

MANITOBA, CANADA



Find land investment opportunities in CentrePort Canada

(Winnipeg, Manitoba, Canada)

CentrePort Canada is one of North America's largest trimodal inland ports (truck, rail and air cargo) and Foreign Trade Zones, offering 20,000 acres of high-quality, affordable industrial land. The CentrePort Canada Rail Park, an active 665-acre development, combines industrial space with logistics infrastructure making it a prime location for companies serving regional and global clients:

- Fully serviced lots (6.9 to 46.5 acres) zoned I3 (heavy industrial).
- Access to interstate-quality highways on east/west sides (five minutes to 90 kilometres/hour (55 miles)).
- Access to major gateways (Mid-Continent, Asia Pacific, Atlantic, Arctic), connecting all of Canada east to west and with the U.S., through to the heart of Mexico.
- Seamless distribution of goods across North America, leveraging a 24/7 global air cargo airport, international trucking hub and rail routes serviced by three Class 1 carriers: Canadian Pacific Railway (CP Rail), CPKC and BNSF Railway.

Key industries operating in CentrePort:

- Advanced manufacturing
- Agribusiness and food processing
- Biomedical and life sciences
- E-commerce and transportation logistics
- Energy and environment

[CentrePort Canada
Development Overview](#)

More than 46,451 square metres (500,000 square feet) in new construction is underway in CentrePort Canada and close to €135,000,000¹ in building permits were issued in 2024 for new projects.

1. €135,000,000 estimated to be approximately \$141,685,200 USD or \$200,000,000 CAD as of December 2024, subject to change.

In good company: organizations located in CentrePort

From manufacturers to the Government of Canada's National Research Council, organizations of all types find success in CentrePort. Notable companies include:

- **O Foods:** State-of-the-art oat mill that produces a full range of high-health oat products. The facility operates with an integrated sustainable and renewable energy system and is the most efficient mill of its kind in the world.
- **Boeing:** Largest centre for aerospace composite manufacturing in Canada at 74,322+ square metres (800,000+ square feet).
- **Bison Transport:** Award-winning transportation solutions company headquartered in Winnipeg with services spanning North America.

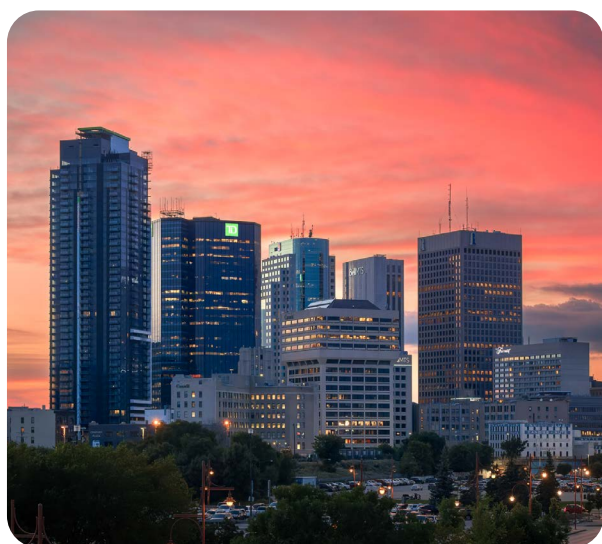
Investment value

Approximately €274,946 - €474,173/acre for fully serviced land

- Negotiable based on quantity of land required
- Unserviced land available at a lower price

The Winnipeg advantage

Located in the heart of North America, Winnipeg is the capital city (Pop.: 841,000) of the province of Manitoba in Canada. A one-hour drive from the Canada/U.S. border, Winnipeg is the ideal place for your investment:



- Low business costs.
- Among the [top six most affordable](#) major cities in Canada.
- Canada-United States-Mexico Agreement (CUSMA - formerly NAFTA) delivers easy market access to the U.S. and Mexico.
- Green, affordable energy – more than 98 per cent of electricity from renewable sources.
- Skilled labour force and supportive business community.
- Enviable quality of life with stunning natural landscapes and proximity to cottage country featuring freshwater lakes and four-season recreational opportunities.
- Dynamic cultural cradle boasting world-class attractions and exceptional performing arts.

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.: 1.4 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.: 40.5 million).

- Second-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/fifth 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!

Alberto Velasco-Acosta

Vice President, International
Economic Development Winnipeg
P 204.954.1972
E alberto@edwinnipeg.com