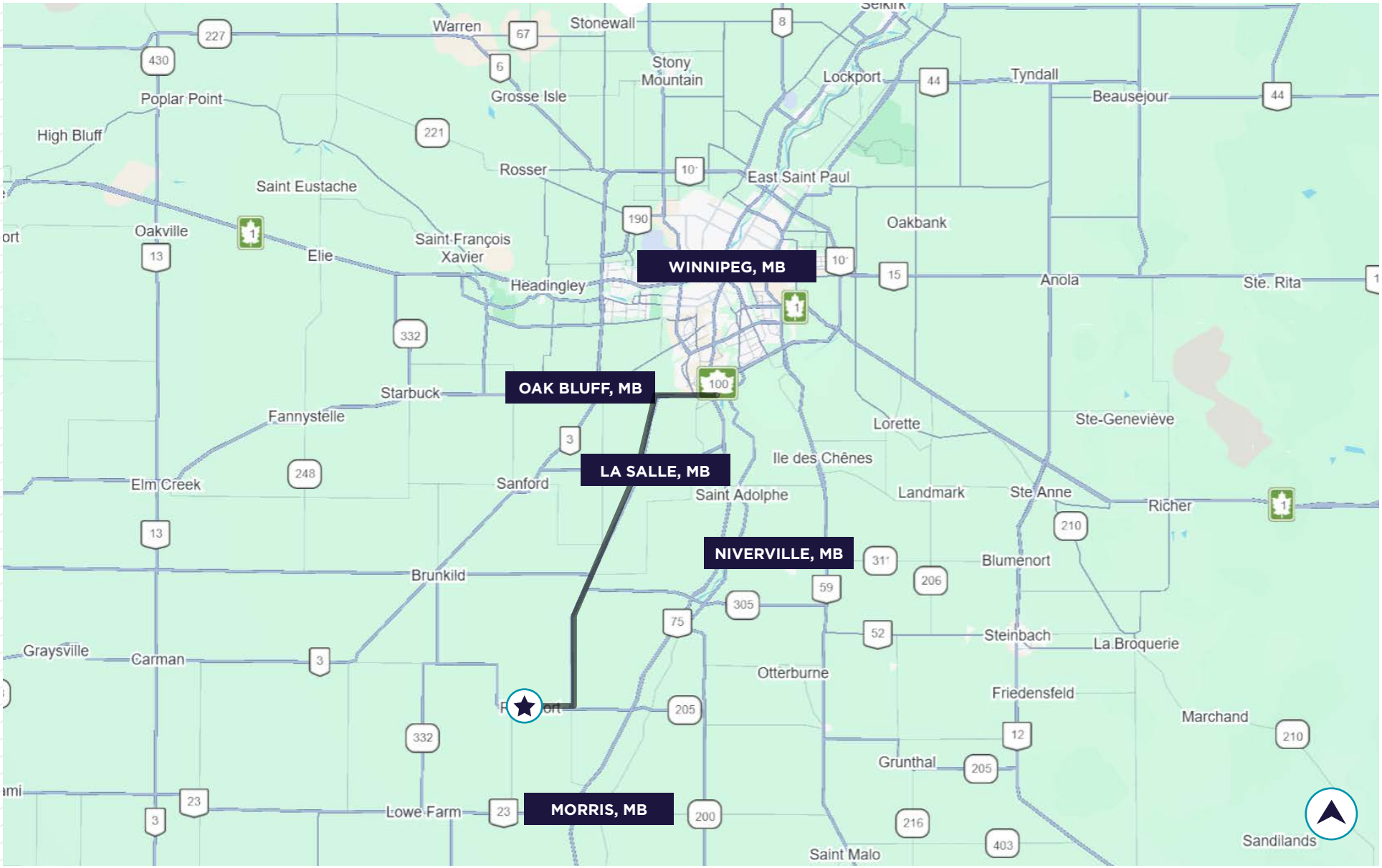
UNAVAILABLE LOTS

AVAILABLE LOTS

LOT	ACRES (+/-)	SALE PRICE
3	0.95	$65,000
4	0.95	$65,000
5	0.95	$65,000
6	0.95	$65,000
7	0.95	$65,000
8	0.95	$65,000
44	1.04	$75,000
45	1.04	$75,000
46	1.04	$75,000
47	1.04	$75,000
48	1.04	$75,000
55	1.70	$99,000
56	1.70	$99,000
57	1.70	$99,000
58	1.70	$99,000
59	1.70	$99,000
60	1.43	$99,000
61	1.66	$99,000
62	1.72	$99,000
63	1.72	$99,000
64	1.72	$99,000
65	1.72	$99,000
66	1.72	$99,000

THE LOCATION

15 MINS	30 MINS	20 MINS	30 MINS	30 MINS
MORRIS, MB	NIVERVILLE, MB	LA SALLE, MB	OAK BLUFF, MB	SOUTH PERIMETER





CONTACT

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