

# NORTH CROSSING

## BUSINESS PARK

**A service oriented commercial and light  
industrial development**



# NORTH CROSSING BUSINESS PARK

**The Colliers International Retail and Industrial Team are pleased to act as the exclusive agent in the sale of approximately 41 acres of strategically located light industrial/commercial highway land located in the heart of the CentrePort Canada footprint.**

**Call for pricing**



North Crossing Business Park offers a unique exposure to CentrePort Canada Way and provides for exceptional access in all directions in and out of Winnipeg via the Perimeter Highway, the Trans Canada Highway and Highway 75 to the United States. North Crossing Business Park features a high degree of architectural control and will focus on commercial highway service uses that will cater to the businesses, commercial, industrial and distribution traffic.

- Located within CentrePort Canada – the country's only inland port which offers companies unparalleled access to tri-modal transportation and Foreign Trade Zone benefits.
- Fully serviced lots starting at 1.47 acres.
- I2 zoning allowing for a variety of commercial highway retail and service uses, plus light industrial including gas, QSR, carwash, etc.
- Access off of Sturgeon Road with a new all directions traffic light controlled intersection.
- North Crossing Business Park is fully serviced with sewer, water, gas and electricity.
- Located in the Rural Municipality of Rosser without business taxes.
- Development of the neighboring Keystone Industrial Park will provide up to 180 acres with lots starting at 6 acres, targeting modern manufacturing and distribution uses.
- Targeting the commercial service and light industrial market the development will serve as a complimentary offering to Keystone Industrial Park.
- In close proximity to major cargo operations including some of Canada's largest trucking operations and Winnipeg's James Armstrong Richardson International Airport, a 24 hour operating airport.
- Located across from CentrePort Rail Park, a 665 acre development that combines industrial infrastructure with access to truck and rail.



# Excellent access to major routes

North Crossing Business Park has access to some of Winnipeg's major transportation routes.

The North West section of Winnipeg has accounted for approximately 80% of all land sales in Winnipeg in the past 11 years and the growth of CentrePort has fueled this trend. Low vacancy combined with a large inventory of functionally obsolete industrial buildings has driven demand for new development that meets the needs of the modern industrial user.



