

**STRATEGICALLY
LOCATED. BUILT
FOR BUSINESS.**

High-visibility light-industrial lots located 3 miles west of Brandon on Highway #1. Designed, built, and sold with the full support of Keller Developments.



THE BRANDON ADVANTAGE



Population

51,313 residents (2021) and growing. Brandon's expanding workforce and industrial demand make it one of Western Canada's most active secondary markets.



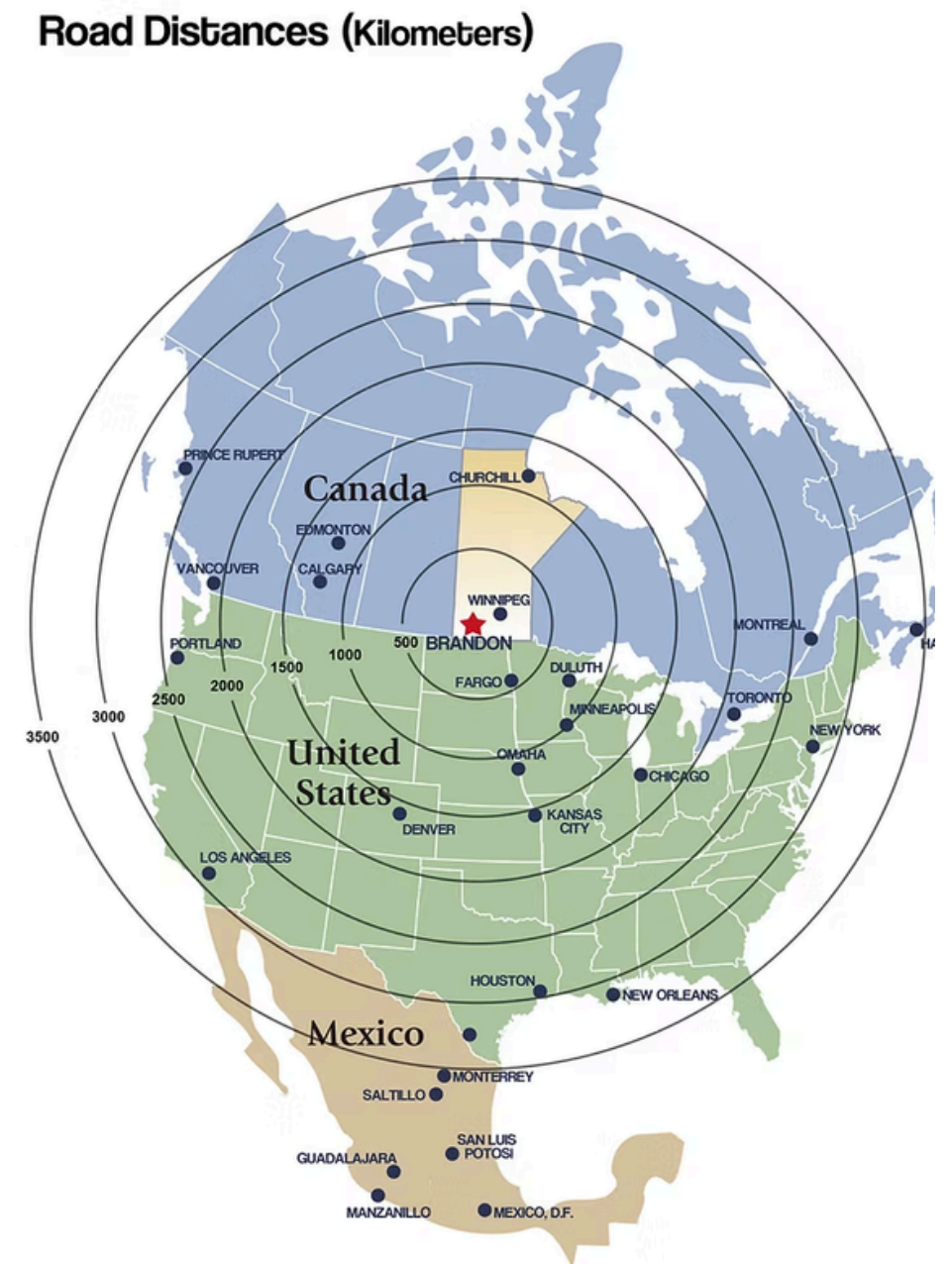
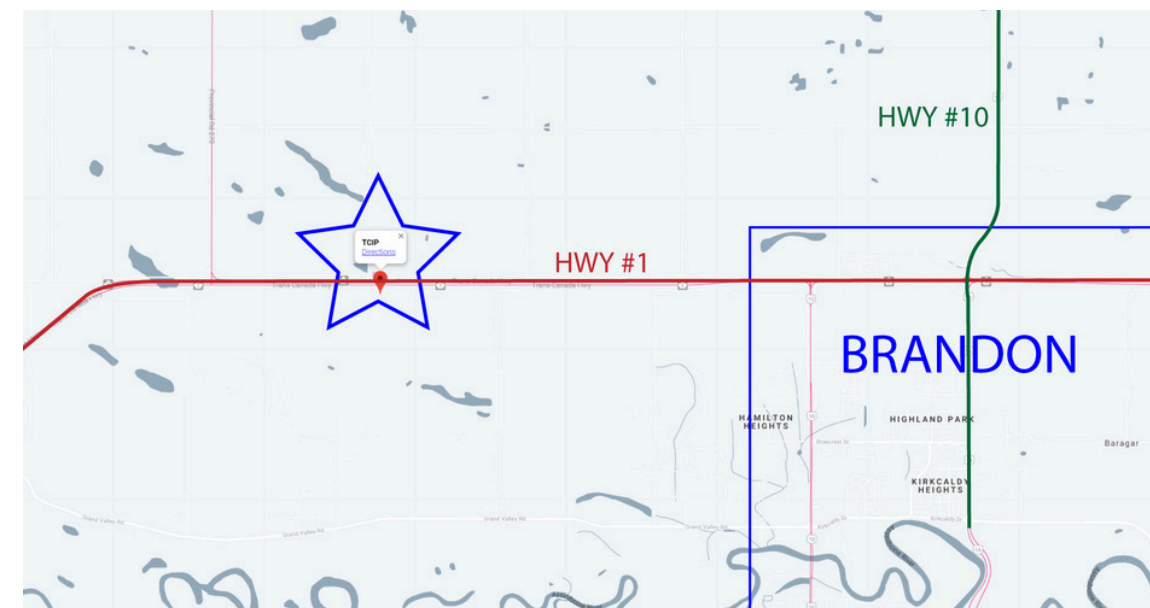
Net Income

