

PRIME DEVELOPMENT LAND FOR SALE IN CENTREPORT SOUTH



Chris Hourihan
Associate Vice President

Christopher Hourihan Personal Real Estate Corporation

T 204 934 6215

C 204 995 0225

chris.hourihan@cwstevenson.ca





PROPERTY HIGHLIGHTS

(+/-) 110.95 ACRES AVAILABLE

Cushman & Wakefield | Stevenson is pleased to act as the Vendor's exclusive agent in the sale of 110.95 acres of prime development land, strategically located along Sturgeon Road in CentrePort South, within the City of Winnipeg boundaries.

This offering presents a compelling opportunity to secure a well-positioned site in one of Winnipeg's most dynamic and evolving industrial corridors, with close proximity to the Winnipeg James A. Richardson International Airport and quick access to CentrePort Canada Way, Route 90, and the Perimeter Highway. City servicing is anticipated by Fall 2026.

SALE PRICE: \$13,200,000

PRICING

Asking Price:	\$13,200,000
Price Per Acre:	\$119,000
Property Taxes:	07569035700: \$12,256.29 (2025)
	07439010600: \$2,145.48 (2025)
	07439016500: \$966.62 (2025)

SITE DETAILS

Roll Numbers:	07569035700 / 07439010600 / 07439016500
Land Area:	07569035700: 101.6 acres
	07439010600: 8.8 acres
	07439016500: 0.55 acres
	Total: 110.95 acres
CentrePort Regional Service Infrastructure	Phase 1A currently under construction, estimated completion Q3 2026
	<ul style="list-style-type: none">By-Pass Lift Station (located along Sturgeon Access Rd)600mm Force Main (located along Sturgeon Rd)750mm Feeder Main (located along south portion of Sturgeon Rd)
	<i>* Regional infrastructure to be delivered in multiple phases. The next phase has been identified as a priority, anticipated to proceed at the earliest opportunity</i>

LEGAL DESCRIPTION

FIRSTLY: ALL THAT PORTION WHICH LIES TO THE NORTH OF A LINE DRAWN ELY PARALLEL WITH THE NORTHERN LIMIT OF SAID LOT FROM A POINT IN THE WESTERN LIMIT OF SAID LOT DISTANT SLY THEREON 125 FEET FROM THE SAID NORTHERN LIMIT
SECONDLY: ALL THAT PORTION LYING BETWEEN 2 LINES DRAWN SOUTH OF PARALLEL WITH THE SAID NORTHERN LIMIT FROM POINTS IN THE SAID WESTERN LIMIT DISTANT SLY THEREON 300 FEET AND 800 FEET FROM THE SAID NORTHERN LIMIT
THIRDLY: ALL THAT PORTION CONTAINED WITHIN THE FOLLOWING LIMITS NAMELY: COMMENCING AT THE SE CORNER OF SAID LOT THENCE WLY ALONG THE SOUTHERN LIMIT OF SAID LOT, 100 FEET, THENCE NLY AND PARALLEL WITH THE EASTERN LIMIT OF SAID LOT, 60 FEET
THENCELY AND PARALLEL WITH THE SAID SOUTHERN LIMIT TO THE SAID EASTERN LIMIT THENCE SLY ALONG THE SAID EASTERN LIMIT TO THE POINT OF COMMENCEMENT
FOURTHLY: SURVEY PLAN 21293 WLTO AND
FIFTHLY: STURGEON ROAD PLAN 21457 WLTO

CONNECTING CANADA WITH THE WORLD



UNMATCHED CONNECTIVITY

- Located in Winnipeg and the RM of Rosser, Manitoba, CentrePort Canada has a 20,000 acre footprint that links companies to global trade markets with access to affordable skilled labour, low taxes, and low energy rates
- One of North America's largest tri-modal inland ports and Foreign Trade Zones, connecting businesses to major markets around the world



TRI-MODAL INLAND PORT

- Rail: Winnipeg is the only prairie with city wide access to three Class 1 railways (CPKC, CN and BNSF)
- Road: International Trucking hub with the ability for companies to achieve the "five minutes to 55mph/88kmh" goal of cargo movement through CentrePort Canada Way. One hour drive to the Canada/US border
- Air: Access through the Winnipeg Richardson International Airport offering 24/7/365 operations. On site carriers include FedEx, UPS, DHL, Air Canada Cargo, Cargojet, Perimeter Aviation, Canadian North, and Calm Air



SPEED TO MARKET

- Fast permit approvals; SPA support; streamlined processes.
- Access to the Inland Port Special Planning Area, a dedicated planning resource to help expedite the planning and land development process.



