



CentrePort Canada



North America's Largest Inland Port

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President & CEO

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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

At the Hub of Key Gateways

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



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- 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



Mandate

- 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



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**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



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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

Planning & Development



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



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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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