5 min to  
Perimeter  
Highway



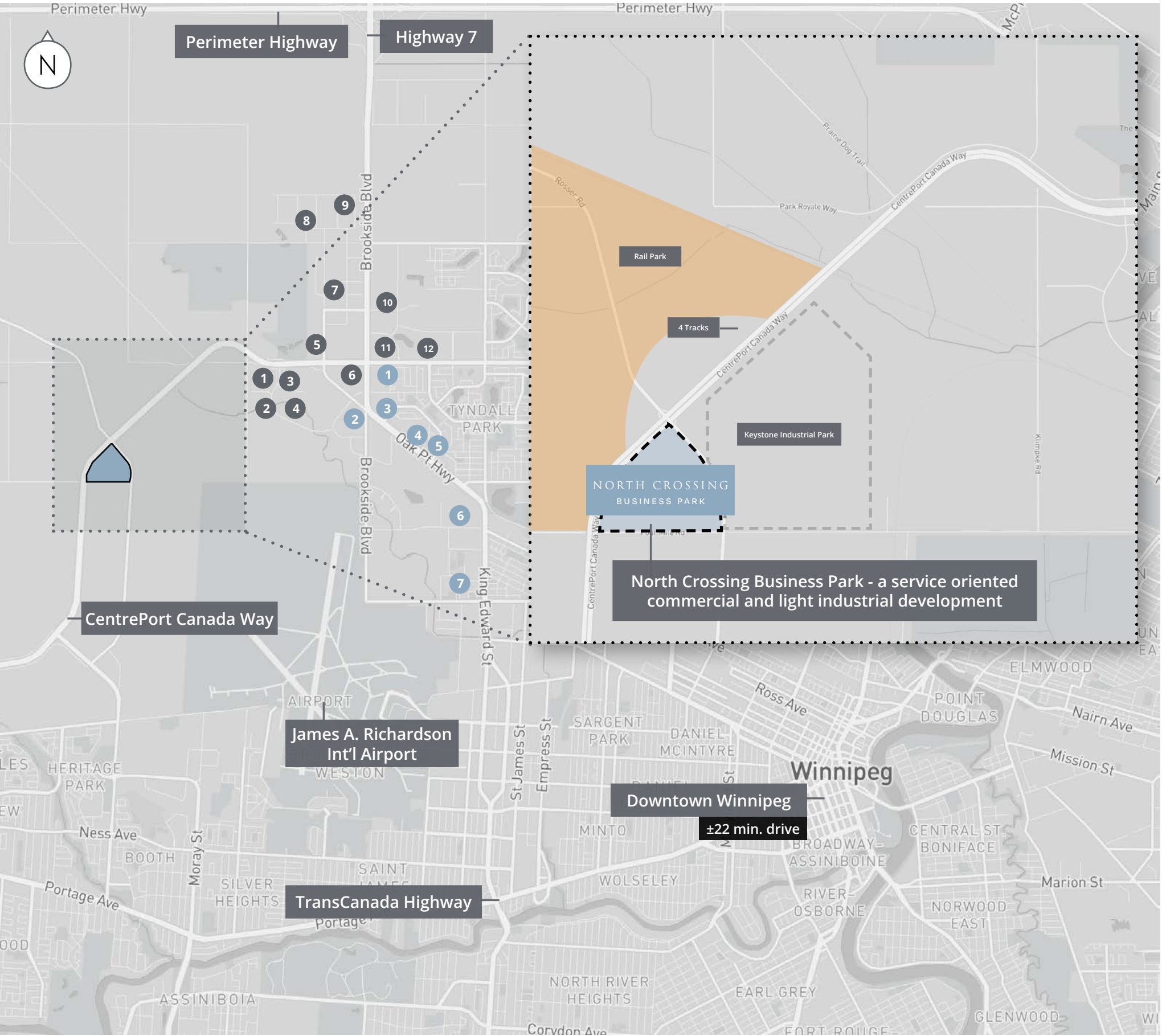
15 min to J.A.R.  
International  
Airport



7 min to  
TransCanada  
Highway

Businesses	
1	Rosenau Transport Ltd.
2	Freightliner Manitoba
3	National Research Centre
4	Canada Freightways
5	TransX
6	Maxim Truck and Trailer
7	FedEx
8	Nutrien Ag Solutions
9	MERIT Functional Foods
10	Toromont Cat
11	Peterbilt
12	Fort Garry Industries