SECTOR DIVERSITY

- Home to global leaders in aerospace, agribusiness, manufacturing, and logistics sectors
- Perfect for companies engaged in global supply chain activities



COST & INCENTIVES

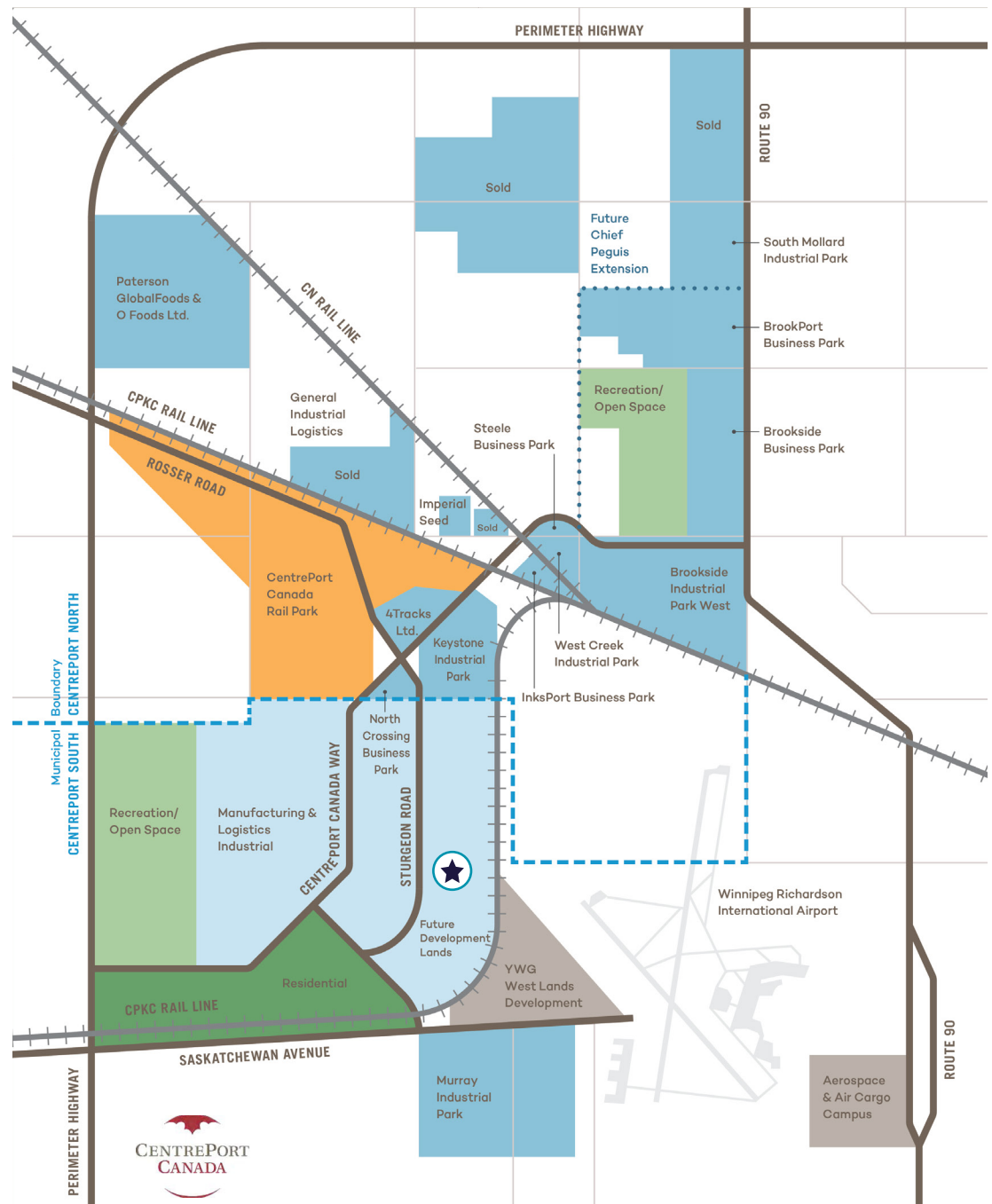
- FTZ (Foreign Trade Zone) benefits
- Low energy costs
- Business-friendly environment



