

# FOR SALE

Industrial Development Land In Centreport Canada

Mollard Road & Klimpke Road, RM of Rosser, Manitoba



+/- 80.01 ACRES  
LOT SIZE



GREAT  
ACCESS



DESIGNATED  
INDUSTRIAL ZONING

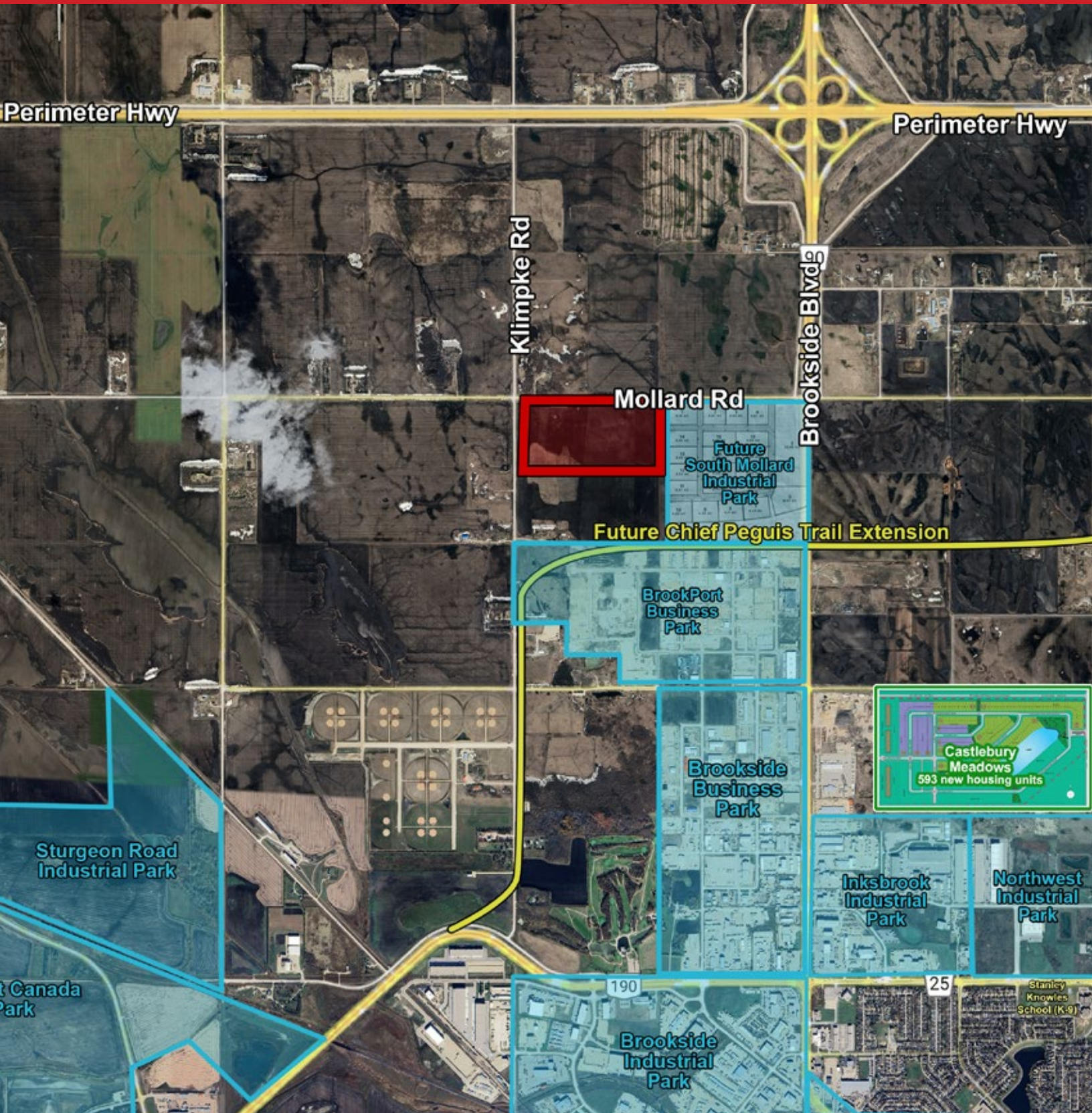
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## THE OPPORTUNITY

Acquire an 80 acre parcel of vacant land for future industrial development.

Situated in CentrePort Canada – Canada’s only inland port - offering companies access to tri-modal transportation and a Foreign Trade Zone. CentrePort Canada is the fastest growing industrial area in Manitoba.

The site is near major cargo operations including some of Canada’s largest trucking operations and Winnipeg’s James Armstrong Richardson International Airport, a 24 hour operating airport.

The site is adjacent to and West of the future South Mollard Industrial Park. This 80 acre parcel is expected to be the next industrial development project available to be developed in this quadrant. Services will be available as an extension of the South Mollard Industrial Park.

The site has direct access to Winnipeg via Brookside Boulevard, Perimeter Highway, Trans Canada Highway, and Highway 75 to the U.S. ingress and egress will be on Mollard Road and Klimpke Road, which will connect to the future Chief Peguis Trail Extension and South Mollard Industrial Park. It is minutes from the Perimeter Highway and Brookside Boulevard (Route 90).

Current industrial vacancy rates are less than 3.5% in Winnipeg and the Capital Region and market demand is strong for industrial sites.

