

AVAILABLE

Former Tembec
Powerview - Pine Falls Paper Mill
Total Of 255+ Acres Prime Industrial Land



POWerview - PINE FALLS

Manitoba

Scott Metcalfe

Data Centre Practice Lead - Canada
416.697.6614 | scottmetcalfe@royallepage.ca

Royal LePage Locations North, Brokerage
330 First Street, Collingwood, ON
Independently Owned & Operated

David Meyer

Commercial & Industrial REALTOR®
204.955.0487 | davidmeyer@royallepage.ca

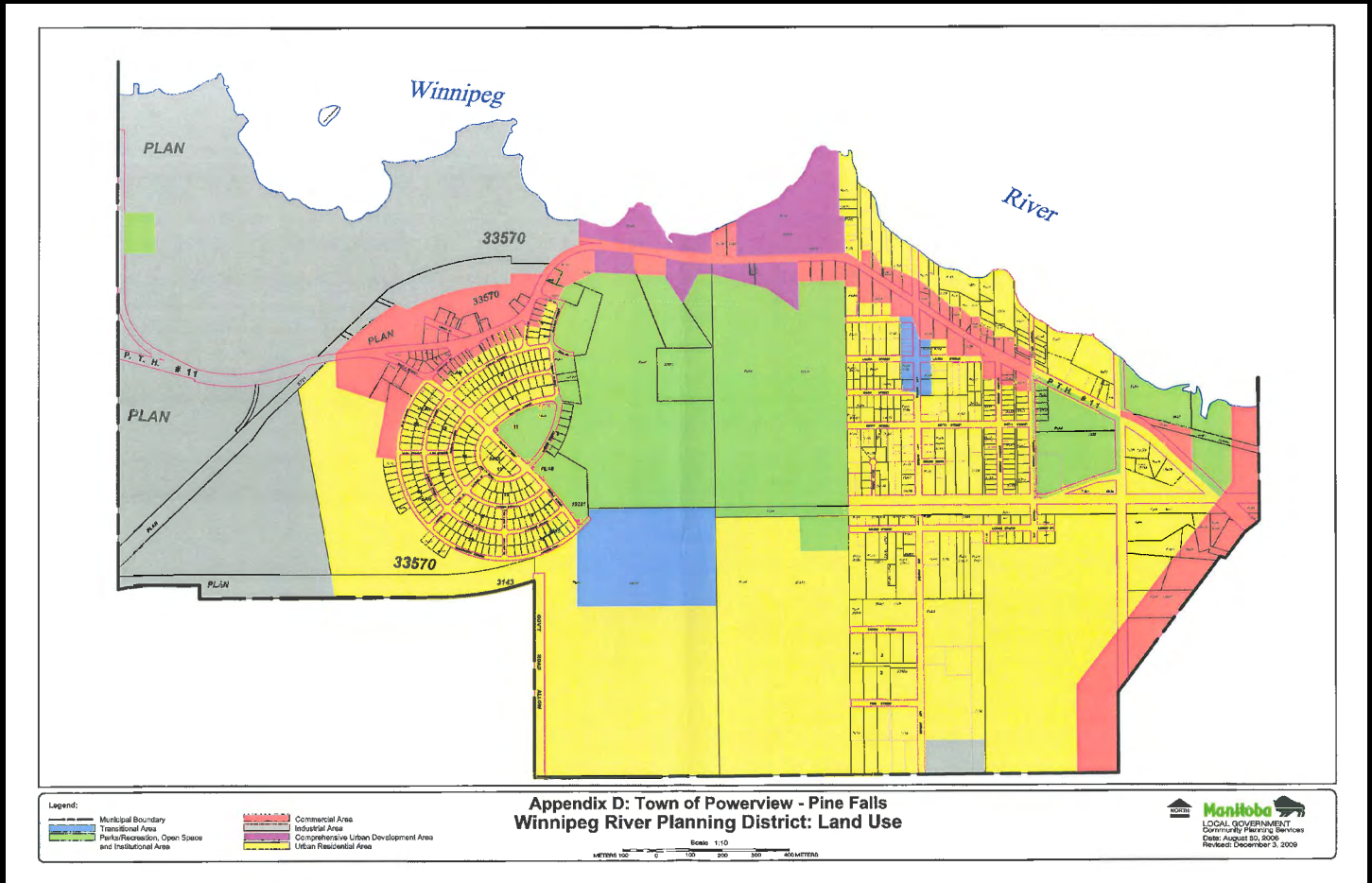
Royal LePage Prime Real Estate, Brokerage
1877 Henderson Hwy, Winnipeg, MB
Independently Owned & Operated

PROPERTY OVERVIEW

Property Features

- 100 MW± Former Tembec Powerview - Pine Falls Paper Mill
- Properties Consist of: 255+ Acres
 - Main site: ±162 acres
 - 6 acres with 13,732 SF facility
 - Additional parcels of 1.1, 1.5, 5.9, 40 & 45 acres
- Diverse Fibre Routes – Bell MTS, Zayo + MHT (Manitoba Hydro Telecom)
- Approximately 36 ms Round Trip Latency to 151 Front Street West, Canada's Carrier Hotel
- Power Cost Estimate: Rates as low as 3.776 cents / kWh (Before Demand Changes)
- [Click Here To View Commercial Rates](#)
- Site is Shovel Ready
- Opportunities for First Nations employment
- Property Suitable For:
 - Data Centre Campus
 - Crypto Mining
 - Major Industrial
- Detailed Package Available Upon Request
- [Click Here To View Drone Video](#)
- [TO OBTAIN MORE INFORMATION CLICK HERE TO SIGN NDA/CA/NC AGREEMENT](#)

ZONING MAP



All offices are independently owned and operated, except those marked as indicated at rlp.ca/disclaimer. Not intended to solicit currently listed properties or buyers under contract. The above information is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information. ©2022 Bridgemarq Real Estate Services Manager Limited. All rights reserved.