CENTREPORT AREA MAP

A RAPIDLY-DEVELOPING TRANSPORTATION HUB

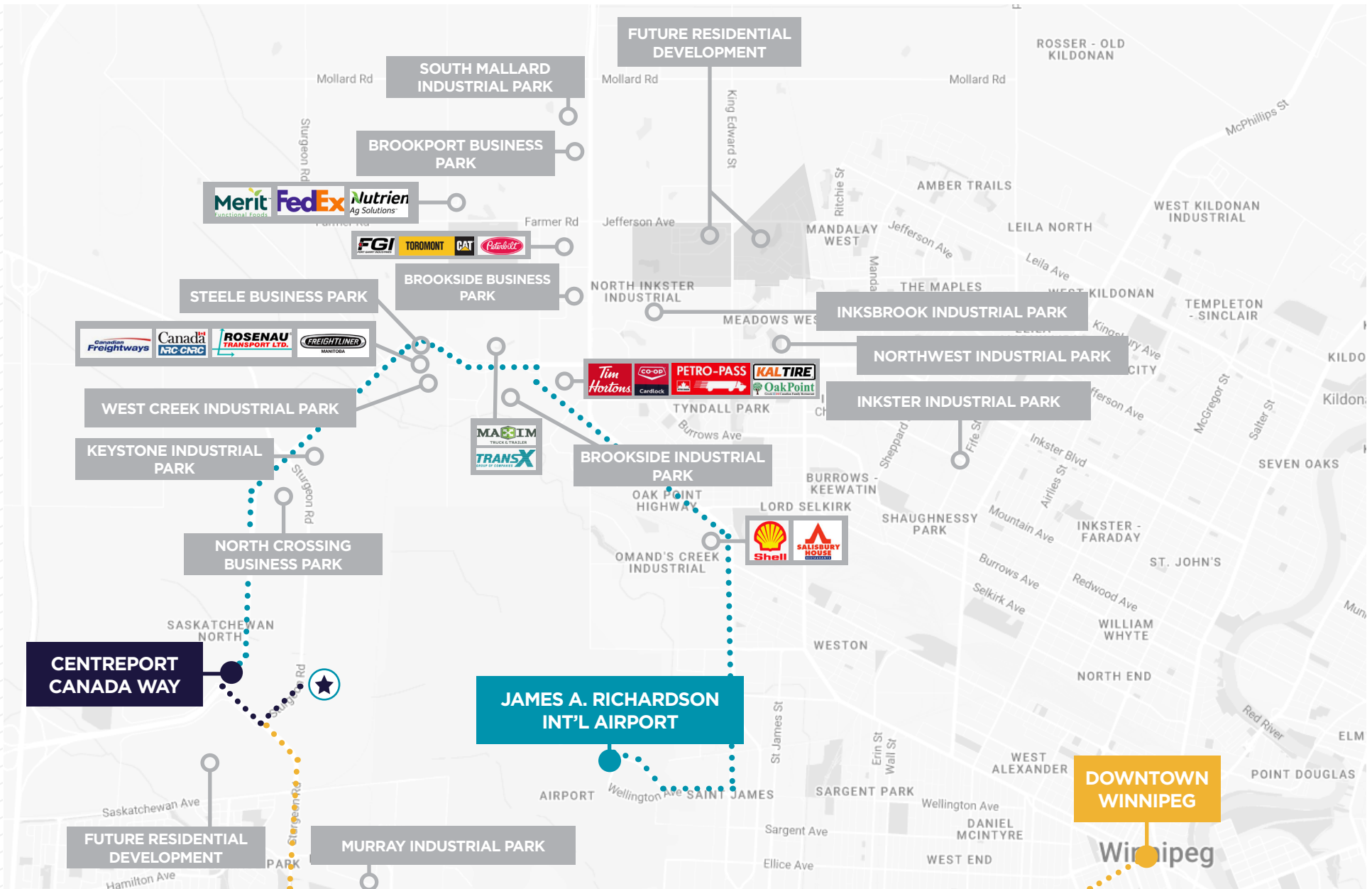
- Tri-modal inland port situated in the heart of the continent in Winnipeg, Manitoba
- 20,000 acres of prime industrial land
- Foreign Trade Zone advantages
- Dedicated planning resource to expedite the planning and land development approval process
- Affordable skilled labour force in close proximity
- 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



AMENITIES MAP

DRIVE TIME

- 5 MINS TO CENTREPORT CANADA WAY
- 20 MINS TO J.A.R. INT'L AIRPORT
- 28 MINS TO DOWNTOWN WINNIPEG



AERIAL VIEW



PARCEL MAP





CONTACT

Chris Hourihan
Associate Vice President

Christopher Hourihan Personal Real Estate Corporation

T 204 934 6215

C 204 995 0225

chris.hourihan@cwstevenson.ca



Interested parties are encouraged to submit offers through Cushman & Wakefield | Stevenson for the Vendor's consideration as received.

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

PRIME DEVELOPMENT LAND FOR SALE IN CENTREPORT SOUTH | CWS