



50 Terracon Place | Winnipeg MB

# Modern Industrial For Sublease

Located in the Terracon Business Park, Winnipeg's preeminent industrial park, this recently renovated space is ready for occupancy on July 1st, 2026.

Featuring tilt up concrete construction with  $\pm 20'$  ceilings with dock and grade loading. Access is from Dugald Road with excellent City of Winnipeg transit service. The Trans-Canada and Perimeter Highway are less than 10 minutes

away providing for easy access to in all directions in and out of Winnipeg. Retail amenities in the area (the Regent & Lagimodiere shopping node) offer plenty of shopping and dining options less than 5 minutes away.

Lease rate:

**\$10.95**  
PSF

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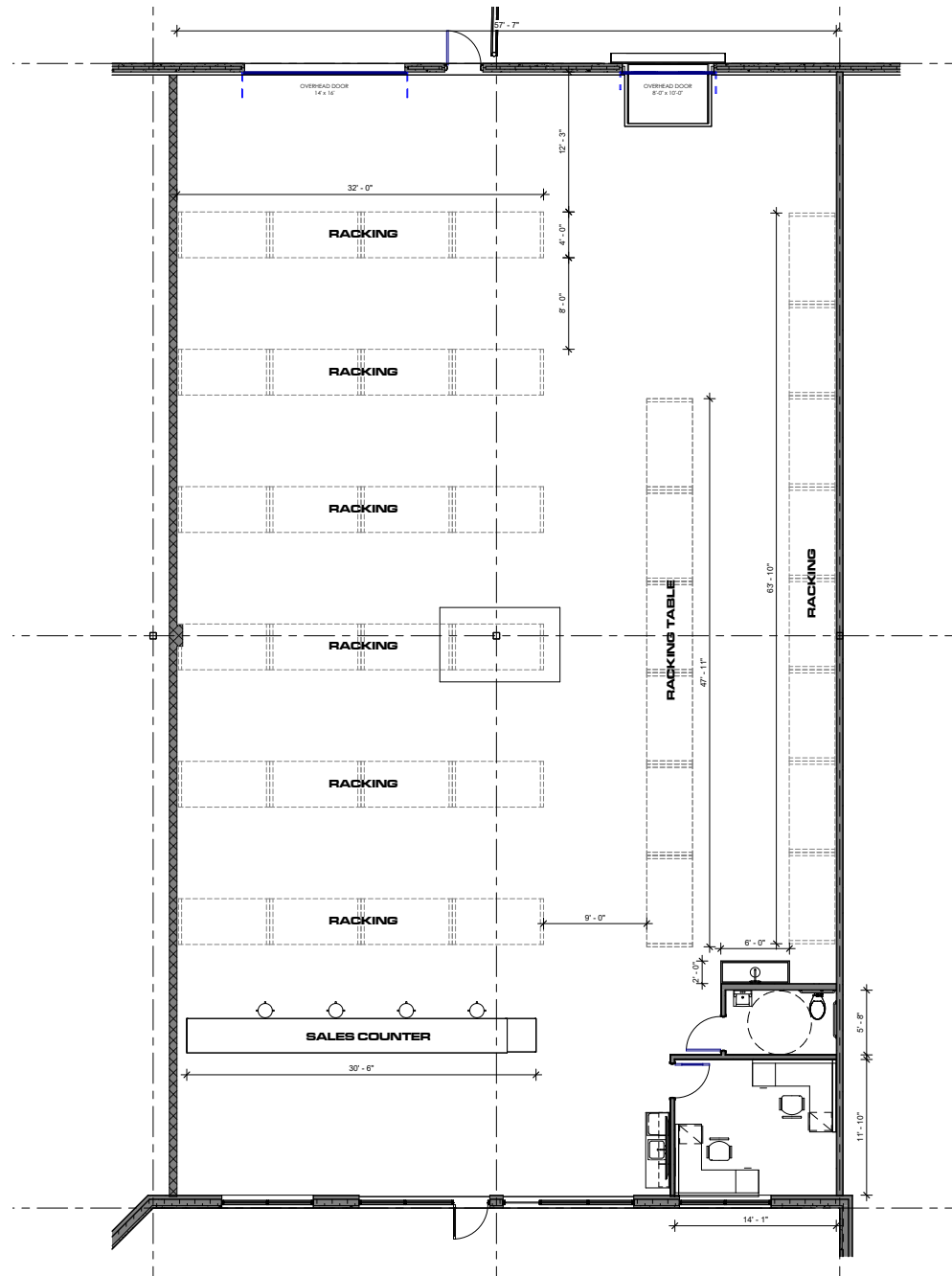
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# Site Plan



