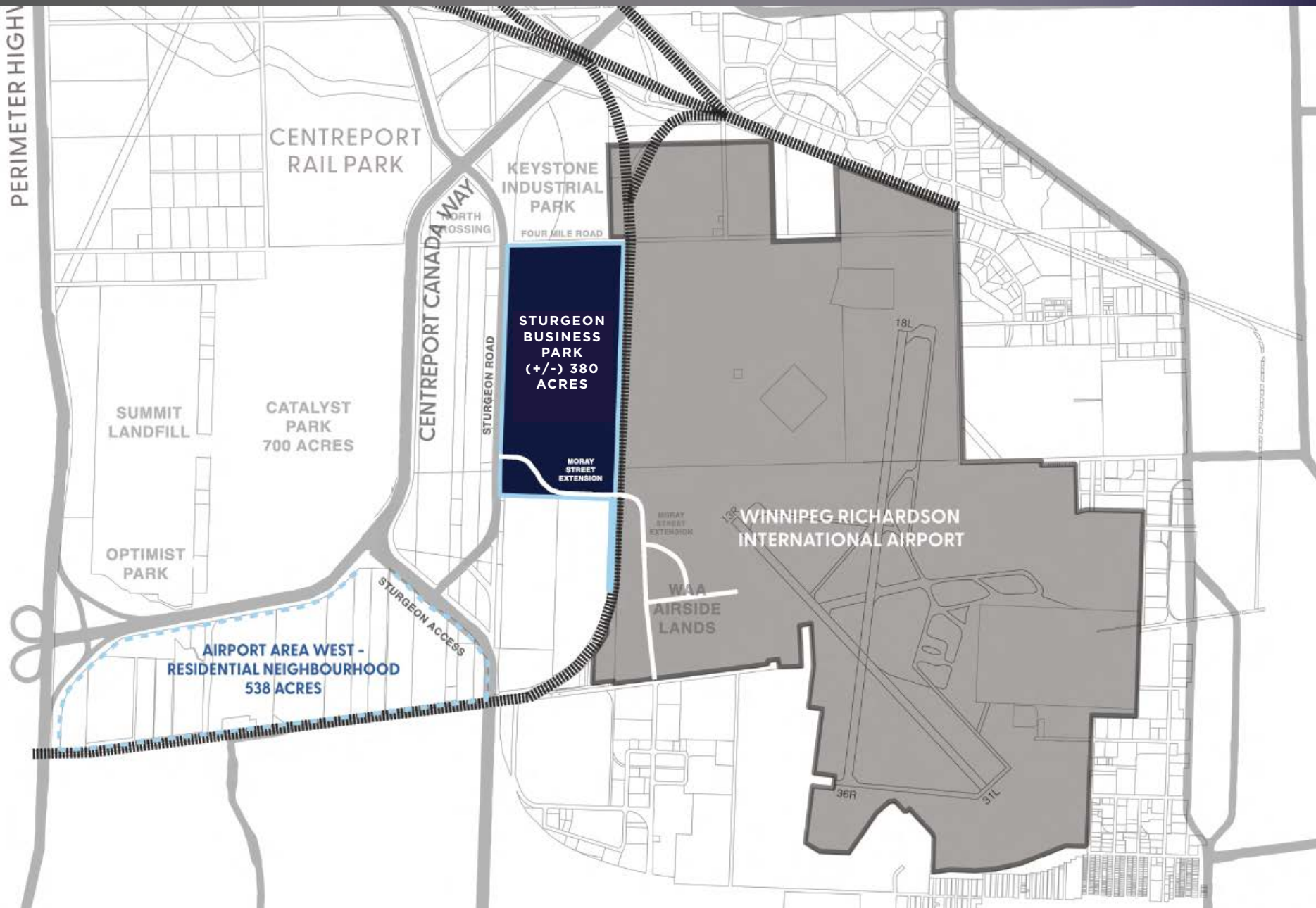
STURGEON BUSINESS PARK

WINNIPEG, MANITOBA

INDUSTRIAL LAND FOR SALE

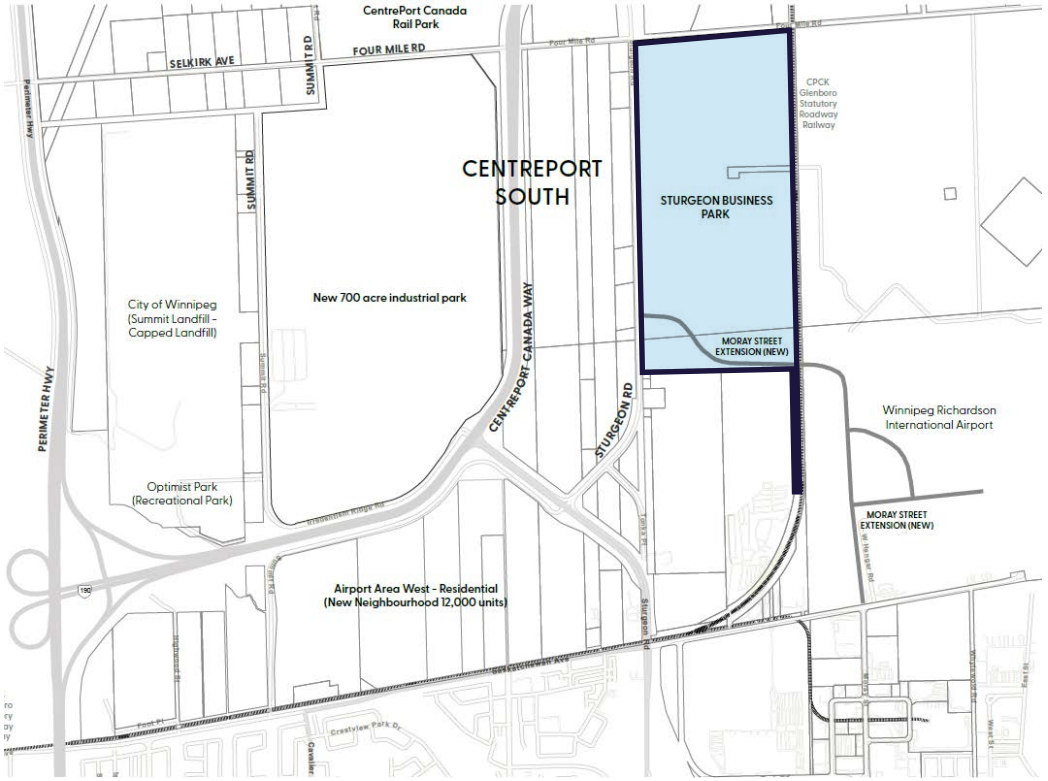




PROPERTY HIGHLIGHTS

PHASE I
(+/-) 126 ACRES AVAILABLE FOR SALE

- Brand New (+/-) 380 acre Industrial Park in the CentrePort footprint in the City of Winnipeg
- A prime and highly visible location with excellent access to Winnipeg's major logistics network including Route 90, CenterPort Canada Way and the Perimeter Highway (PTH 101)
- In close proximity to Winnipeg's James Armstrong Richardson International Airport, a 24 hour operating airport
- Phase I is (+/-) 165 acres with (+/-) 126 saleable acres with lot sizes starting at (+/-) 3.2 acres
- Zoned M2