#1 in pre-tax income for small manufacturing firms across North America, and the lowest comparative business costs of any Canadian city (KPMG).



Trading Area

A combined reach of 181,900+ residents across primary, secondary, and tertiary trading zones.



THE OPPORTUNITY

EXPAND YOUR POTENTIAL

High-visibility light-industrial lots available in Brandon's most strategically positioned industrial park. Whether you're establishing a new operation or expanding an existing one, TCIP offers the space, visibility, and support to make it happen.

DESIGN In-house design and 3D rendering: Myria Design

BUILD Full-range construction services: Keller Developments

SELL Dedicated real estate support from Royal LePage
Martin-Liberty Realty



LOT DETAILS

Highway Frontage Lots

First row: Maximum visibility to eastbound traffic entering Brandon. The most desirable lots in the park.

Second Row Lots

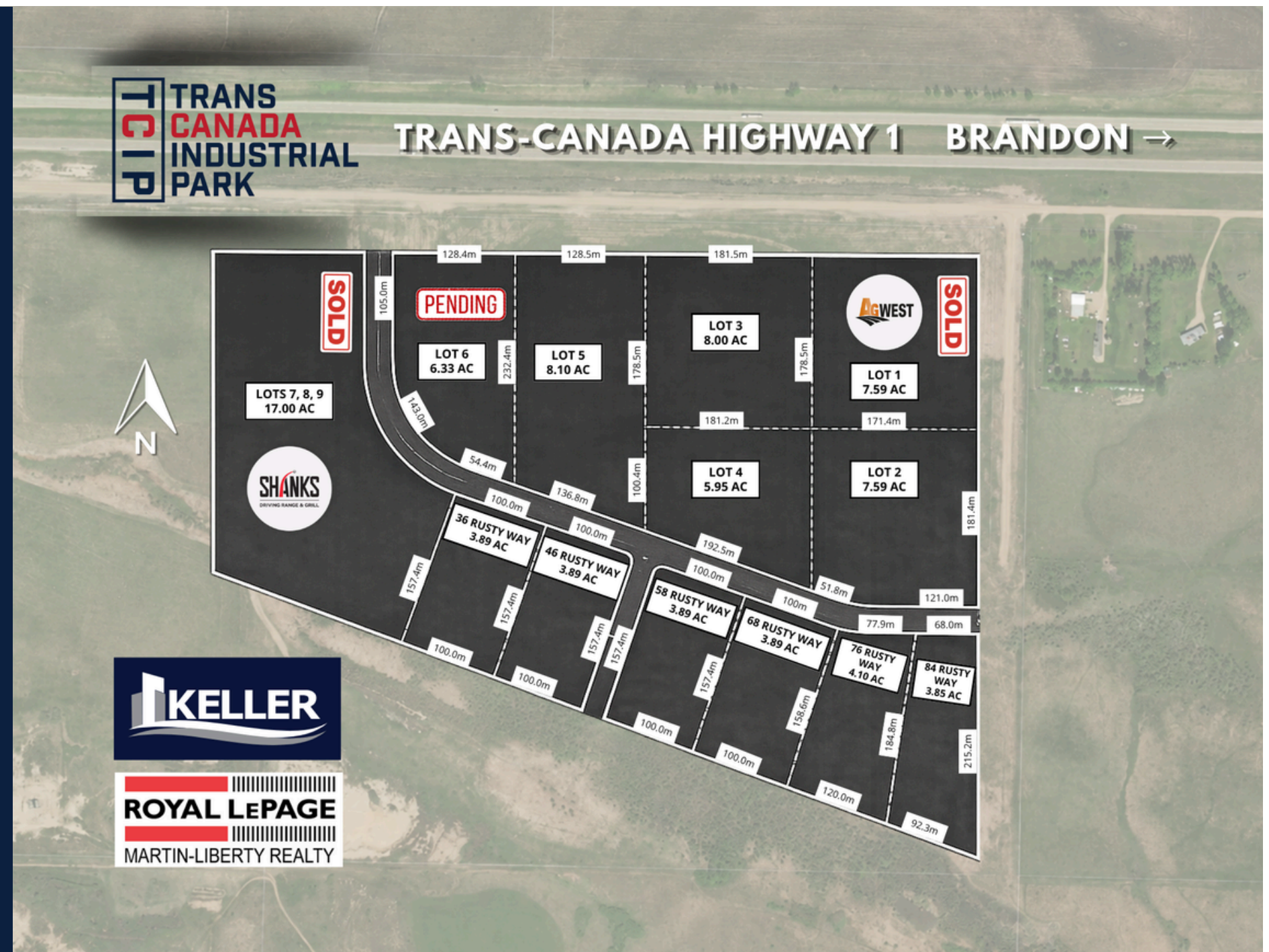
Economic pricing with strong highway visibility. Ideal for businesses prioritising value without sacrificing exposure.

Lot Sizes

Range from 3.85 AC to 8.12 AC.

Total

15 lots.





