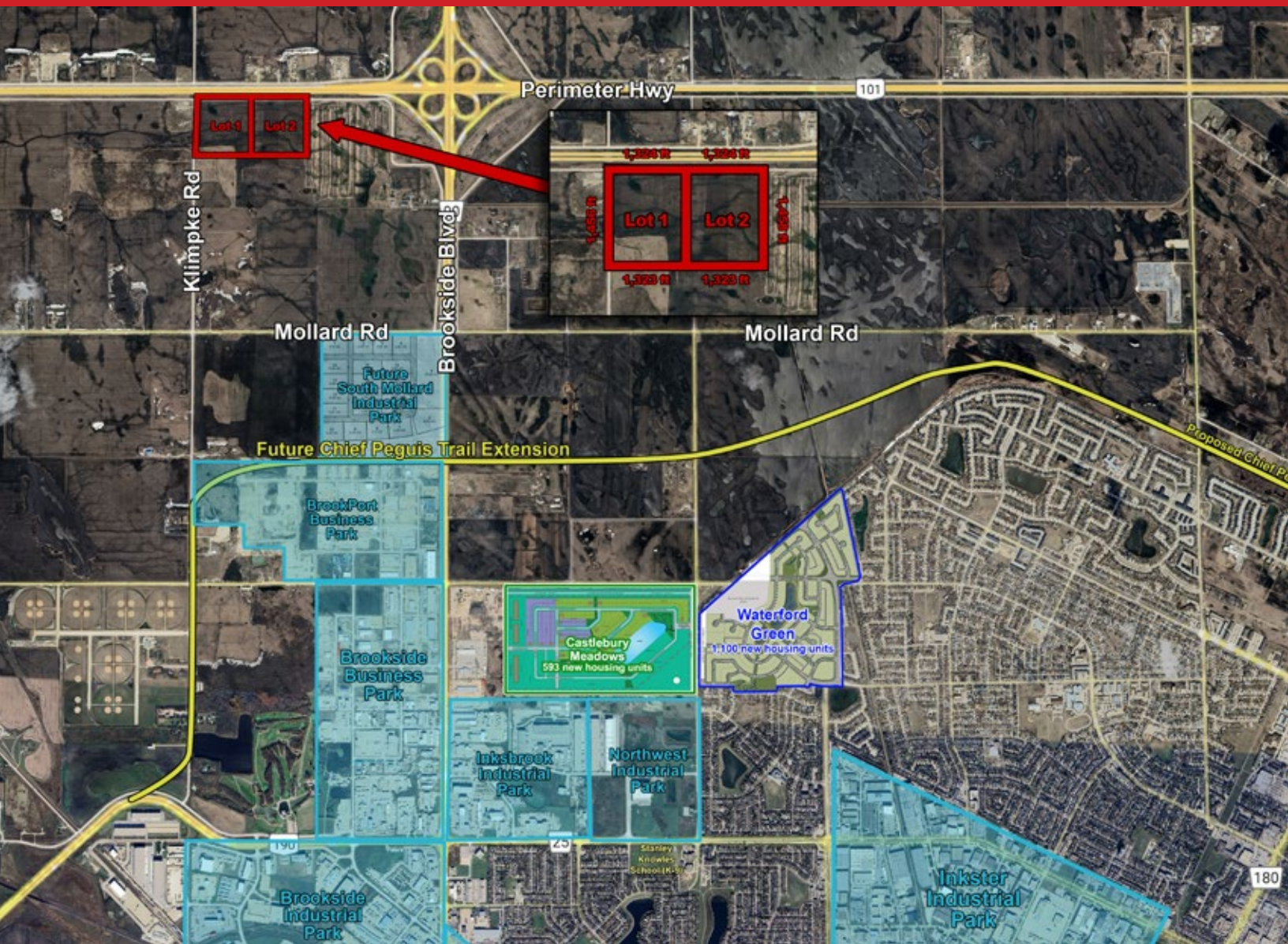


FOR SALE

Future Industrial Development Land In Centreport Canada

Perimeter Highway (101) & Klimpke Road, RM of Rosser, Manitoba



44 OR 88 +/- ACRES
LOT SIZE



GREAT
ACCESS



DESIGNATED
INDUSTRIAL ZONING

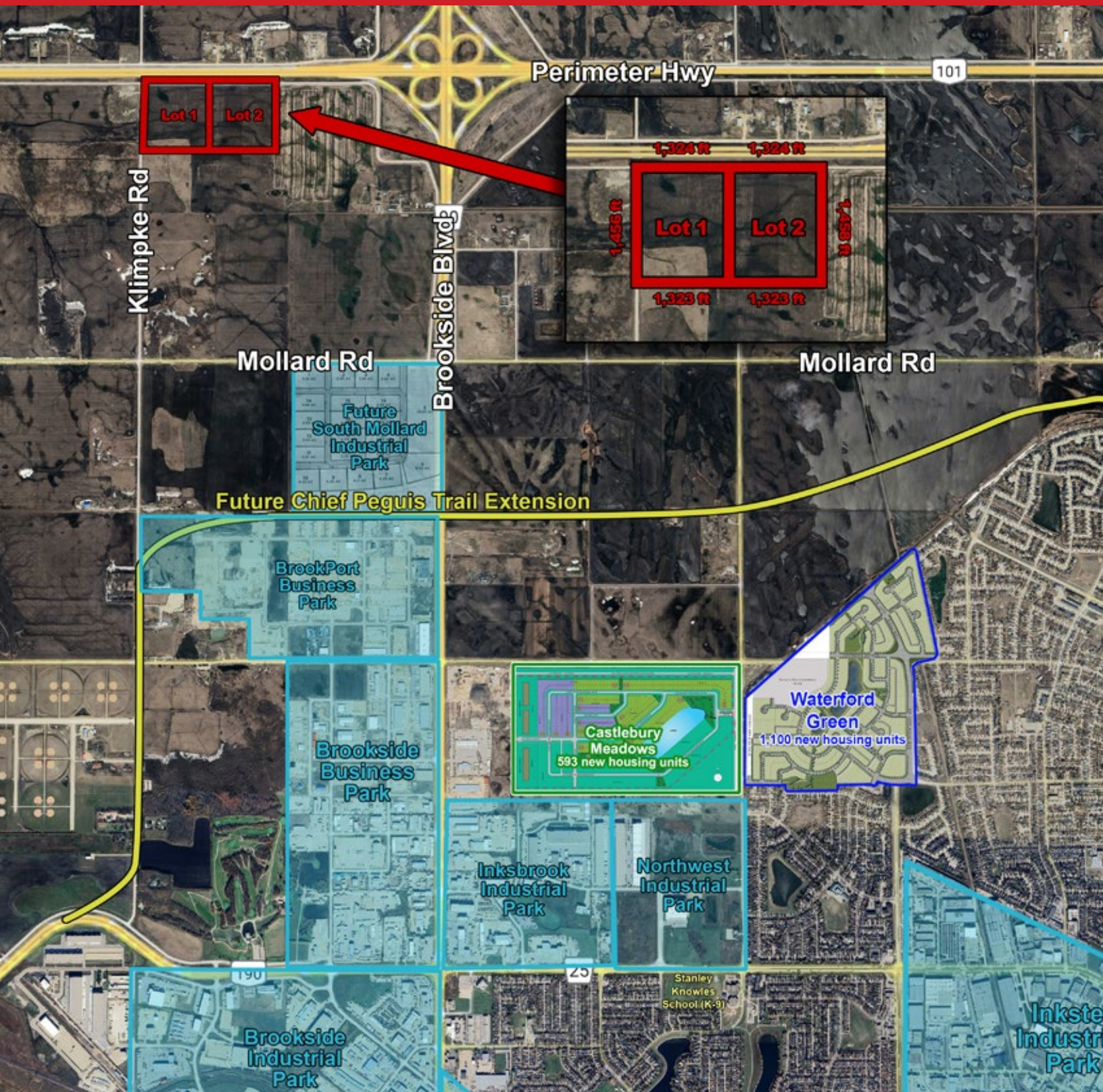
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FOR SALE

Future Industrial Development Land In Centreport

Perimeter Highway (101) & Klimpke Road, RM of Rosser, Manitoba



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FOR SALE

Future Industrial Development Land In Centreport

Perimeter Highway (101) & Klimpke Road, RM of Rosser, Manitoba

THE OPPORTUNITY

Acquire a 44 +/- or 88 +/- acre parcel of vacant land for future industrial development with Perimeter and Klimpke frontage.

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 has excellent exposure to the perimeter Highway.

The site has direct access to Winnipeg via Brookside Boulevard, Perimeter Highway, and Highway 75 to the U.S.

