

**Limestone Road Industrial Area
Brandon Manitoba
~141 Acres Rail Accessible, Ready for Development**



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Economic Development
BRANDON

Property Overview

PROPERTY SUMMARY

Address: 14 – 38 Limestone Road East & 1890 - 65th Street East.

Zoning: Heavy Industrial (MH) [Zoning By-law 7124.pdf](#)

Property Tax Information: Check individual parcels at this link: [Property Tax Search](#)

The Limestone RD industrial area is located on the south side of Richmond Avenue East across from the 132 acre site of the Maple Leaf Foods pork processing plant. Easy access to the Trans-Canada Highway (E/W), and Highway #10 (N/S) via the Provincial Trunk Highway# 110, an RTAC standard industrial ring road within 1km of the site. Along with Western Asphalt, other businesses located in the Limestone Road area are Denray Tire Bandag retread plant, Harvest Salvage, Roseneau Transport, Acropolis Warehouse, Leon' s Marine Maintenance and RCB Truck & Trailer Repair. This area is developing into a substantial industrial transportation cluster.

Western Asphalt Products is building a rail trans-load facility in the East Industrial area in the City of Brandon Manitoba the summer 2018. [westernasphalt.ca](#)

Western Asphalt is willing to build to suite to the needs of our customers including:

- ✓ Warehousing.
- ✓ Shipping or receiving materials via CN and CP rail.
- ✓ Storage yards.
- ✓ Dedicated rail capacity.
- ✓ Storage tanks.
- ✓ Handling materials from food grade to dangerous goods.
- ✓ Repacking from bulk to smaller quantities.

On Site:

- ✓ 100 foot certified truck scales.
- ✓ CN and CP Rail Access.
- ✓ 600 Amp Three Phase Power.
- ✓ High Pressure Natural Gas.
- ✓ Six Inch Water Lines.
- ✓ Heavy Industrial Zoning.
- ✓ Lots of various sizes ready for development.
 - Lot 14, 3.22 Acres.
 - Lot 20, 3.67 Acres.
 - Lot 26, 26.21 Acres.
 - Lot 38, consists of three individual parcels for a total of 37.95 Acres.
 - 1890 – 65th Street East 70.91 acres.

Economic Overview of Brandon Manitoba

At the very heart of North America lies Brandon Manitoba, a city that has built its reputation on providing an environment in which business can succeed. KPMG has consistently ranked Brandon in the top 10 for overall business cost competitiveness of the Canadian cities it analyses annually. The diversity of the City's economy provides an extremely stable and positive environment for businesses to compete within the global economy.

REGIONAL HUB: Brandon acts as the service centre for some 180,000 people, including the entire Southwest Manitoba Economic Region which has a total population of 110,000 (2016 Census). The primary trading area includes roughly 60,000 people within a 30 km radius of the City of Brandon. Canadian Forces Base Shilo is located approximately 30 km from Brandon and employs approximately 1,900 military members and civilians. Located only an hour's drive from the Bakken Oil fields, Brandon businesses successfully serve the oil sector.

DEPENDABLE & EDUCATED WORKFORCE: Brandon's Labour Force is regional in nature and has proven to be an extremely stable, committed and well educated work force. The labour force is drawn from approximately 67 municipalities, with 25% of the labour force living in rural communities outside the city's boundaries. Brandon University, Assiniboine Community College and the Manitoba Emergency Services College provide a skilled work force to the city's employers year after year. This well educated workforce is a key strength of Brandon where close to 60% of area residents are graduates from post-secondary education.

AGRICULTURE IS BIG BUSINESS: When considering all types and sizes of business, Brandon is home to approximately 2,000 businesses, of which roughly 350 directly serve the agricultural market place. Brandon's ties to the agricultural sector are strengthened by the presence of an Agriculture Canada Research and Development Centre along with other local research institutions whom bring integrated expertise and innovative solutions to the agriculture and agri-food sectors.

ECONOMIC BASE: Brandon is fortunate to have a varied economic base. While the agriculture community has a strong influence on many businesses, the diversification of Brandon's manufacturing sectors aid in providing a strong and stable economy.

