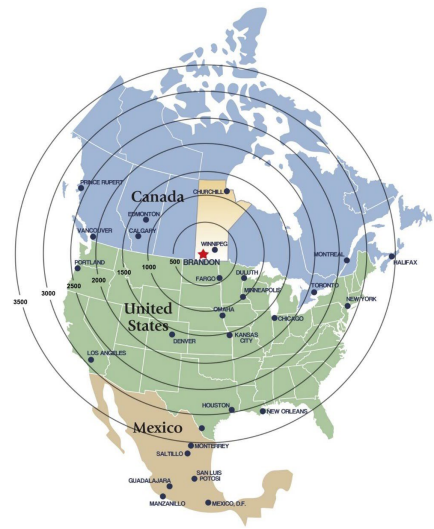


# MANITOBA, CANADA



## Find land investment opportunities at Brandon Industrial Parks

(Brandon, Manitoba, Canada)

At the heart of North America lies Brandon Manitoba, situated along the Trans-Canada Highway served by a regional airport, and two class 1 railroads Brandon is a city of 52,000 with a growing and diversified economy where prosperity is matched by quality of life. Brandon is home to Manitoba's largest chemical manufacturing cluster, its largest pork processing plant and largest dairy processor.

### OPPORTUNITIES

- Warehousing – Brandon has a less than 1% warehouse vacancy rate
- 600 Aviation Ave – 5 acres, full service, airport, industrial general
- 6000 Richmond Ave E – 100 acres, gas, electricity, water, industrial heavy
- 3000 Victoria Ave East Industrial – 87 acres, full services
- 1910 Victoria East Industrial – 23 acres, to be subdivided and serviced in 2024
- 8055 Richmond Ave E - Industrial Property – 178 acres, green field, rail
- Green Hydrogen - produced by electrolsis and currently vented to atmosphere

## Key industries operating in Brandon:

- Agri-food processing
- Metal Fabrication and Custom Design
- Chemical & Pharmaceutical Production
- Truck Transport and rail transload
- Daily air service to Calgary, Alberta
- Brandon University & Assiniboine College



## In Good Company: Organizations located in Brandon

- **Saputo Dairy:** completed a 40,000 sq. ft. expansion, doubling the Brandon plant size and workforce, making it the largest dairy processor in Manitoba.
- **Koch Fertilizer Canada:** invested more than \$275 million into the Brandon facilities including upgrades to expand manufacturing capabilities, enhance site efficiency, and improve environmental, health and safety performance.

### Investment value

Prices per acre vary depending on location. Serviced industrial lots asking up to \$250,000/acre.

- Undeveloped industrial land asking \$25,000 to \$40,000 per acre.
- Variety of incentives are negotiable and unique to each development.

- **Maple Leaf Foods:** operates one of the largest retail ready pork production plants in Canada with planned expansion in sustainable hog production through innovative waste to energy production.
- **Pfizer:** Pfizer Canada's manufacturing facility in Brandon, Manitoba is responsible for the global production of conjugated estrogens
- **Cascadia Metals:** expanding their building by 86,000 sq. ft to include steel by rail transload.

## The City of Brandon and Rural Manitoba Advantage

Home to a growing cluster of agri-food manufacturing operations, the City of Brandon is growing market with a trading area of 190,000.

Brandon has a vibrant cultural and arts community and state of the art recreational facilities that support regional sport and tourism.



- Rural Manitoba GDP was \$26.5 Billion in 2023
- Rural Manitoba contributes 38.3% of the overall Manitoba GDP (8% higher than rural Canadian average)
- Green, affordable energy - 99.6 per cent of electricity from renewable sources
- Manitoba has a vibrant food processing sector with over 470 provincially inspected facilities and over 130 federally-inspected facilities
- Manitoba continues to lead Canada in agricultural manufacturing and grain handling & storage exports - exporting to over 50 countries

Read more in our [community profile](#).

# MANITOBA

## Prairie perspectives; endless possibilities

Manitoba is the northern gateway to the Mid-Continent Trade and Transportation Corridor. Our resilient economy and qualified workforce combined with affordability and lifestyle options drive excellent investment opportunities and a high standard of living. (Pop.: 1.39 million)

- Steady growth and diversified industry with a reputation for innovation, quality, and sustainability in the national and global marketplace
- Skilled workforce bolstered by a successful [immigration program](#)
- Expansive land, countless development opportunities, and competitive real estate/development costs

# CANADA

## A vast & beautiful land

Topping a 2020 list of 30 countries deemed to be the world's most desirable to move to and featuring prominently in the Global Peace Index, Canada is known for "friendly locals, beautiful scenery and well-paid job prospects." The second largest country in the world in terms of land mass, Canada stretches from east to west across six time zones. (Pop.: 40.1 million)

- Most educated country and workforce in the world (OECD)
- Lowest tax rate on new business investment in the G7
- Ranked second in the G7/sixth overall in Forbes' latest 153-country annual study, The Best Countries for Business
- Ranked first in the G7/and in the top 10 among the 40 OECD countries for overall living conditions and quality of life
- 15 Free Trade Agreements, providing access to 1.5 billion consumers worldwide

## Connect with us today!

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