PROPERTY SUMMARY

Lot 1	44.28 Acres
Lot 2	44.29 Acres

Dimensions:

Lot 1	1,324 ft +/- x 1,456 ft +/-
Lot 2	1,324 ft +/- x 1,458 ft +/-

Asking Price	\$2,625,000/Lot
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Zoning	A - Agricultural
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Designated Zoning	I2 - Industrial
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FEATURES

- Lots 1 and 2 can be combined for a total of 88 +/- Acres.
- Located in the RM of Rosser, within CentrePort Canada.
- No City of Winnipeg business tax.
- 2,648 feet of frontage on Perimeter Highway.

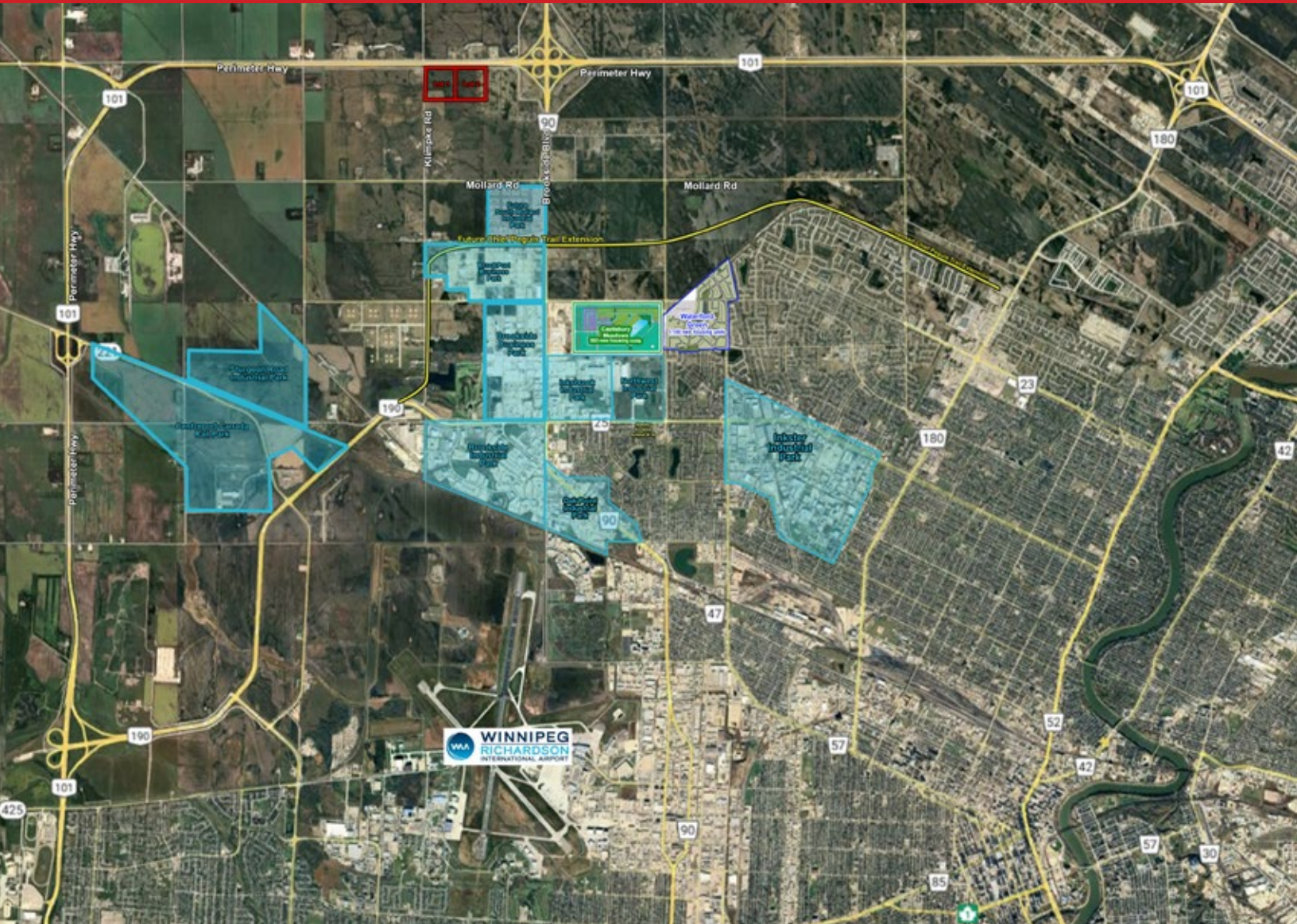
CENTREPORT CANADA

- Strategically in close proximity to 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.

Future Industrial Development Land In Centreport

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Perimeter Highway (101) & Klimpke Road, RM of Rosser, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

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Succeeding by Helping Others Succeed



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