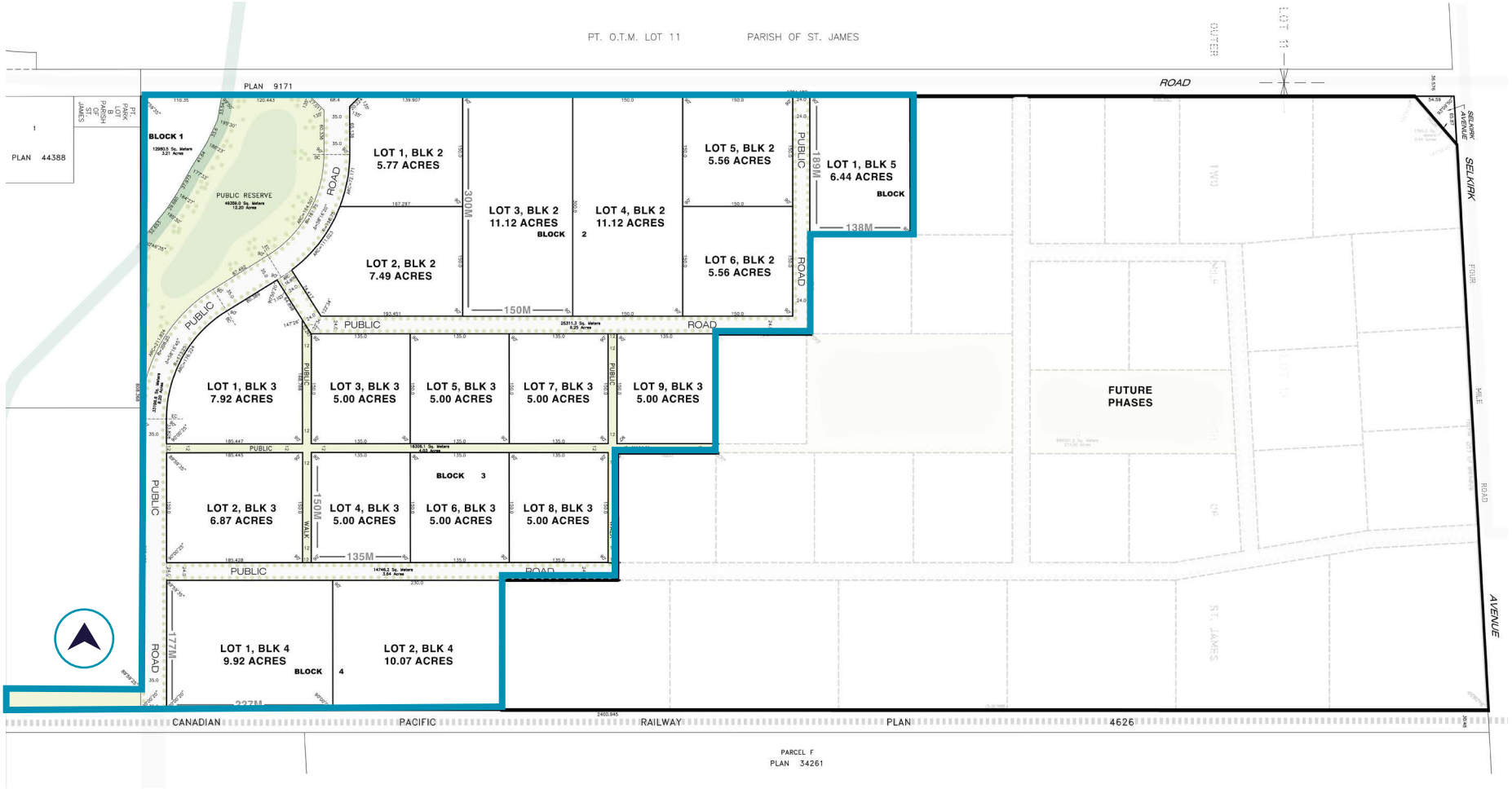


SALE PRICE: TBD

PROPERTY TAX: TBD (2026)

PHASE 1 SITE MAP

(+/-) 126 ACRES AVAILABLE



CENTREPORT CANADA

CentrePort Canada is North America's largest trimodal inland port and Foreign Trade Zone, offering 20,000 acres of high-quality, industrial development. Strategically located at the hub of international trading corridors, CentrePort Canada connects businesses to major markets around the globe.

Located in Winnipeg and Rosser, Manitoba, CentrePort's strategic location at the junction of multiple transportation corridors, along with access to affordable, skilled labour; low taxes and energy rates; fast-tracked land development approvals; and, an affordable lifestyle, makes it an attractive investment location.

With links to global trade markets – including a consumer population of 100 million people living within a 24-hour drive – the inland port's 20,000-acre footprint offers on-site access to world class rail, truck and air cargo operations, ideal for companies engaged in global supply chain activities.



Cost Savings on Imports
Tariff-free import of most machinery, equipment, and industrial manufacturing inputs, reducing upfront expenses for businesses.

Duty and Tax Relief
Access to FTZ programs that provide duty and tax relief on imported goods that are stored, distributed, or re-exported, helping lower overall operating costs.

Improved Cash Flow
Programs such as Duty Deferral, Customs Bonded Warehousing, and Duty Drawback allow companies to defer, reclaim, or receive refunds on duties and taxes, freeing up cash for other business needs.

GST-Free Processing and Distribution
Eligible businesses can import goods GST-free for processing, storage, or minimal value-added activities, provided the goods are subsequently exported—further enhancing financial efficiency.