# Highlights

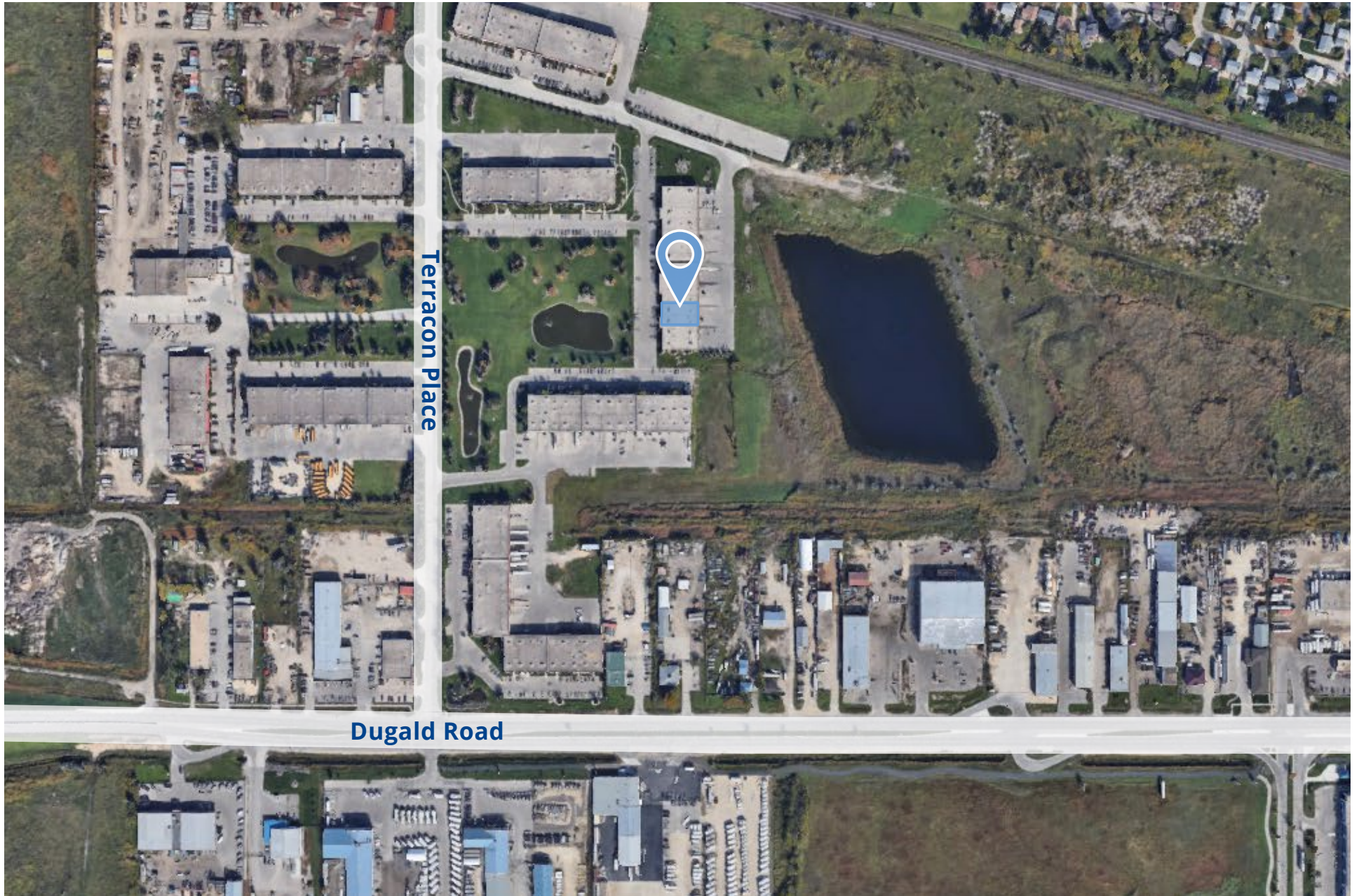
Available	5,821 SF consisting of one private office, an open showroom area and open warehouse with racking
Additional	\$6.50/SF (2025 estimate) a 5% mgmt fee on base rent.
Ceiling Height	20' ceiling height
Loading	1- grade door (14'x16') and 1 dock door (8'x10')
Zoning	MMU
Construction	Tilt up concrete with steel roof deck
Column Spacing	Unit is ±102' deep by ±57' wide with a single column
Other Features	<ul style="list-style-type: none"> <li>• LED Lighting</li> <li>• 3 phase 225 Amp 120/240 V electrical service</li> <li>• 2 gas fired heaters</li> <li>• Racking can be made available for purchase</li> <li>• Sub Lease expires on June 29th, 2029</li> </ul>

