

# CENTREPORT CANADA:

## More than just a highway

**TEN YEARS AGO**, if you stood at the intersection of Inkster and Brookside Boulevards and gazed west, you would have seen farmer's fields, gravel roads and prairie vistas. Today, you can see a thriving inland port: sold out industrial parks, active construction sites and a flurry of activity. Thanks to long-term planning and strategic infrastructure investments, those fields have been transformed into the largest tri-modal inland port in North America – now known as CentrePort Canada. What was once just a

vision of the Manitoba business community has become a reality.

Planned as a complete community with a 'live, work, play and learn' approach, and with a focus on sustainable building practices incorporated into the zoning by-law for CentrePort North, development is happening quickly. This summer, an unprecedented amount of construction is taking place, with developers and companies alike building exciting new projects at CentrePort.

### MAJOR INFRASTRUCTURE INVESTMENTS HAVE BEEN MADE OVER THE LAST 10 YEARS TO FACILITATE DEVELOPMENT:

- Construction of CentrePort Canada Way
- Establishment of a special planning area to streamline land development approvals
- New water treatment facility
- Extension of wastewater services
- Natural gas, hydroelectricity and fibre optic services on site



Central location and space to build



Companies that are building things and moving them worldwide



3 Kinds of transportation available in the same area

## 5 THINGS YOU MAY NOT KNOW ABOUT CENTREPORT

### 1 It's the largest tri-modal inland port in North America

CentrePort is huge. The 20,000 acre footprint includes land from the City of Winnipeg (CentrePort South) and the Rural Municipality of Rosser (CentrePort North). To reach global markets, companies at CentrePort have access to three modes of transportation – rail, road and air. These transportation options help companies manage their supply chains and move goods around the world.



**RAIL:** Shippers have access to three class I rail carriers: Canadian Pacific Railway, Canadian National Railway and BNSF Railway.



**ROAD:** CentrePort is a significant trucking hub and CentrePort Canada Way enables companies to reach the desired "five minutes to 55 mph" standard for moving cargo. Approximately two thirds of Manitoba's trucking industry, including some of Canada's largest transportation companies, already call the inland port home for its exceptional connectivity and access.



**AIR:** The Winnipeg Richardson International Airport is located at CentrePort, which is operational 24/7/365 and has more dedicated cargo freighter flights than any other airport in Canada.

### 2 Development is booming



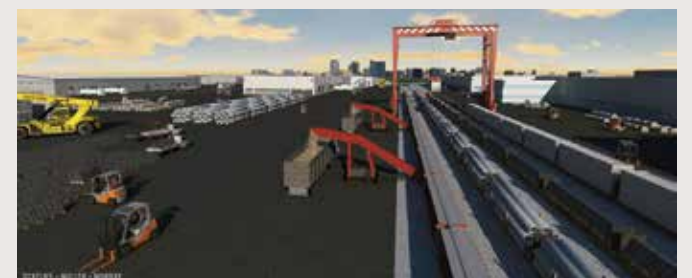
Over the last 12 months, 1200 acres have sold or conditionally sold at CentrePort – that's almost four times the size of downtown Winnipeg! Since the inland port's inception in 2009, over 60 new companies have chosen to establish operations at CentrePort due to its central location, transportation access and available land base. With a dedicated planning resource available in CentrePort North and the issuance of building permits within approximately two weeks, projects make it to market quickly and efficiently.

### 3 Your family could soon call CentrePort home



A new residential community, connected to Crestview and Heritage Park, will be developed on 600 acres, which will become home to up to 8,000 residents.

### 4 The new CentrePort Canada Rail Park is gaining steam



A 665-acre rail park is planned, which will combine industrial space with logistics infrastructure to serve companies who ship by rail.

### 5 Many everyday products are made and distributed at CentrePort

In addition to being a hub for international trade - local products like Torque craft beer, Manitoba Hemp Harvest and BeeMaid Honey are all manufactured and distributed from operations at CentrePort.



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