



NORTH AMERICA'S LARGEST TRIMODAL INLAND PORT



Diane Gray | President & CEO

WHAT IS AN INLAND PORT?

Inland ports provide quality industrial land connected to multi-modal transportation and an ease of doing business to help companies efficiently manage their supply chains and connect them to markets around the world.



TRIMODAL LOGISTICS



3 CLASS I RAIL CARRIERS
(CP, CN & BNSF)

3 Class 1 Rail Carriers

Only city on the Canadian prairies served by 3 continental Class I railways: CN, CP & BNSF.



INTERNATIONAL
TRUCKING HUB

International Trucking Hub

Major trucking centre with some of Canada's largest carriers located on site.



24/7 WORLDWIDE
CARGO OPERATIONS

24/7 Worldwide Cargo Operations

International airport ranked #1 in Canada for dedicated freighter aircraft movements. Carriers on site include FedEx, Purolator, UPS, Canada Post, Air Canada Cargo and Cargojet.

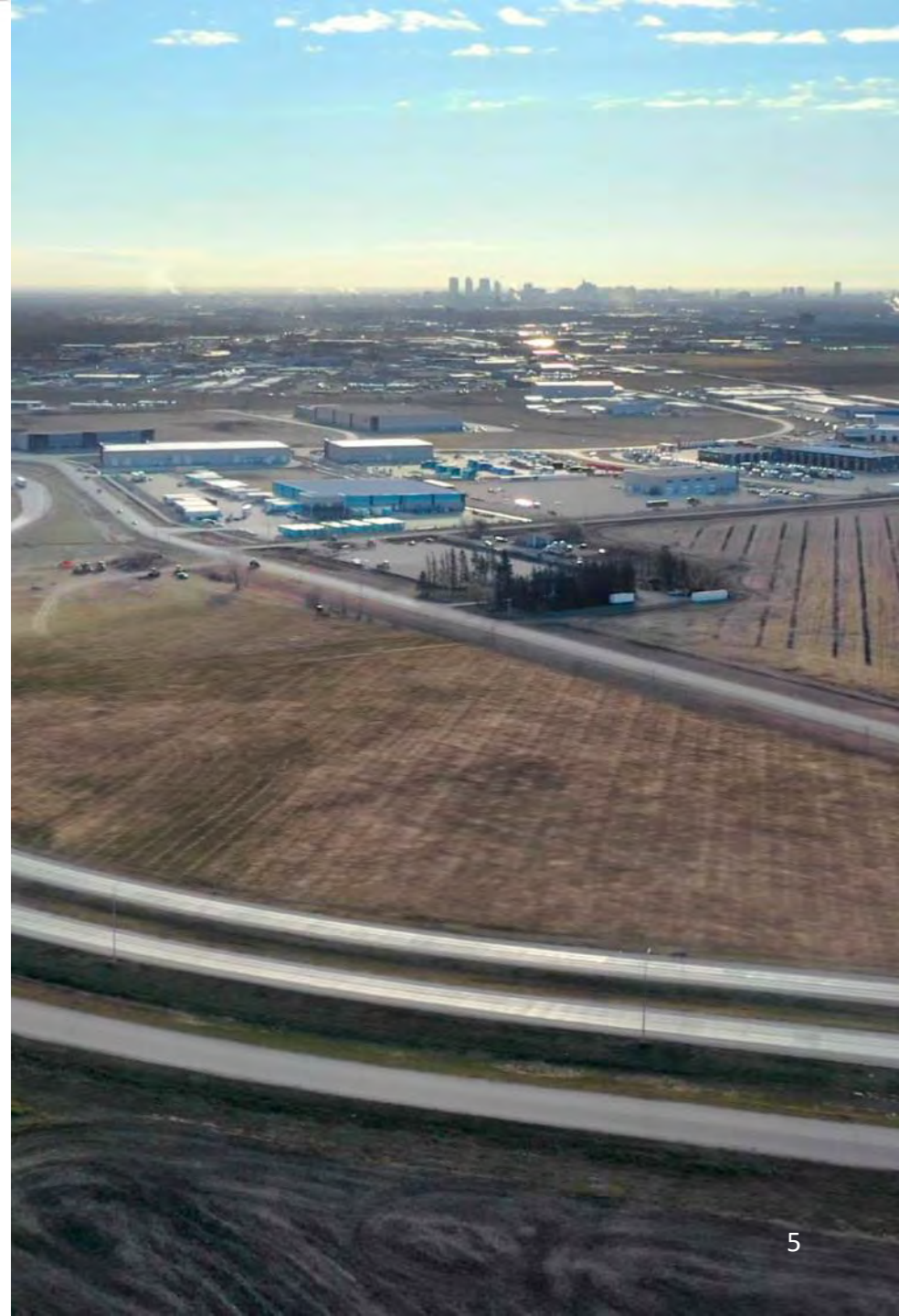
ACCESS TO MARKETS

- **Mid Continent Corridor Gateway**
 - Eastern USA
 - Southern USA
 - Mexico
- **Asia Pacific Gateway**
 - Ports of Vancouver, Delta & Prince Rupert
- **Atlantic Gateway**
 - Halifax & Montreal Ports
- **Arctic Gateway**
 - Air Polar Routes
 - Marine Polar Routes



OVERVIEW

- 20,000 acres
- **Trimodal** transportation access
- **Integrated logistics and infrastructure platform** to support trade-oriented investment
- **Prime industrial land** available
- Sustainable and **complete community** development approach
- Single-window access to Canada's **FTZ programs**



CENTREPORT CANADA INC. MANDATE

- Facilitate long-term development and operation of the inland port;
- Facilitate and encourage investment in the inland port; and
- Promote the inland port by marketing it domestically and internationally.



PLANNED AS A COMPLETE COMMUNITY

LIVE

New residential community will support up to **8,000 employees**



PLAY

Green space & active living opportunities



LEARN

Post-secondary partnerships located on-site



WORK

100+ new companies in various stages of development



DEVELOPMENT & LAND USE

- Located in the R.M. of Rosser (CentrePort North) and the City of Winnipeg (CentrePort South)
- Anchored by the James Armstrong Richardson International Airport
