

Carman & RM of Dufferin
Industrial Park
Investment Package



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About Us



Available Industrial Land

“Carman is the exact right proximity from Winnipeg; far enough that we are not just a bedroom community; yet close enough to attract businesses without having the real estate and tax financial burdens of a big city”

- Dale Reimer, President and General Manager, TRS Truck Shop Inc.

Advantageously located in the heart of Canada, in close proximity to the U.S. border and a network of high-density communities, the Town of Carman and RM of Dufferin Industrial Parks are pleased to offer well-serviced spaces and support for businesses looking to grow.

There are approximately 70 acres of space available in the Town of Carman and RM of Dufferin Industrial Parks. Businesses are welcome to combine as many lots as necessary to form the property size needed for their company. Both Industrial Parks offer potential access to rail service, 3-phase power and are responsible for all water drainage and road systems, while the Town of Carman Industrial Park offers natural gas services.

The Town of Carman and RM of Dufferin are home to a wide variety of well-established, growing companies in the areas of agriculture, manufacturing and transportation. Known for its safety, affordability and friendliness, our community boasts quality infrastructure and a host of services and amenities. You can rely on the [Carman Dufferin Economic Development Office](#) to help you select the best location to suit your business needs.

Community Facts

Population

Carman: 3,164

RM of Dufferin: 2,435

Surrounding Area: 20,000

Location

Carman is located in the heart of a rich agricultural belt, at the junction of Highways 3 and 13, just 40 minutes southwest of Winnipeg, the capital city of Manitoba. It is 60 kilometers (about 40 miles) north of the United States border.





Transportation

Our location allows easy access to all major national and international transportation corridors. Carman is on the Central Manitoba Railway rail line, receives regular freight service from all major couriers and many major trucking firms, and offers air transportation for small crafts via the Carman-Dufferin Airport.

Distance to Urban Centers

Destination	Distance(km)	Duration(hours)
Winnipeg	84.8	1
Winkler	41	0.5
Brandon	199	2
Regina	542	5.5
Saskatoon	767	7.5
Minneapolis	729	6.5
Calgary	1,296	12.5
Edmonton	1,290	12.5
Chicago	1,386	12.5
Kansas City	1,313	11.5
Denver	1,608	15.5
Toronto	2,228	20.5



15 Reasons to do Business in Carman



If you're considering setting up industrial operations in the Town of Carman or RM of Dufferin Industrial Parks, but want to learn a bit more about the area, we're pleased to give you 15 reasons why you should consider housing your operations in our community.

2. **Agricultural Hub**

Located in the heart of the Prairies, we are the agricultural service centre for Manitoba. [Businesses that have purchased land for sale in Carman](#), Manitoba include agriculture-focused companies and food processors (among other industries).

4. **Agricultural Research Centre**

We are home to many agricultural research centres, including the Soil & Crops branch of Manitoba Agriculture, and the University of Manitoba's Faculty of Agriculture & Food Sciences.

6. **Trading Area**

Carman provides you with access to a large trade area with many communities within an hour's drive.

8. **Industrial Parks**

We have a large amount of land for sale. Two industrial parks offering a combined 70 acres of industrial property and support services: The [Town of Carman Industrial Park and the RM of Dufferin Industrial Park](#).

10. **Retail & Commercial**

Everything you need is close by! A strong mix of retail and commercial businesses, as well as a wide variety of restaurants, are ready to serve you and your employees.

12. **Safety & Security**

Carman, Manitoba has low crime rates and a close-knit community in which to build and grow your business.

14. **Location**

The Town of Carman and the RM of Dufferin are less than an hour drive from Winnipeg and centrally located near several hubs in the northern U.S.

16. **Places to Meet**

Doing business is more than just working together. The Town of Carman has several indoor and outdoor private and communal venues for any size gathering.

18. **Chamber of Commerce**

[The Carman Chamber of Commerce](#) is a respected voice working in your best interest to build a stronger business economy and flourishing community.



20. **Workforce**

Carman, Manitoba is home to a strong, local workforce. Surrounding communities offer even greater access to larger populations of workers.

22. **Centralized Warehousing**

Our centralized location provides easy access from larger communities.

24. **Golf**

The best business deals are made over 18 holes. The Town of Carman's [renowned golf club](#) is ready to host your foursome for some business and leisure.

