



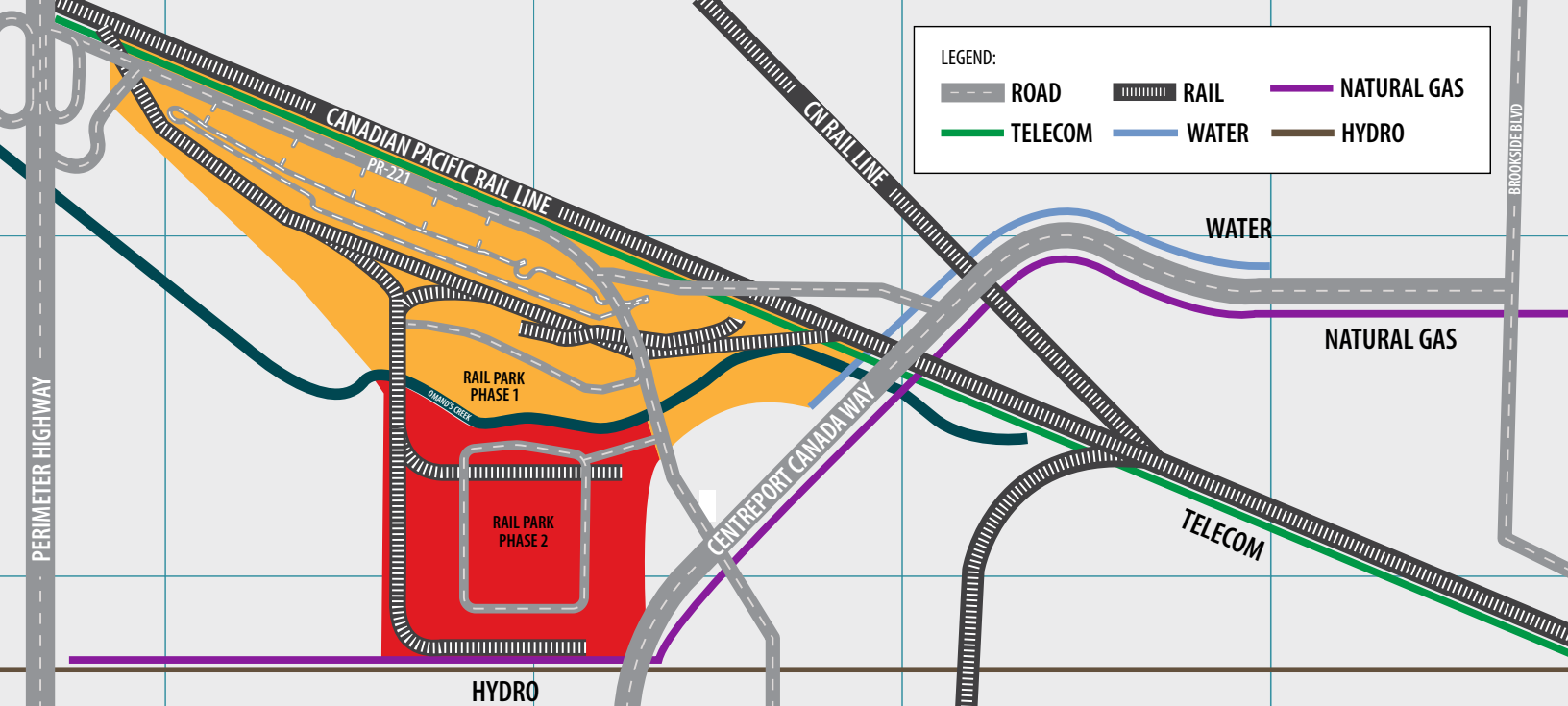
Canada's Centre for Global Trade



CentrePort seeks a development partner to build CentrePort Canada Rail Park

Request for Proposals Available Now

If you would like to receive a copy of the RFP, please contact railpark@centreport.ca
www.centreportcanada.ca



The Opportunity: Project Description


CentrePort Canada Inc. is seeking proposals to develop the CentrePort Canada Rail Park. The development partner's role includes financing the initial and phased-in construction of the rail, road and utility infrastructure.

The Rail Park is expected to be a differentiating facility for CentrePort by combining industrial space with logistics infrastructure and services to attract rail intensive companies.

