

FOR SUBLEASE

Warehouse Available in Terracon Business Park

223 Elan Boulevard, Winnipeg, MB R2J 4H1



**24' CEILING
HEIGHT**



1X GRADE



**44,800 VEHICLES
PER DAY**

Dugald Ave. (2024)



**NEARBY
AMENITIES**

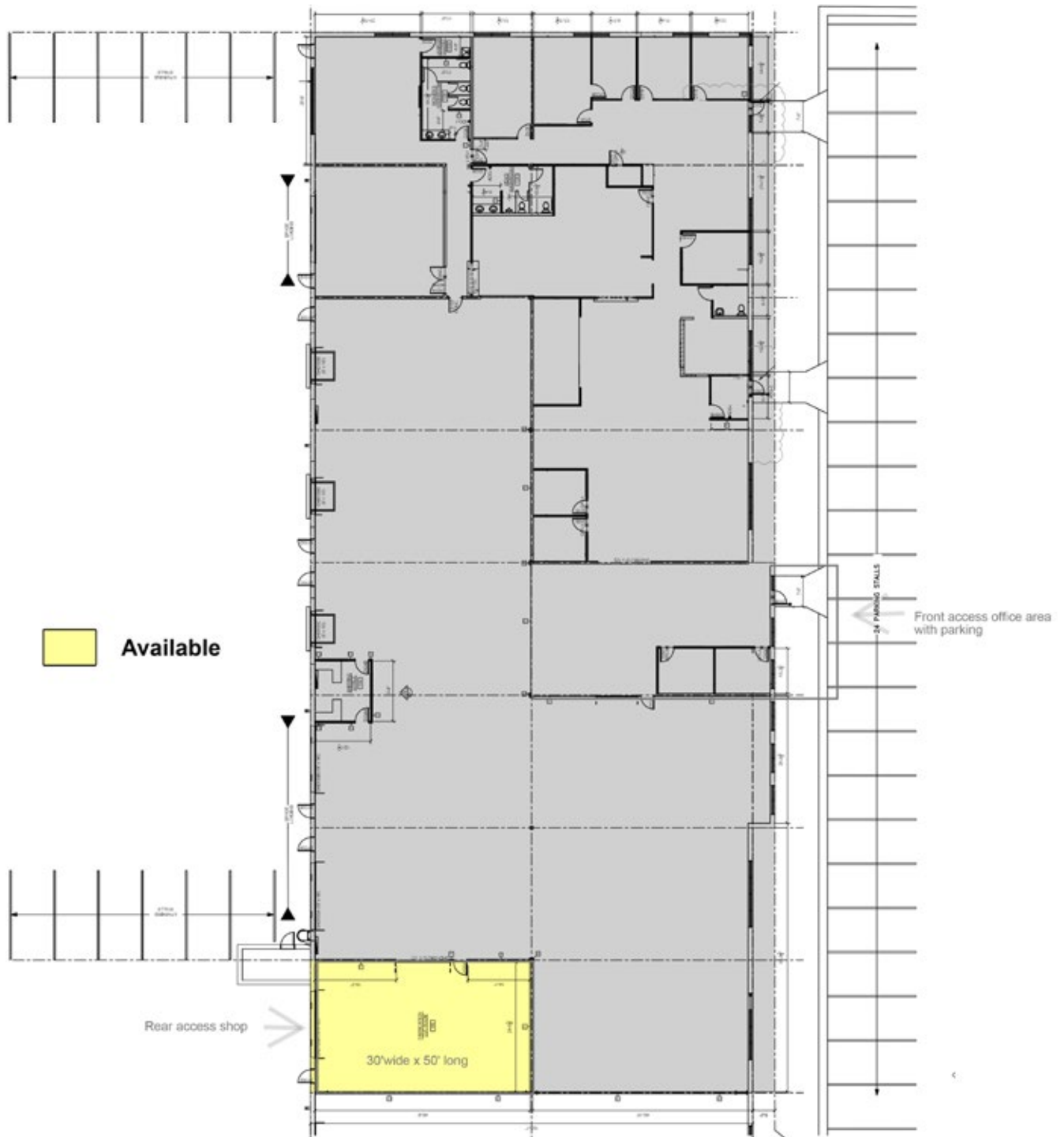
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FLOOR PLAN



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PROPERTY SUMMARY

Available	+/- 1,500 SF
Net Rent	\$10.95/SF escalating to \$12.95/SF
Additional Rent	\$6.40/SF
Parking	TBD
Loading	1x Grade
Zoning	MMU
Clear Height	+/- 24 Ft.
Headlease Expiry Date	September 30, 2035
Availability	Immediately

DEMOGRAPHICS

	5 km. Radius
Total Population	139,514
Daytime Population	133,317
Households	54,479
Median Age	37.7
Avg. Household Income	\$103,262

EnviroNics Analytics ©2025

CO-TENANTS INCLUDE



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TERRACON BUSINESS PARK

Terracon Business Park is Terracon's first business park development. This 105-acre business park is located on Dugald Road near Lagimodiere Boulevard in Winnipeg's east side. Dubbed Winnipeg's first 'smart park' when it opened in 1976, Terracon Business Park features 439,597 square-feet of flex space for office and light-industrial tenants.

Terracon Business Park offers convenient on-site and nearby amenities for tenants and employees. Within the park, amenities include a Subway, picnic tables throughout the landscaped grounds, sustainable landscaping, and a bus shelter for transit access. Nearby services include Tim Hortons, Kildonan Place, Costco, Staples, The Home Depot, and Walmart, providing easy access to dining, shopping, and everyday essentials.

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TRAFFIC
44,800 vehicles per day on Dugald Road between Plessis Road and Lagimodiere Boulevard.
City of Winnipeg Public Works Department 2024

FOR MORE INFORMATION, PLEASE CONTACT:

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