5,821  
square feet available

Available July 1, 2026

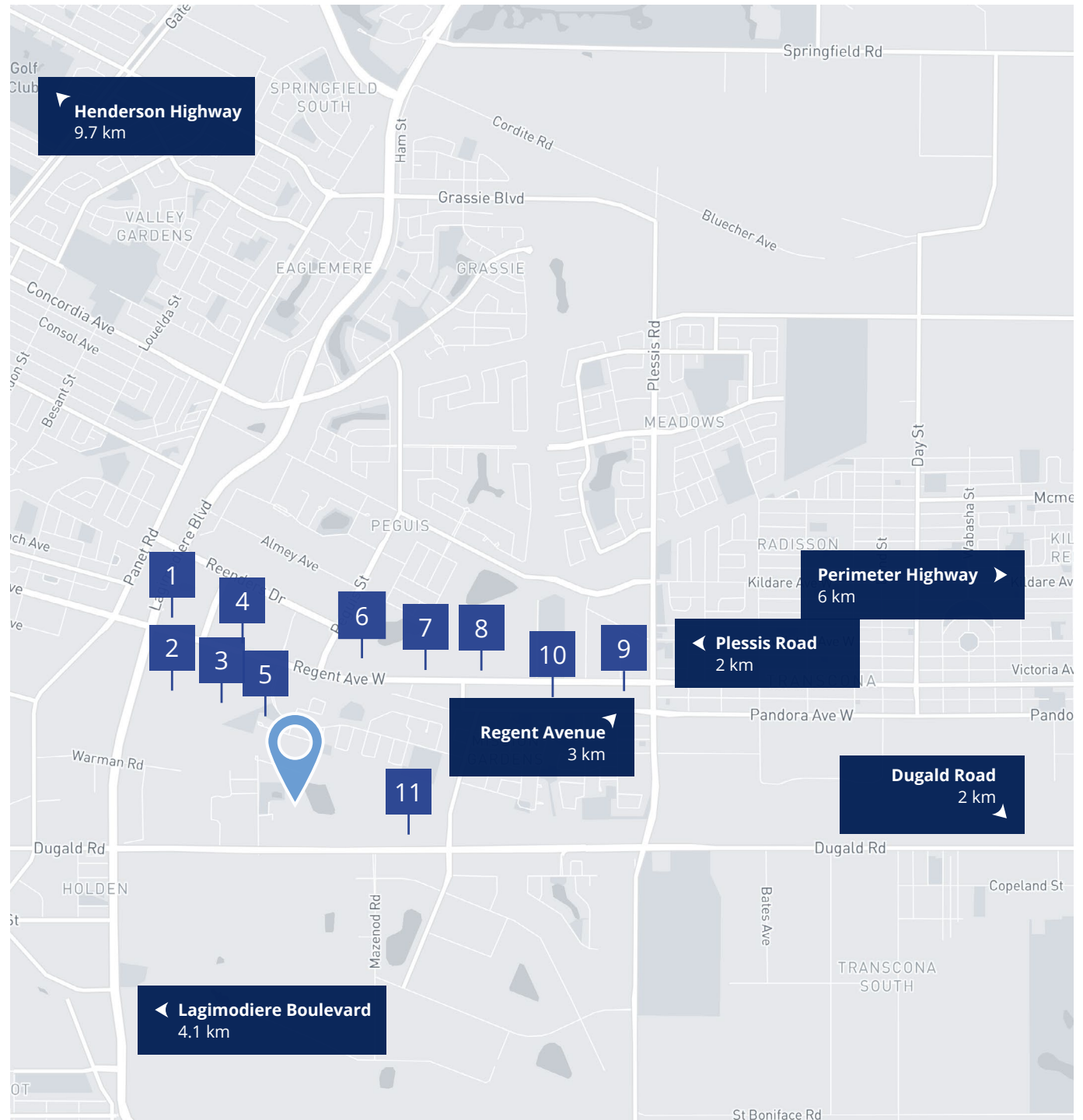


# Site Aerial



# Property Location

1	Boston Pizza
2	The Home Depot
3	Walmart Supercentre
4	Kildonan Place
5	Best Buy
6	Canadian Tire
7	Costco
8	Club Regent
9	Giant Tiger
10	Canada Inns
11	Tim Horton's





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