Given the size of the project, CentrePort anticipates that the Rail Park will be constructed in at least two phases. Phase One could be developed into two phases. Phase One A is the construction of leads, switches and dispatch track and Phase One B includes the common-use rail facility and the industrial use development clustered around it. Phase Two is situated south of Omand's Creek and will be connected to Phase One by rail and road infrastructure. It is well-suited for larger industrial clients requiring on-site rail spurs and switching services.

FULL STEAM AHEAD FOR MANITOBA

CentrePort is a key driver of Manitoba's economic growth and job creation, and it is the largest economic development project in the province. According to the Manitoba Bureau of Statistics forecasts, the construction impacts alone of the full-build out of CentrePort Canada Rail Park total:

-  **6,480** person years of employment
-  **\$183 million** tax revenues
-  **\$526 million** impact on Manitoba's GDP



Conceptual Rendering

SCATLIFF + MILLER + MURRAY

The Project: CentrePort Canada Rail Park

RAIL PARK FEATURES



665 acres of rail served industrial land



Located in CentrePort Canada, a 20,000 acre tri-modal inland port in the capital region of Winnipeg, Manitoba



Three Class I Railways: Companies will have direct access to CP, and through federal interswitching rules, to CN and BNSF Railway



Shared access to rail and road infrastructure



Transload capabilities



Onsite switching services



Efficient cross-dock between rail and truck



Access to the Inland Port Special Planning Area, a dedicated planning area to streamline the land-development approval process

MARKET FACTORS

Demonstrated business interest in this unique project by agribusiness, transload, manufacturing, chemical, and recycling companies who expect shovel-ready sites for their projects.

Current lack of available shovel ready, heavy-industrial supporting, rail-served real estate for business investment in Manitoba/Canada.

Rail is the most efficient mode of transportation for shipping goods 800 kms/500 miles or more and uses four times less energy on average than road transportation.



The Location: Canada's Only Tri-Modal Inland Port



CentrePort Canada is North America's largest inland port and Foreign Trade Zone, offering **20,000 acres** of high-quality, affordable industrial land and unique access to tri-modal transportation, including:
three Class 1 railways (CP, CN, and BNSF Railway),
a 24/7/365 global air cargo airport and
an international trucking hub.

800+ companies are located within CentrePort, many of whom are regional or global shippers. Key industries on site include agribusiness/food processing, transportation/logistics, advanced manufacturing, and e-commerce fulfillment.

