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.
North America’s Largest Inland Port

• 20,000 acres with on-site access to tri-modal transportation
• Centrally located
• CentrePort Canada Inc. offers an integrated logistics and infrastructure platform to support trade oriented business investment
Winnipeg is connected to important global markets:

- **NAFTA Gateway**
  - Mid-Continent Corridor
  - Eastern USA Seaboard
  - Mexico

- **Asia Pacific Gateway**
  - Ports of Vancouver, Delta and Prince Rupert

- **Atlantic Gateway**
  - Halifax and Montreal Ports

- **Arctic Gateway**
  - Air Polar Routes
  - Marine Polar Routes
CentrePort’s Location

- Located in the RM of Rosser (CentrePort North) and the City of Winnipeg (CentrePort South)
- Anchored by the James Armstrong Richardson International Airport
- Key sectors: agri-business and food processing; composites and advanced manufacturing; biomedical and e-commerce; and regional distribution
CentrePort Canada Inc.’s mandate is to:
- 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.
Development @ CentrePort

- CentrePort North: Rural Municipality of Rosser
- CentrePort South: City of Winnipeg
Live, Work, Play, Learn

NEW RESIDENTIAL COMMUNITY WILL SUPPORT UP TO 8,000 EMPLOYEES

GREEN SPACE & ACTIVE LIVING OPPORTUNITIES

POST-SECONDARY PARTNERSHIPS; LOCATED ON-SITE

100+ NEW COMPANIES IN VARIOUS STAGES OF DEVELOPMENT
Tri-Modal Logistics

3 CLASS I RAIL CARRIERS (CP, CN & BNSF)
- Only major Canadian city on the prairies served by 3 continental class I railways: CN, CP, BNSF.
- CentrePort Canada Rail Park will allow rail intensive businesses to access 3 class I carriers from a single location, through interchange.

INTERNATIONAL TRUCKING HUB
- Major trucking centre with 1,000+ for-hire trucking companies, only 1 hour from the Canada-U.S. border.
- CentrePort Canada Way expressway allows for 5 minutes to 90 km/hour
- ~$1 billion in supporting highway infrastructure

24/7 WORLDWIDE CARGO OPERATIONS
- 24/7 international airport #1 in Canada for dedicated freighter aircraft movements
- 9 p.m. cut off for overnight parcel delivery to major Canadian cities
CentrePort Canada Rail Park

- 665 acre rail park that will combine industrial space with logistics infrastructure to serve companies who ship by rail
- This project is designed for companies looking to capitalize on cost-savings through shipping on their choice of three class 1 rail carriers
- Private developer currently in due diligence
- Anticipated announcement date is spring 2021
Inland Port Special Planning Area (CentrePort North)

- **Expedites** the planning and land-development approval process
- Enables companies to move through the subdivision and rezoning applications **concurrently**
- **Dedicated** CentrePort Canada planner to work with companies through a simple, transparent and **collaborative** process
- **Quick** turnaround times – 2 weeks for building permits and 3 months for full subdivision and rezoning process.
- Provides cost and planning **certainty**
Recent Developments

Brookside Industrial Park West - Phase III
Lots from $325,000-$400,000/acre sold out in 6 months; includes largest Canadian-owned tire distributor Group Touchette’s $20-M, 100,000 square foot facility; National Research Council’s $60-M, 70,000 square foot advanced manufacturing facility opening fall 2021; Canada West Ltd. Alberta developer investing $60-M to build up to eight build-to-suit, build-to-lease facilities

BrookPort Business Park
Led by Whiteland Developers, lots from $315,000-$400,000/acre; following rapid sale of phase 1 80 acres, phase 2 80 acres brought to market June 2020, two lots remaining; home to Merit Functional Foods

Brookside Business Park – 19 & 20 Ronn Road
Two multi-tenant industrial buildings bringing 200,000 square feet of space to market; nine new companies in operation

Steele Business Park
MMI Asset Management Ltd. investing $46-M to build three 80,000 square foot buildings on 17 acres; first building to be completed summer 2021
Merit Functional Foods

• The world’s only commercial-scale, food-grade, pea and canola protein production facility, Merit’s $150-M, 94,000 square foot facility will be operational by end of 2020; received $100-M financing from federal government programs in 2020
• Merit signed development agreement with Nestle in January 2020 to use Merit’s high quality protein ingredients and blends in Nestle’s food offerings
• Merit’s expansion plans are expected to double its capacity and create 175 new jobs in three years
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