- One hour drive from the Canada/U.S. border



INFRASTRUCTURE INVESTMENT



- CentrePort Canada Way expressway allows for 5 minutes to 90 km/h
- Significant upgrades to Trans-Canada Highway, as well as Highways 59, 75 & the Perimeter



- New water treatment facility constructed to service CentrePort North
- Wastewater services provided by the City of Winnipeg



- Shared trenching project bringing natural gas and telecommunications to the area
- Site has service capacity for high voltage customers

FAST TRACKED LAND DEVELOPMENT

- CentrePort North is a **Special Planning Area**
- **Concurrent** subdivision and rezoning applications
- Simple, transparent and **collaborative** process
- **Quick** turnaround times – 2 weeks for building permits and 3 months for full subdivision and rezoning
- Cost and planning **certainty**

“The seamless process enabled us to move quickly, reduced the downtime for our business operations and provided us with the clarity we needed to move forward with our growth and expansion plans.”

Kurt Shmon, President, Imperial Seed Ltd.



SUSTAINABLE DEVELOPMENT

All new projects must implement sustainable development measures, such as:

- Active transportation corridor
- Bicycle amenities or paths
- Energy efficiency
- Green roof
- Rail use
- Water efficient landscaping
- Renewable energy source



INDUSTRIAL PARKS

Fully-serviced industrial land
is available now



BrookPort Business Park

- 250 acres of shovel-ready, fully-serviced land
- Phases 1 & sold out, Phase 3 land for sale, Phase 4 coming soon
- Major tenants: Merit Functional Foods, Nutrien



Steele Business Park

- 17 acres, phase 1 complete fall 2021
- 3 multi-tenant industrial buildings with space for lease
- (+/-) 6,000 SF to (+/-) 80,190 SF



InksPort Business Park

- 68 acres
- 375,000 SF multi-tenant industrial space available for lease
- 32' clear ceiling heights



Brookside Industrial Park West

- Phase 3 (90 acres) sold out in 6 months
- Multi-tenant space available for lease, build-to-suit available
- Tenants: Groupe Touchette, Major Drilling, Medline Industries, Cosentino Surfaces

2021 CONSTRUCTION HIGHLIGHTS



National Research Council



Royal Aviation Museum
of Western Canada



Merit Functional Foods



O Foods Ltd.



