



INVEST IN LOGISTICS HUB & MANUFACTURING

SECTOR PROFILE

TOWN OF MORRIS



REASONS TO INVEST

The Town of Morris is an attractive place for commercial and industrial development as it is a hub for various industries with employers that have an experienced and sophisticated 'Trades, Transport and Equipment' workforce.

Located along Highway 75 between the Emerson-Pembina Port of Entry and Winnipeg, Morris is strategically located to capitalize on opportunities in transportation and related industries.

Manitoba continues to be a leading transportation distribution centre in North America with access to many national and international trucking companies. There is opportunity to take advantage of the regional trade activity that is responsible for transporting nearly 20 billion dollars of goods each year. Being located at the centre of Highway 75, Morris is capable to meet the needs of the 21st century tri-national supply chain.



ACCESS TO INTERNATIONAL MARKETS

As part of the International Mid-Continent Trade Corridor and being located at the centre of Highway 75 between the US border and Winnipeg, Morris is akin to take advantage of the trade activity, and is positioned to capture investment from a booming industrial real estate market.

There is significant capacity to grow and build upon a Logistics Hub Business Park. for trucking, warehousing/distribution and manufacturing industries as trade-focused development along the international trade corridor further develops, bi-directional tradeflows throughout PTH 75 are projected to increase.

MORRIS INDUSTRIAL PARK

Key opportunities remain in the area as Morris has industrial land available in the Morris Industrial Park. The Morris Industrial Park is located in the southwest portion of the Town. The park is approximately +/- 38 acres in size (+/- 1,655,280 sq.ft.), subdivided into 22 serviceable lots (21 developable), and is ready for investment and further development. The park features shovel ready lots with access to PTH 75 ideally suited for industrial and manufacturing uses starting around \$75,000.00.

TALENTED WORKFORCE

Operating your business in Morris will provide access to a skilled and experienced workforce as the 'Trades, Transport and Equipment' sector accounts for employing over 24% of the total workforce.

Morris has a healthy mix of young and more experienced residents looking to offer their unique talents and skills to the local workforce. Also given its proximity to Winnipeg, Morris is in a position to attract additional labour and talent from from the large urban centre.





INVESTMENT OPPORTUNITIES

The Town of Morris' economic experts have analyzed and identified the following markets to have unique and favourable opportunities within the Transportation and Logistics Sector:



TRUCKING HUB AND RAIL PARK

- Easy access to global supply chain
- Available serviced and shovel ready lots at Morris industrial Park
- Access to three Class 1 railways (CN, CP, and BNSF Railway)



BUILD-TO-SUIT INDUSTRIAL LOTS

- Accessible location with quality products and supply
- Supply for restaurants and retailers
- Custom consolidated lots to meet needs



WAREHOUSING AND DISTRIBUTION CENTRES

- High volumes of commercial traffic
- Close proximity to the POE and CentrePort Canada
- Available industrial lots near rail traffic



VEHICLE SUPPLY AND SERVICES

- Vehicle maintenance services
- Logistic services
- Heavy machinery & repair services



AGRICULTURAL SUPPLY AND SERVICES

- Food processing and packaging
- Seed retail, agronomy services, soil sampling
- Organic farming supplies and services



PIT STOP RETAIL AND SERVICES

- Transport worker oriented services (i.e. laundry services, shower stations, etc)
- Weighing scales / stations
- Fuel stations
- Restaurants

FAST FACTS

- An estimated \$20 billion dollars of commercial freight processed through the Pembina – Emerson Port of Entry each year.
- Current or anticipated trade-focused development along PTH 75 includes: CentrePort Canada, the Winnipeg Metro Region and Emerson's anticipated Mid-Canada-Gateway Development Zone
- The Town of Morris is serviced by Valley Fiber, the fastest and most reliable fiber optic network in southern Manitoba. Valley Fiber uses an Active Ethernet build out/network design in order to provide dedicated 1 Gbps+ connections to each individual customer.
- Access to three major railways: CN Rail, Canadian Pacific, BNSF.



RESOURCES AND SUPPORTS

PROGRAMS & SUPPORTS

The Town of Morris offers several programs, dedicated personnel, grants and incentives to support economic development in the town. The town is open for business and welcomes investment. Please visit the following websites to learn more about the available programs, supports and opportunities within Morris:

- [Invest Morris](#)
- [Sector Profiles](#)
- [Site Selector](#)

AVAILABLE MUNICIPAL INCENTIVES

Several incentives and supports are available and open to discussion with our Staff and Council to assist you in achieving your business objectives.

- **Opportunity Zone** - Redirecting a grant of up to 100% of accruing municipal tax to targeted development projects like multi-family housing.

OPEN DATA

Explore our [Data Library](#) to access a wide-range of reports, mapping data, publications and relevant municipal by-laws.

CONTACT US

Ready to start your next business investment or expansion? We are available and ready to assist investors and business.

Our experts are here to help. If you would like more information, please contact:

Town of Morris | Economic Development

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