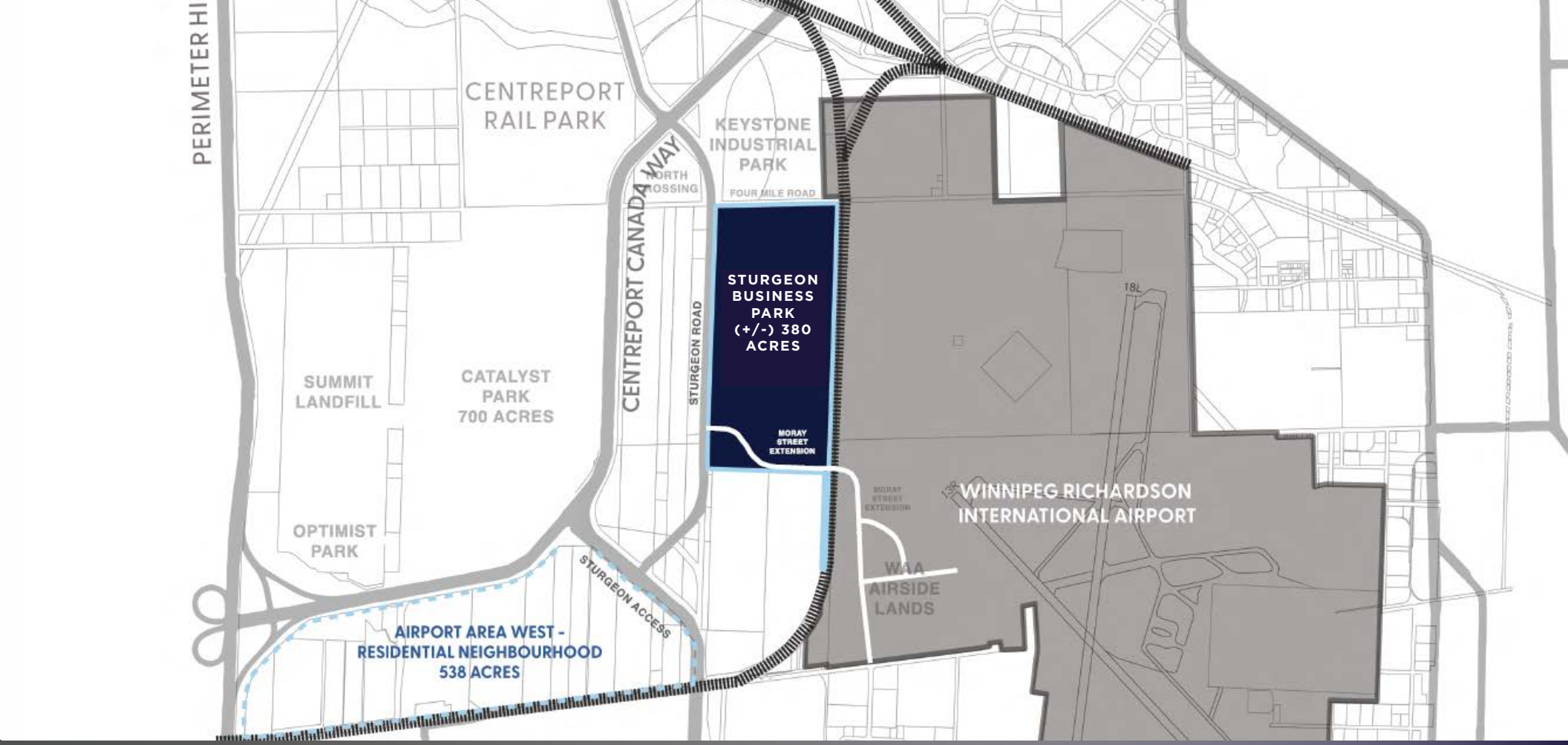
CENTREPORT AREA MAP



CentrePort™ Canada

A Rapidly-Developing Transportation Hub in CentrePort Canada

- **Tri-modal inland port** situated in the heart of the continent in Winnipeg, Manitoba
- 20,000 acres of **prime industrial land**
- **Foreign Trade Zone** advantages
- **Dedicated planning resource** to expedite the planning and land development approval process
- **Affordable skilled labour** force in close proximity
- Renewable, reliable, low-cost energy
- Situated one hour north of the Canada-US border
- **Over $750 million** in building permits issued since 2018
- **3+ million sf** of industrial space under construction
- **2,000 acres** currently in active development
- **200+** new companies



CONTACT

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CUSHMAN & WAKEFIELD
Winnipeg

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