

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



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Economic Development  
**BRANDON**

## PROPERTY SUMMARY

**Address:** 14 – 38 Limestone Road East & 1890 65<sup>th</sup> Street East.

The Limestone RD industrial area is 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 Hwy (E/W), and Hwy #10 (N/S) via the PTH# 110 an Industrial ring road within 1km of the site. Along with Western Asphalt, other businesses located in the vicinity are; Denray Tire Bandag retread plant, Harvest Salvage, Roseneau Transport, Acropolis Warehouse, Leon' s Marine Maintenance, RCB Truck & Trailer Repair, and Trican Well Service Ltd. 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](http://westernasphalt.ca)

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

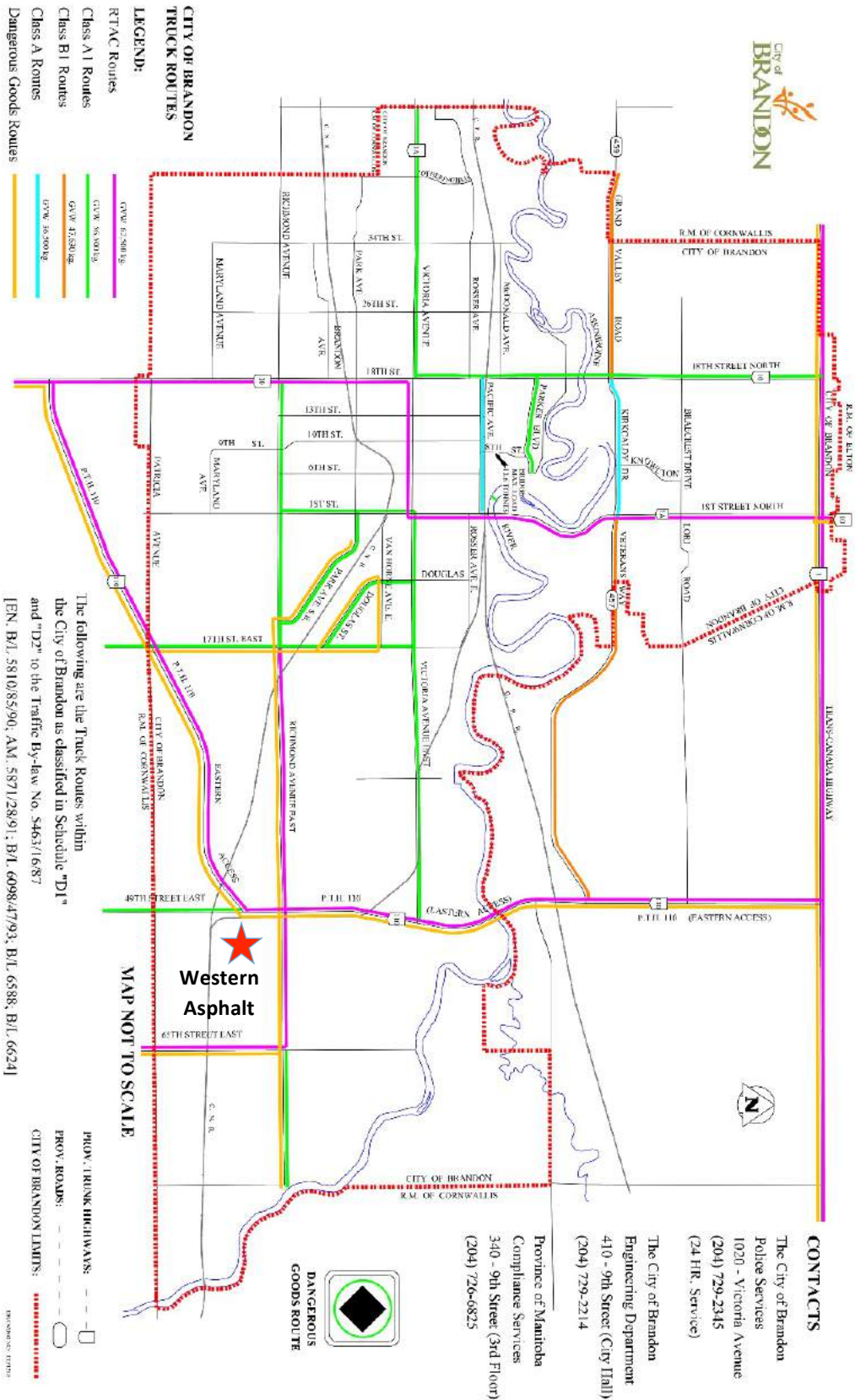
- ✓ Warehousing
- ✓ Importing or Exporting materials via CN and CP rail
- ✓ Storage yards
- ✓ Dedicated rail capacity
- ✓ Storage tanks
- ✓ Handling materials from food grade to dangerous goods
- ✓ Repacking from bulk to smaller quantities

### 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
- ✓ Subdivided with 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 – 65<sup>th</sup> Street East 70.91 acres.

# Truck & Dangerous Goods Routes in Brandon Manitoba

## CITY OF BRANDON TRUCK ROUTES and DESIGNATED DANGEROUS GOODS ROUTES



# Economic Overview of Brandon Manitoba

At the very heart of North America lies Brandon Manitoba, a city that has built its reputation on providing the atmosphere 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 economy's diversification 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 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 employing approximately 1,900 military members and civilians. Located an hour's drive from the Bakken Oil field Brandon's businesses are rapidly adapting to service 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 with close to 60% of residents graduating 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 sector.

**ECONOMIC BASE:** Brandon is fortunate to have a varied economic base and while the agriculture community has a strong impact on many businesses, Brandon's manufacturing, products and services are diversified sufficiently to allow the economy to remain stable.

## 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 provider
- Trucking and rail transportation
- Industrial and Commodity chemical production
- Major event hosting, national and international
- Regional centre for health care, recreation and entertainment
- Federal, provincial and municipal government

**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. Though 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 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 life is truly achievable.

You belong in **BRANDON**

# Location of Brandon Manitoba