26. **Railway Access**

The [Central Manitoba Railway](#), which connects the Town of Carman to Winnipeg by train. The Railway also has direct access to many other major rail lines.

28. **Trucking Access**

Highways 3 & 13 allow for easy trucking access to all major routes throughout North America.

30. **Air Access**

Carman, Manitoba is only one hour away from Winnipeg International Airport, as well as a municipal airport for small crafts.

If you are ready to look at land for sale, or have additional questions, contact:

Tyler King, Director of Economic Development

E-mail: tyler@townofcarman.com

Phone: [204-745-2675](tel:204-745-2675)

Box 160

Carman, MB

ROG OJO



Industrial Park Information



Carman’s industrial and business base has been steadily growing over the past number of years. Businesses come to take advantage of the low overhead, low taxes, affordable services and eager labour force. In addition, many are attracted by the town’s proximity to Winnipeg and the U.S. border, and its location in the heart of a progressive farming region.

The Town of Carman and RM of Dufferin Industrial Parks are examples of the area’s progressive attitude to economic development. Both are ready for all of your industrial building needs, and offer large lots of land for sale with sizes starting at 1 acre.

The Town of Carman Industrial Park is located on the northeast edge of town, north of the Central Manitoba Railway line. The RM of Dufferin Industrial Park is located east of Carman on Highway 3.

Land Costs

The Councils of the Town of Carman and RM of Dufferin welcome the opportunity to provide you with costs for land in one of our Industrial Parks. We will provide you with a price for the vacant lots for sale that you are considering. Council members will invite you to speak individually with them, or a meeting would be called for a full council discussion.

Base Price per Acre: \$8,500 in Dufferin Industrial Park, \$15,000 in Carman Industrial Park
 Pay Back Period Required: 6 Years

To calculate the Cost per Acre:

2. Take the number of acres required multiplied by \$8,500 or \$15,000 = Base Cost
4. Multiply 6 Years by Town or RM’s portion of taxes of your taxable assets for 1 year = Revenue
6. Subtract Revenue from Base Cost and divide the answer by Acres required = Cost per Acre

For more information and map of the Industrial Parks, download a [Carman & RM of Dufferin Industrial Park Investment Package](#).

Tax Rate

Town Mill Rate 2019			
	Municipal	School	Total
Res.	19.95	11.3	31.25
Ind.	19.95	21.07	41.02



RM Mill Rate 2019

	Municipal	School	Total
Res.	10.065	11.298	21.363
Ind.	10.065	21.068	31.133
Farm	10.065	11.298	21.363

Hear From Your Neighbors

The community spirit of Carman extends beyond our residents to business owners.

Here are what a few of our Industrial Park business owners have to say:

“Carman has the infrastructure and services available to ensure you can run your business - not just with water, sewer, hydro electricity, but also to run heavy high-precision machinery and modern technology with high speed internet. We’re strategically located for our market, and ideally located to access skilled and hard-working employees.”

- Cor Lodder, Director, Walinga

“I feel very supported by the local council. They are easy to get along with, and make sure I have everything I need to run my business. They don’t place a lot of red tape in the way. They’re definitely supporters of business.”

- Kelvin Vanderveen, President, Vanderveens Greenhouses Ltd

“Carman is the exact right proximity from Winnipeg; far enough that we are not just a bedroom community; yet close enough to attract businesses without having real estate and tax financial burden of a big city”

- Dale Reimer, President and General Manager, TRS Truck Shop Inc.



Industrial Park Business Mix



If you are seeking a vacant business lot for sale, join the companies already calling the Carman and Dufferin Industrial Parks home.

Book either a single lot or adjoining spaces for your industrial building needs with top companies as your neighbours. Food processors and agriculture leaders have already discovered the advantages of working in the Town of Carman and the RM of Dufferin just a short drive from Winnipeg and several American hubs.

The Town of Carman and the RM of Dufferin Industrial Parks are ideal for a variety of business types. Companies that have invested in Carman’s industrial community and built up their industrial development include:

Business	Business Type
Vanderveens	Greenhouse + Garden Centre
Walinga	Manufacturing + Transportation
TRS Truckstop	Automotive
Monsanto	Agriculture
Dupont/Pioneer/Hy-Bred	Agribusiness
True North Foods	Agriculture - Meat Processing
Besco	Agriculture - Seed Supplier
Greenland/John Deere	Agriculture Equipment Manufacturer

Vacant lots are for sale now and are ready for you to begin development of your industrial building immediately.