SOLD

PENDING

SOLD



**TRANS
CANADA
INDUSTRIAL
PARK**

**LOTS 7, 8, 9
17.00 AC**

**LOT 6
6.33 AC**

**LOT 5
8.10 AC**

**LOT 3
8.00 AC**

**LOT 1
7.59 AC**

**LOT 4
5.95 AC**

**LOT 2
7.59 AC**

**36 RUSTY WAY
3.89 AC**

**46 RUSTY WAY
3.89 AC**

**58 RUSTY WAY
3.89 AC**

**68 RUSTY WAY
3.89 AC**

**76 RUSTY WAY
4.10 AC**

**84 RUSTY WAY
3.85 AC**

105.0m

128.4m

128.5m

181.5m

232.4m

178.5m

178.5m

143.0m

54.4m

136.8m

100.4m

181.2m

171.4m

181.4m

100.0m

100.0m

192.5m

100.0m

51.8m

121.0m

157.4m

157.4m

157.4m

157.4m

158.6m

184.8m

215.2m

100.0m

100.0m

157.4m

100.0m

100.0m

120.0m

92.3m

68.0m

77.9m

BUILT FOR YOUR BUSINESS



Agriculture & Heavy Machinery

Large lot sizes and direct highway access make TCIP ideal for equipment storage, dealerships, and ag-supply operations.



Industrial & Manufacturing

Light-industrial zoning with full servicing supports production, fabrication, and warehousing facilities.



Sales & Commercial

Maximum highway visibility puts your brand in front of thousands of daily drivers on Canada's busiest east-west corridor.

AVAILABILITY AND PRICING
AS AT JUNE 2026

		CIVIC ADDRESS	SIZE	PRICE	STATUS
	LOT 1	1 Rusty Way	7.59 AC	—	SOLD: AGWEST
	LOT 2	Pending	8.00 AC	\$816,000	AVAILABLE
	LOT 3	Pending	8.12 AC	\$828,000	AVAILABLE
	LOT 4	Pending	6.33 AC	\$677,000	AVAILABLE
	LOT 5	Pending	5.95 AC	\$637,000	AVAILABLE
	LOT 6	Pending	6.33 AC	—	PENDING
	LOT 7, 8, 9	20 Rusty Way	—	—	SOLD: SHANKS
	LOT 10	36 Rusty Way	3.89 AC	\$467,000	AVAILABLE
	LOT 11	46 Rusty Way	3.89 AC	\$467,000	AVAILABLE
	LOT 12	58 Rusty Way	3.89 AC	\$467,000	AVAILABLE
	LOT 13	68 Rusty Way	3.89 AC	\$467,000	AVAILABLE
	LOT 14	76 Rusty Way	4.10 AC	\$472,000	AVAILABLE
	LOT 15	84 Rusty Way	3.85 AC	\$443,000	AVAILABLE

LOCATION & VISIBILITY



Highway Frontage

Maximum exposure to eastbound traffic entering Brandon.