## PROPERTY SUMMARY

Lot Size	80.01 +/- Acres
Dimensions	2,640 ft +/- x 1,320 ft +/-
Asking Price	\$4,795,000
Property Taxes (2024)	\$4,443.00
Zoning	A - Agricultural
Designated Zoning	I2 - Industrial
Roll Number	91250

## FEATURES

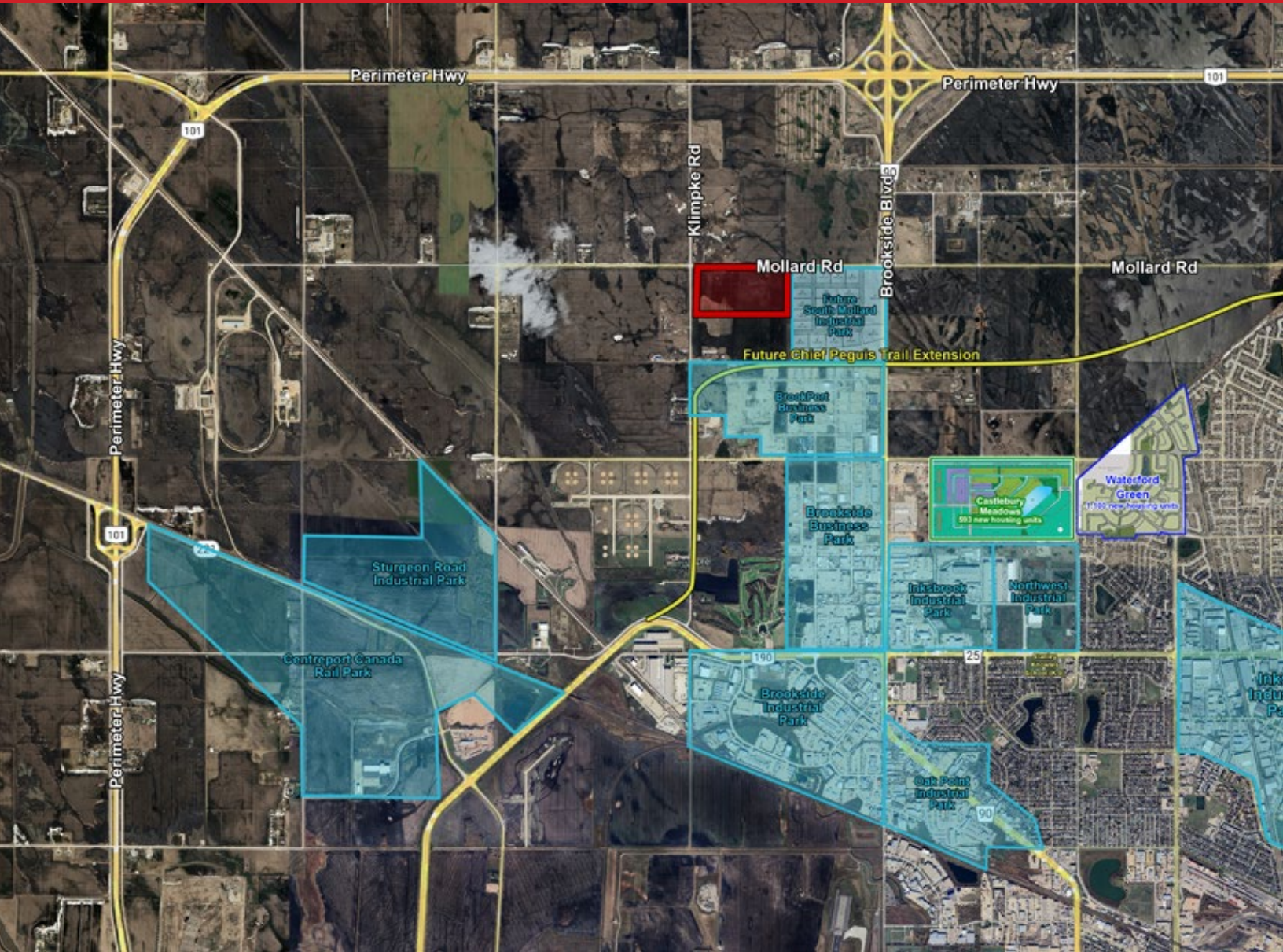
- Located in the RM of Rosser.
- No City of Winnipeg business tax.
- Close proximity to the future extension of Chief Peguis Trail.

## CENTREPORT CANADA

- Strategically located in Centreport Canada, North America’s newest 20,000 acre inland port and Foreign Trade Zone.
- 20 minutes to James Armstrong International Airport, one of Canada’s top cargo airports.
- Provides companies easy access to major national international road, rail and sea gateways.
- Conveniently located in the Central Time Zone.
- Well established connections to important regional and international markets within Canada, U.S., Mexico, Latin America, as well as Europe and Asia.
- FTZ offers significant tax and cost savings for foreign investors looking to establish a North American marketplace.
- Lowest energy costs in Canada.

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FOR MORE INFORMATION, PLEASE CONTACT:

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\*Services provided by Ian Corbett Personal Real Estate Corporation

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*Succeeding by Helping Others Succeed*



*Shindico is dedicated to the protection of the environment and the communities that we are a part of.*

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