To learn more about industrial building opportunities in the Town of Carman and the RM of Dufferin, please contact Tyler King, Director of Economic Development at [204-745-2675](tel:204-745-2675).



Carman Community Offerings



Doing business in the Town of Carman and RM of Dufferin is about more than buying industrial property - it's also about joining a growing community of companies who have taken up residence in our designated industrial zones and are reaping the benefits of entering into a community that provides you with everything you need for success.

Here are just a few of the features and benefits of working in Carman.

Agriculture Hub

The Town of Carman and RM of Dufferin make up the agricultural hub of Manitoba. Every major crop grown in Western Canada is represented here, and a variety of agricultural services - including soil fertility, implement dealerships, chemical dealers, veterinarians, grain marketing services, aerial chemical applicators, a feed mill, a transportation equipment manufacturer, among many others - support them. Numerous livestock operations, a greenhouse and commercial tree nursery are also nearby.

The area's unique geographic advantages have also prompted several large agricultural, chemical and seed companies to set up bases in Carman, as well as several research farms - including the Soil & Crops branch of Manitoba Agriculture, and the University of Manitoba's Faculty of Agriculture & Food Science - putting our community on the map as a Canadian agricultural powerhouse.

Helping Businesses Grow

The Town of Carman and RM of Dufferin's industrial parks and business base is growing steadily, aided by low overhead, low taxes, affordable services and an eager labour force. Many businesses benefit from close proximity to Winnipeg and the U.S. border, connectivity with major transportation networks, and location in the heart of a progressive farming region.

Big City Services, Small Town Lifestyle

Carman may be small, but don't let that fool you. It offers a host of services and amenities that are comparable to those of a larger locale. These include:

- Seven-member RCMP detachment
- 22-member volunteer fire department
- Road maintenance program
- Garbage collection service
- Extensive recycling and compost program
- Local newspaper



Branches from two major Canadian banks and one Credit Union
Five real estate services

Shopping and other retail services also reflect Carman's modern outlook. From clothing, groceries and hardware to nurseries and golf supplies, it's all here. In fact, there are many businesses that are not usually found in a community of Carman's size including professional photographers, a self-storage facility, computer repair, travel agencies, legal firms and many specialty stores. If you can't find what you want, local merchants do their best to get it for you.

Cornerstones of a Caring Community

The Town of Carman's ideal size means [healthcare](#) and [education](#) professionals can offer the personal touch that's often sought after in larger communities. The 25-bed Carman Memorial Hospital, located on the south edge of town, is served by five doctors and a staff of 65. The community also includes: two medical clinics, three dental clinics, an optometrist, two chiropractic services, a denturist, physiotherapists, massage therapists and a foot care service.

Carman is home to the Prairie Rose School Division, which administers kindergarten-to-Grade 12 public schools, while the Dufferin Christian School administers private kindergarten-to-Grade 12 schooling affiliated with the Canadian Reformed Church. The town also offers an outstanding nursery school program, various childcare centres, and licensed home-based daycares. The Midland Adult Education Centre is located in Carman and runs educational programming for adults in the community.

Just the Right Neighborhood

From stately character homes and modern bungalows, to elegant split-levels, apartments and seniors' complexes, the Town of Carman offers a full spectrum of housing choices and low-cost rental options. Whatever your family's size and style, [there's a home in our community for you](#).

Business Support

Do you need help finding financing for your small business? [Entrepreneurship Manitoba](#) and [Community Futures Heartland](#) offer information about financial programs available to business owners and entrepreneurs. These financial programs are in the form of loans and guarantees, grants, tax credits, wage subsidies and equity contributions. This information can help you determine what financial programs may be available to help you start or grow your business in Carman.

Economic Development Office (EDO)

Carman's EDO seeks to improve the economic well being and quality of life for residents and businesses by creating and retaining jobs, and supporting and growing incomes and the tax base. The Director of Economic Development is very willing to help your business in whatever capacity possible. The local businesses are what keep the town and the municipality active and thriving. Please don't hesitate to call or drop by our office in the Memorial Hall.



Contact

Tyler King, Director of Economic Development

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