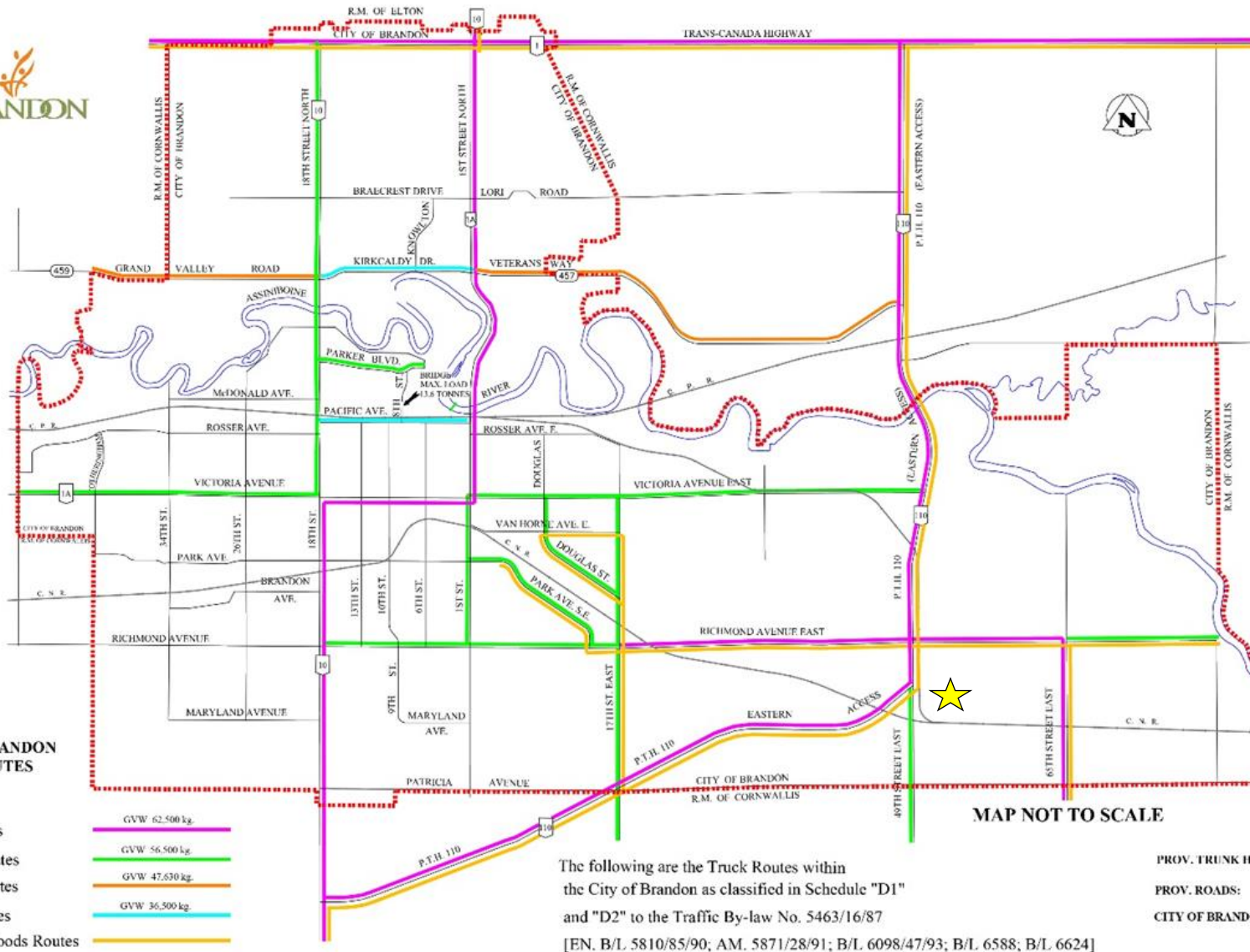
Significant Economic Generators include:

- Farm fertilizer production
- Agri-Food processing
- Metal fabrication
- Assiniboine Community College
- Brandon University
- Manitoba Emergency Services College
- Regional retail and service providers
- Transportation (Trucking, Rail, and Air services)
- Industrial, Agricultural, & Pharmaceutical chemical production
- Major event hosting, national and international
- Regional centre for arts and culture, education, entertainment, health care, recreation, as well as federal, provincial and municipal government services

IN BRANDON, YOU TRULY CAN HAVE IT ALL: At the end of the day, one of Brandon's greatest assets is the balance between profit and personal reward. While Brandon presents all the diversity and convenience of a much larger centre, the city has remained a close knit community that takes a great deal of pride in its self. A low crime rate, affordable housing, educational excellence and abundant recreation and cultural opportunities create a healthy family oriented environment to attract and retain employees. We invite you to take a closer look at Brandon, and you too will soon discover that the balance between business success and a fulfilling personal lifestyle is truly achievable.

You belong in **BRANDON**

Truck & Dangerous Goods Routes in Brandon Manitoba



CITY OF BRANDON TRUCK ROUTES

LEGEND:

- RTAC Routes — GVW 62,500 kg
- Class A1 Routes — GVW 56,500 kg
- Class B1 Routes — GVW 47,530 kg
- Class A Routes — GVW 36,500 kg
- Dangerous Goods Routes —

The following are the Truck Routes within the City of Brandon as classified in Schedule "D1" and "D2" to the Traffic By-law No. 5463/16/87
 [EN. B/L 5810/85/90; AM. 5871/28/91; B/L 6098/47/93; B/L 6588; B/L 6624]

CONTACTS

The City of Brandon
 Police Services
 1020 - Victoria Avenue
 (204) 729-2345
 (24 HR. Service)

The City of Brandon
 Engineering Department
 410 - 9th Street (City Hall)
 (204) 729-2214

Province of Manitoba
 Compliance Services
 340 - 9th Street (3rd Floor)
 (204) 726-6825



MAP NOT TO SCALE

- PROV. TRUNK HIGHWAYS:
- PROV. ROADS:
- CITY OF BRANDON LIMITS:

DRAWING NO. 171714

Location of Brandon Manitoba

