



Canada's Centre for Global Trade
WINNIPEG, MANITOBA

BROOKPORT BUSINESS PARK PHASE II: NEW FULLY-SERVICED INDUSTRIAL LAND FOR SALE IN CENTREPORT

Whiteland Developers' Park includes 270,000 square foot distribution centre and industrial condos.

June 2, 2020 – Phase II of BrookPort Business Park (“BrookPort”) is on the market at CentrePort Canada (“CentrePort”) featuring 80 acres of shovel-ready, fully serviced land. Phase II brings the total land under development at BrookPort to 160 acres.

The new \$32-million industrial park is being developed by Whiteland Developers (“Whiteland”). Whiteland brought BrookPort Phase I, 80 acres of fully-serviced industrial land, to market in January 2019, and all lots were sold or conditionally sold by October 2019. The rapid sale of Phase I exceeded expectations and has resulted in Whiteland initiating Phase II much earlier than anticipated.

“We are very pleased with the market response to BrookPort,” said Satpal Sidhu, President, Whiteland. “The timing was right to invest in a large scale project at CentrePort and we are excited to be bringing Phase II to market earlier than we expected.”

A notable new project under construction at BrookPort is Merit Functional Foods’ 94,000 square foot pea and canola protein processing plant. Other companies joining them in Phase I include a cross-docking facility; truck and trailer sales; cold storage; and, a tire wholesaler among others. A total of 11 companies have purchased land in Phase I and are starting construction.

In addition, also as part of Phase I, Whiteland itself is constructing 39,000 square feet of industrial condos and will be building a 270,000 square foot warehouse and distribution centre.

“Due to the high volume of products being shipped from warehouses, e-commerce is creating a need for more industrial space, such as larger distribution centres. Whiteland is capitalizing on this shift by expanding into industrial warehousing with our new facility,” said Amritpal Jhand, CEO, Whiteland Developers.

“We are very pleased that Whiteland is having such success at CentrePort, and continuing to bring new land to market to meet ongoing market demand,” said Diane Gray, President & CEO, CentrePort Canada Inc. “Over the last year, there has been a record amount of industrial activity at the inland port and we look forward to welcoming more new companies to the footprint.”

“In light of COVID-19, opportunities for economic development and job creation in Manitoba are more important than ever,” said Economic Development and Training Minister Ralph Eichler. “BrookPort’s

development is an attractive option for Manitoba companies looking to expand and for companies outside our province looking to invest in a safe and business-friendly jurisdiction. Manitoba is open for business, and the provincial government thanks Whiteland for its \$32-million investment here.”

“There has been a fantastic market response to Phase I of BrookPort and the RM of Rosser is pleased to have the opportunity to continue our close relationship with Whiteland as they bring additional land to market in CentrePort North,” said Frances Smee, Reeve, Rural Municipality of Rosser. “The RM has worked hard on extending services to new projects locating in the inland port on a timely basis.”

Features of BrookPort include:

- **Prime Location:** Located in CentrePort North in the Rural Municipality of Rosser, with excellent transportation connections - situated west of Brookside Boulevard (Route 90) and south of the planned Chief Peguis Trail extension
- **Fully-Serviced:** Water and wastewater servicing is in place, and all lots will have Hydro/gas/telephone/internet at the lot line along paved roads
- **Industrial Zoning:** Land is zoned I2 for general industrial uses including manufacturing, distribution, warehousing, logistics and transportation-related businesses
- **Streamlined Approval Process:** Land-development approval processes go through the Inland Port Special Planning Area, allowing businesses to have cost and planning certainty, transparency and speed to market
- **Flexible Lot Size:** 36 lots available with land available ranging in size from 1.41 to 28.84 acres

BrookPort Business Park Phase II brochure available [here](#) and project video [here](#).

CentrePort Canada is a 20,000-acre inland port and Foreign Trade Zone. Located in the heart of North America, CentrePort connects to major national and international trade gateways and corridors, and is the only inland port in the country with direct access to tri-modal transportation – extensive truck, rail and air cargo operations.

For more information, visit www.centreportcanada.ca and www.whiteland.realestate/land.

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