R.M. of Cornwallis

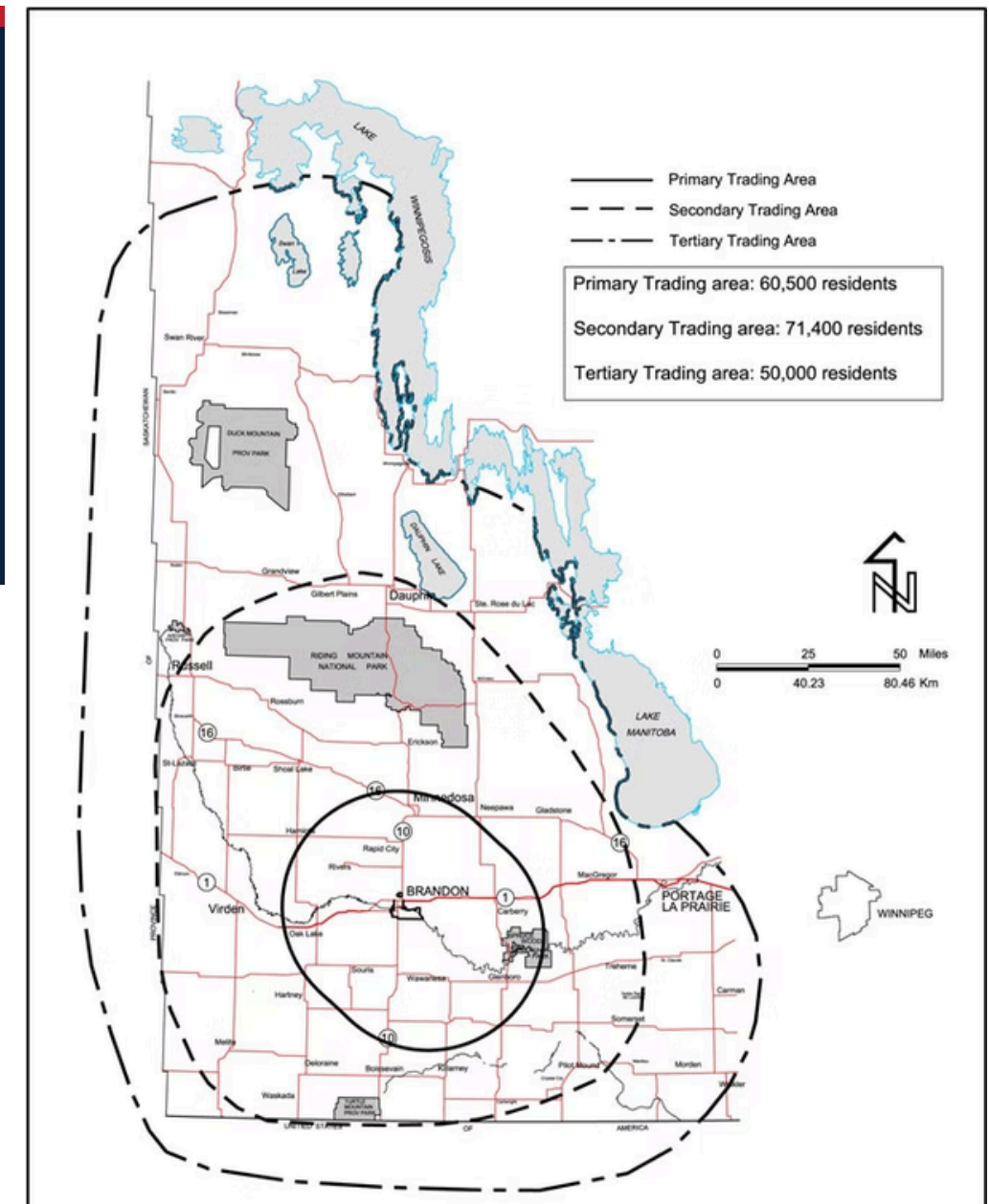
Light-industrial zoning with easy highway access.



Minutes to Brandon

All the amenities of a city, none of the congestion.

Strategically Located on Highway #1
Located 3 miles west of Brandon in the R.M. of Cornwallis, TCIP sits directly on Canada's most travelled east-west corridor — putting your business in front of thousands of daily commuters and commercial drivers.



WHY KELLER DEVELOPMENTS?



In-House Design

From concept to construction drawings, Myria Design handles the full architectural design and 3D rendering process so you can visualize your build before breaking ground.



Full-Service Construction

Keller Developments brings decades of construction experience to every project, managing the build from foundation to finish so you don't have to coordinate multiple contractors.



Dedicated Sales Support

Scott Bromley and Brian Baker of Royal LePage Martin-Liberty Realty are exclusively engaged to guide buyers through every step of the transaction.



Local Expertise

We're Brandon-based and Brandon-invested, with deep roots in the community and a portfolio of completed projects that speaks for itself.





CONTACT

Land Development Inquiries

-  204-728-1328 (Evan Keller)
-  evan@kellerdevelopments.com
-  www.kellerdevelopments.com

Real Estate Inquiries

-  204-573-9775 (Scott) Bromley | 204-721-0928 (Brian Baker)
-  scottbromley@royallepage.ca | brianbaker@royallepage.ca
-  www.realtor.ca



Land Development Inquiries

-  204-728-1328 (Evan Keller)
-  evan@kellerdevelopments.com



Real Estate Inquiries

-  204-573-9775 (Scott) Bromley | 204-721-0928 (Brian Baker)
-  scottbromley@royallepage.ca | brianbaker@royallepage.ca