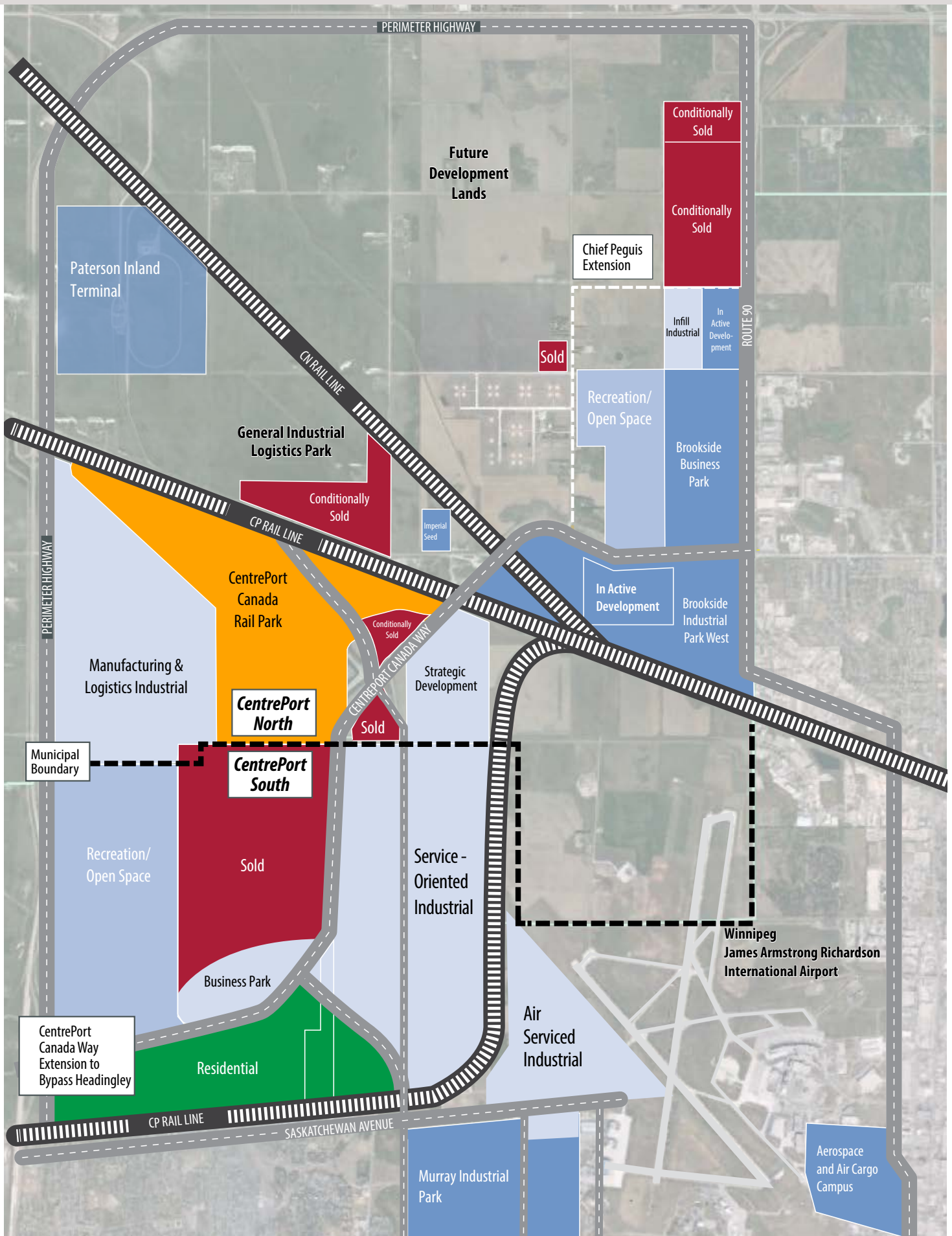
There are a number of developers who have successfully brought industrial projects to market since inception, including Crystal Developers and Olexa Developments. Demand is high: over **1,200 acres** have been sold or conditionally sold at CentrePort over the past 12 months.



Situated at the geographic centre of North America,

CentrePort Canada is a key transportation hub for major continental transportation corridors that connect to global trade routes. These include access by rail and road infrastructure to the Asia-Pacific Gateway via the Ports of Vancouver and Prince Rupert. Direct access also exists to the Mid-Continent Trade and Transportation Corridor via I-29 to Kansas City and Texas as well as points in between, and via rail to the ports of New Orleans, Houston, Las Cardenas and Manzanillo.

CentrePort Canada: Land Use Overview





Significant Operations at CentrePort

Aerospace

- Boeing
- Magellan Aerospace
- GE Aviation
- StandardAero

Agribusiness

- Conviron
- Imperial Seed
- MacDon Industries Ltd.
- Manitoba Hemp Harvest Foods
- Paterson GlobalFoods
- Peak of the Market

Manufacturing & Distribution

- Fort Garry Fire Trucks
- The North West Company
- SMS Equipment
- Winpak

Trucking

- Bison Transport
- Canada Cartage
- FedEx Freight
- Gardewine
- Payne Transportation
- TransX Group of Companies

Freight Forwarders & Customs Brokers

- A.D. Rutherford International
- FedEx Trade Networks
- Kuehne + Nagel
- Livingston International
- Purolator Freight
- UPS Supply Chain Solutions

Customs Services

- Canadian Border Services Agency



About Winnipeg & The Capital Region



- Population of **825,000+**
- Affordable, abundant skilled work force
- **Lowest** overall business costs in Western Canada, and costs are lower than every U.S. city surveyed
– KPMG Competitive Alternatives, 2016
- Among the **lowest** published electricity rates in North America (nearly all Manitoba electricity comes from self-renewing water power)
- Access to **100 million** consumers within a 24 hour drive
- **1 hour** north of the U.S./Canada border
- **Affordable quality of life**
- **World class** sports, culture & entertainment
- Manitoba is home to more than **110,000 lakes**, including Lake Winnipeg, the tenth-largest freshwater lake in the world

CentrePort is ideally situated in the centre of key gateways, which creates excellent trade connectivity for export, and breakbulk opportunities for products coming in from Mexico, Central America, South America and the Southern United States for stores across Western Canada.



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