



FOR LEASE



CORNER OF MAIN ST &
THE PERIMETER HWY

UP TO ±51,000 SF FOR LEASE

204.233.4330

www.terracon.co





209 - 251 KAPELUS DRIVE

PROPERTY SUMMARY

Available Space : up to $\pm 51,000$ SF
Ceiling Height : 20' - 24' clear
Loading : Dock & Grade
Parking Stalls : up to 5:1,000 SF
Rate : Please Inquire
Available : Q4 2027



PROPERTY FEATURES

- Located at the NW corner of Main Street and the Perimeter Highway
- Flex building allows you to build out to your specifications
- Compound space available
- No City of Winnipeg business tax within the RM of West St. Paul
- Easy access to major transportation routes
- Additional parking available
- Located in an area growing rapidly with new commercial and residential developments

PROPERTY IMAGES





**TERRACON
DEVELOPMENT
LTD.**

WHERE YOU WANT TO BE



DISTANCE TO

Downtown Winnipeg	20 Minutes
City of Winnipeg	2 Minutes
Perimeter Highway	1 Minute
Trans-Canada Highway	15 Minutes



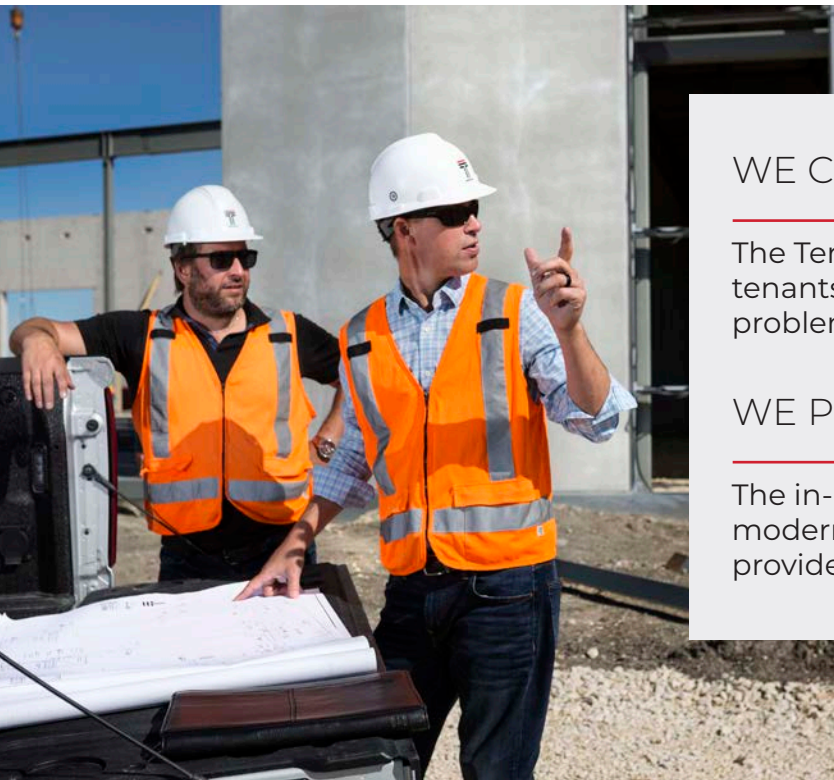
WHAT WE DO

WE LEASE

Working with best practices and our modern systems, the Terracon leasing team will guide you from offer, to acceptance, through construction and fit-up right to your grand opening.

WE DESIGN

Using both in-house capabilities and a stable of consultants, Terracon has created some of the best work environments in Manitoba.



WE CONSTRUCT

The Terracon construction team continues to impress tenants as they exceed timelines, hold to budgets, and problem solve in what can be a complicated process.

WE PROPERTY MANAGE

The in-house Terracon property management group uses modern software, robust systems, and a GIS interface to provide for each tenant's unique situation.



WE PROVIDE COMFORT & SECURITY

Our building designs allow you to control your own environment. Dedicated entrances, HVAC & washrooms, no shared building facilities, on-site security and your own dedicated parking are just a few of the features that give the sense of comfort and security today's business owners want.



WE TAKE PRIDE

**"We take pride in the quality of our business parks and the buildings within them.
The quality of our tenants is a testament to that pride."**



CONTACT OUR LEASING TEAM FOR MORE INFORMATION

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