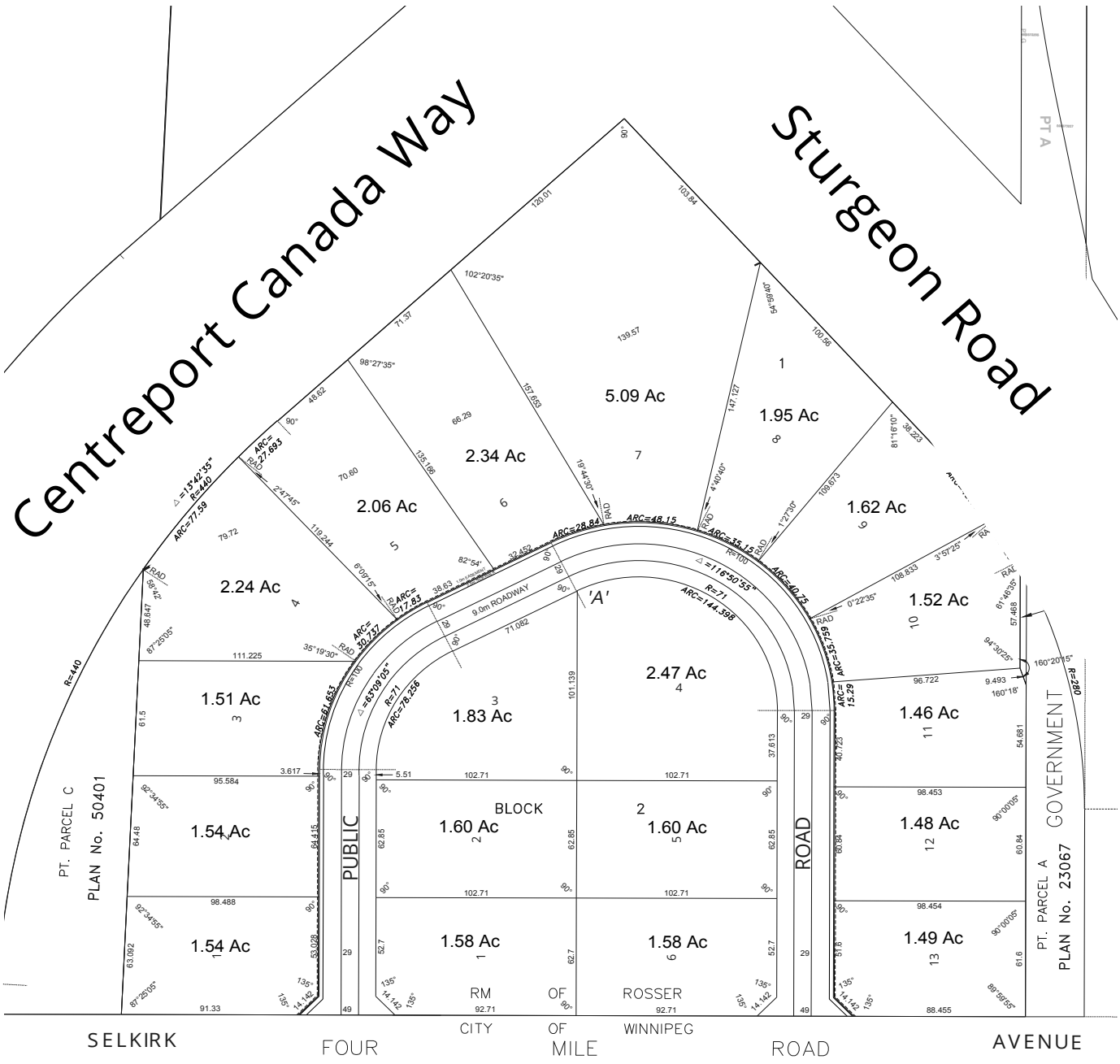
Amenities	
1	Tim Horton's
2	Co-op Cardlock
3	Kal Tire
4	Oak Point Restaurant
5	Petro Pass Truck Stop
6	Shell
7	Salisbury House







# Available lots



Selkirk Ave.



# Available lots

Light controlled intersection



Keystone Industrial Park

## NORTH CROSSING BUSINESS PARK

Future light controlled intersection









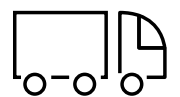


# CentrePort Canada

CentrePort Canada is North America's largest trimodal inland port and Foreign Trade Zone – situated in the heart of the continent, just one hour north of the United States.



Three Continental Railways



An International Trucking Hub



Worldwide Air Cargo Operations

## Your gateway to the world.

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.

<https://centreportcanada.ca/>

### Planned as a complete community

- Affordable skilled labour
- Renewable, reliable, low cost energy with high power voltage available
- A planned 500 acre residential community
- Proximity to the Canada-US border (one hour drive)
- Single-window access to Canada's Foreign Trade Zone programs



## Advantages of the RM

North Crossing Business Park is located in Manitoba's fastest growing logistics and distribution hub, the RM of Rosser.

### Advantages of the RM of Rosser:

- The property tax mill rate in Rosser is approximately 15% less than the City of Winnipeg's rate
- No business taxes in the RM of Rosser – equating to a savings of up to \$0.60 per square foot compared to being located in the City of Winnipeg
- Permit timelines can be significantly shorter in the RM of Rosser vs City of Winnipeg
- Newly developed roadways with direct access to major transportation routes

Prospective purchasers are invited to submit offer through Colliers for consideration as they are received. After signing a Confidentiality Document (CA), qualified interested parties will be provided with the Confidential Information Document (CID) for their review.



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