4Tracks Ltd.



Nutrien

CENTREPORT CANADA RAIL PARK

The CentrePort Canada Rail Park is a 665 acre development that combines industrial space with logistics infrastructure to make it a prime location for companies serving regional and global clients.



RAIL PARK FEATURES

- 665 acres of fully-serviced rail served industrial land
- Zoned I3 - Heavy Industrial
- Located on CP's main east-west line across Canada
- Access to 3 Class 1 railways from a single location directly or through interswitching
- Interstate-quality highways on both the east and west side of the Park, allowing for 5 mins to 90 km/55 mph



CENTREPORT SOUTH

1,800 developable acres

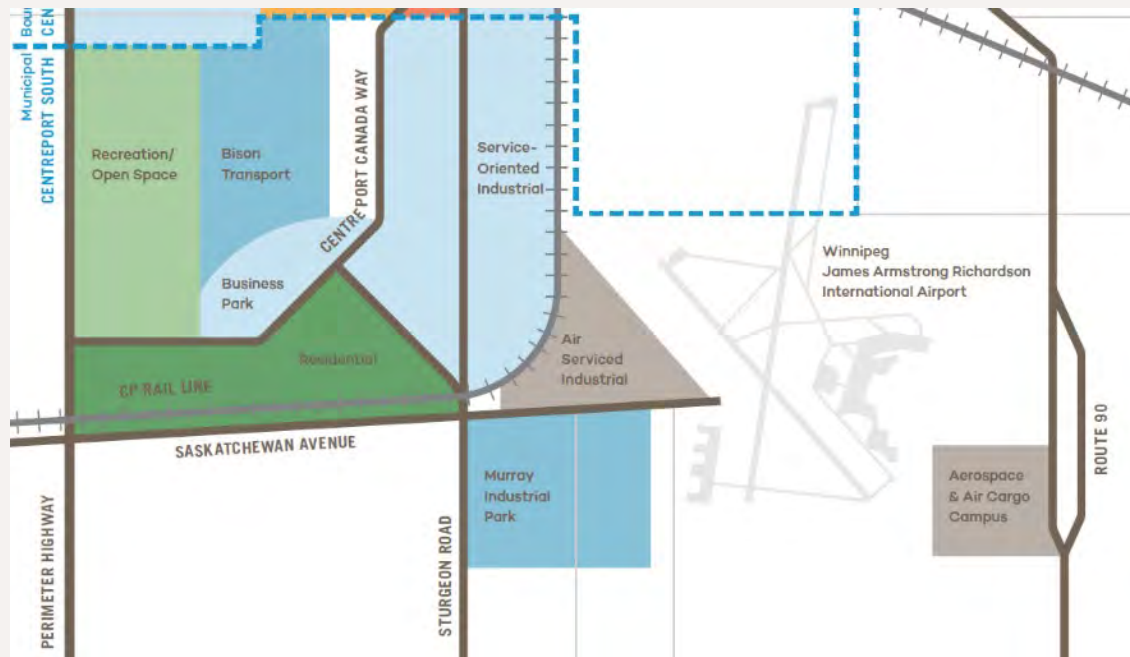
- 1,100 acres industrial
 - 475 acre corporate campus for Bison Transport
- 260 acre West Airport Campus
- 500 acre residential project

Servicing

City of Winnipeg has committed \$20 million toward the first phase of servicing.

Secondary Plans

Secondary plans for the future residential area and the airport west campus have been approved by the City of Winnipeg.



DEVELOPMENT SNAPSHOT

- \$235 million in building permits issued since 2019
- 1.2 million SF under construction since 2019
- 6 new industrial parks
- 100+ new companies

2,000 acres currently in active development



FULL DEVELOPMENT IMPACTS

- **98,377 person-years** of employment;
- **\$1.18 billion** in provincial tax revenue; and,
- a boost to Manitoba's GDP of **\$7.9 billion**.



“The amount of investment and development happening at CentrePort right now is something we haven’t seen in a long time - maybe ever. This is the strongest industrial market Winnipeg has seen in 50 years.”

Martin McGarry
CEO, Cushman & Wakefield | Stevenson
President & CEO, MMI Asset Management



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