

MANITOBA, CANADA



Find land investment opportunities in Portage la Prairie, Manitoba, Canada

Situated on the Trans-Canada Highway, Portage la Prairie is the only site in Canada where the Canadian National and Canadian Pacific Railways converge. The city provides optimal access to natural resources, major transportation, and utility capacity to easily support industrial growth and innovation. With over €831,186,000¹ of investment over recent years, Portage la Prairie is home to two industrial parks with 300+ acres of industrial land available.

Poplar Bluff Industrial Park

- 80 acres available with multiple configurations
- Located 4 kilometres (2.48 miles) west of Portage with direct access off the Trans-Canada HWY
- Zoned Industrial
- Fully serviced
- Approximately €17,407-27,900²/acre

McMillan Industrial Park

- 230 acres available with multiple configurations
- Located in Portage la Prairie, 4.6 kilometres (2.85 miles) to Trans-Canada Hwy
- Zoned Industrial
- Fully serviced
- Approximately €7,500³/acre

Key industries operating in Portage la Prairie:

- Agri-food processing
- Aerospace
- Equipment manufacturing
- Plant-based food production
- Transportation

Investment value

Price per acre varies depending on location.

- A variety of incentives are negotiable and unique to each development.

1. €818,890,000 is estimated to be approximately \$893,230,000 USD or \$1.2 billion CAD as of January 2025, subject to change.

2. €17,054-27,287 is estimated to be approximately \$18,671 - \$29,787 USD or \$25,000 - \$40,000 CAD as of January 2024, subject to change.

3. €7,080 is estimated to be approximately \$7,746 USD or \$10,700 CAD as of January 2024, subject to change

In Good Company: Organizations located in Portage la Prairie

Portage la Prairie is immersed in agricultural production with optimal access to both resources as well as major transportation routes to get your product to market. Notable companies include:

- **Roquette:** World's largest pea protein processing plant, making innovation and market growth in plant-based alternatives easier for food, nutrition, and health
- **J.R. Simplot:** One of the most efficient potato processing plants in the world, serving large quick-service-restaurant chains in Canada and the U.S.
- **McCain:** In operation since 1980, with more than 350 employees, the local plant produces French fries and other potato products for major chains
- **Portage Transport:** U.S. and Canadian bonded carrier, specializing in LTL/FTL, temperature controlled and hazardous shipments
- **KF Aerospace:** Backed by strong aerospace engineering and manufacturing, KF Aerospace is industry-recognized for quality results

The Portage la Prairie and Rural Manitoba Advantage

Home to a growing cluster of agri-food manufacturing operations ranging from 30 to 350 employees, Portage la Prairie (Pop.: 21,667) is one of Manitoba's largest cities and a quickly developing market:

- Rural Manitoba GDP was **\$26.5 Billion** in **2023**
- Rural Manitoba contributes **38.3** per cent of the overall Manitoba GDP (8 per cent 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 470+ provincially inspected facilities and 130+ federally inspected facilities
- Manitoba continues to lead Canada in agricultural manufacturing and grain handling & storage exports – exporting to more than 50 countries
- Portage la Prairie has a vibrant cultural and arts community and state-of-the-art recreational opportunities.



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/fifth among the 36 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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