

FOR SALE

Prime M1 Serviced Land in City of Winnipeg

Inkster Boulevard & Brookside Boulevard, Winnipeg, Manitoba



- **Rare M1 industrial land with City services adjacent and transit access nearby in the NW quadrant.**
- In the heart of Winnipeg's transportation industry, close to most carriers, adjacent to CentrePort Canada.
- **Easy access to the Perimeter Highway and major transportation routes.**



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OCCUPATION

Skilled Labor Force Nearby

As a result of the residential growth in the northwest quadrant of Winnipeg, a skilled workforce exists within a 10 minute drive of the proposed location.

- 51,418 in the labour force
- 37,482 use cars to get to work
- 8.20% unemployment rate

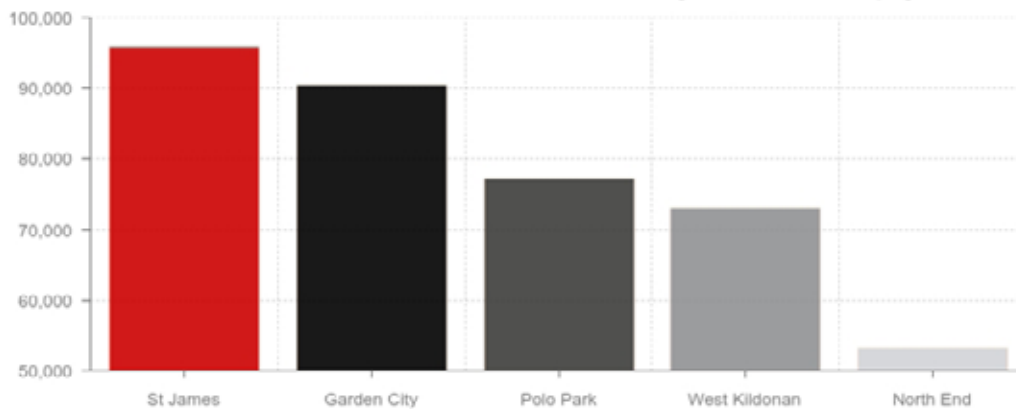


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|--------------------|--------|
| ● Sales/Service | 13,044 |
| ● Trades/Transport | 8,327 |
| ● Business/Admin | 7,846 |
| ● Manufacturing | 4,932 |
| ● Other | 17,269 |

INCOME

Strong household income

The Garden City trade area has the second highest household income amongst the trade areas north of Portage Avenue in Winnipeg.



EXPENDITURES

Flanked by car lovers

Transportation is the second highest expenditure for resident's within a 10 minute drive of the proposed site.

Additionally, recreation and household are amongst the highest expenditures.

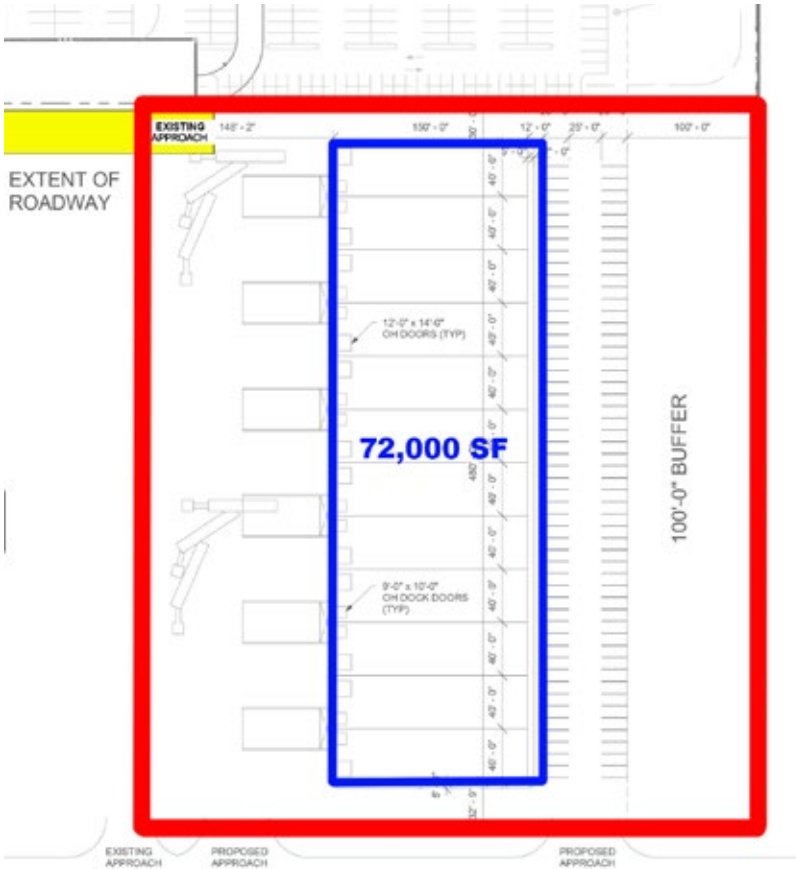


| | |
|------------------------|--------|
| ● Shelter | 16,653 |
| ● Transportation | 11,926 |
| ● Food | 11,148 |
| ● Recreation | 4,710 |
| ● Household Operations | 4,385 |

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SAMPLE LAYOUT - BUILD UP TO 72,000 SF



PROPERTY SUMMARY

| | |
|---------------------------------|-----------------|
| Sale Price | \$2,250,000 |
| Land Area (Per City Assessment) | 6.49 +/- acres |
| Zoning | M1 - Industrial |

TRAFFIC/ACCESS

Four transit stops adjacent at Inkster Boulevard & Brookside Boulevard and Lucas Avenue & Brookside Boulevard.

60,400 vehicles per day at the intersection of Inkster Boulevard and Brookside Boulevard.

Situated at the intersection of Inkster Boulevard (Route 25) & Brookside Boulevard (Route 90); less than ten minutes from the Winnipeg James Richardson International Airport.

(Reference: City of Winnipeg Public Works Department, 2018)

ABOUT CENTREPORT CANADA

- The subject site is adjacent to CentrePort Canada.
- CentrePort Canada is a growing inland port located in the heart of North America, offering 20,000-acres of high-quality, affordable industrial land.
- Located in the heart of North America in Winnipeg, Manitoba – a major Canadian city with low business costs including affordable land and space, inexpensive utility rates, low fuel taxes, corporate income tax and next to Winnipeg's International Airport, one of Canada's top cargo airports.
- CentrePort Canada also provides companies with easy access to major national and international road, rail and sea corridors and gateways.



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