

LOW-COST INDUSTRIAL FLEX SPACE FOR LEASE IN ELMWOOD



FOR LEASE
367 POPLAR AVENUE

Colin Gratton
Associate

T 204 928 5000
C 204 4711270

colin.gratton@cwstevenson.ca

Chris Hourihan
Associate Vice President

T 204 934 6215
C 204 995 0225

chris.hourihan@cwstevenson.ca





PROPERTY HIGHLIGHTS

- Spacious and open warehouse providing ample storage, distribution or manufacturing space
- Shared grade and dock loading and access to freight elevator
- 60 amp, 3-Phase Service
- Zoned M1 - Allows for a variety of industrial and commercial uses

Unit 1 (+/-) 3,780 sq. ft.

Unit 2 (+/-) 2,937 sq. ft.

Unit 8 (+/-) 4,118 sq. ft.

Unit 12 (+/-) 295 sq. ft.

Unit 13 (+/-) 705 sq. ft.

LEASE RATE: \$8.00 PSF NET

CAM & TAX: \$1.77 PSF + 5% MANAGEMENT FEE

(UTILITIES SEPARATE)

5 UNITS AVAILABLE



LOCATION OVERVIEW

367 POPLAR AVE



WINNIPEG
AIRPORT

DOWNTOWN
WINNIPEG

PORTAGE AVE

PEMBINA HWY

ABINOJII MIKANAH

PERIMETER HWY

DRIVETIME

DOWNTOWN WINNIPEG: 9 MINS

PERIMETER HWY: 12 MINS

WINNIPEG RICHARDSON
INTERNATIONAL AIRPORT: 19 MINS



ZONING

ROCH ST

JOHNSON AVE W

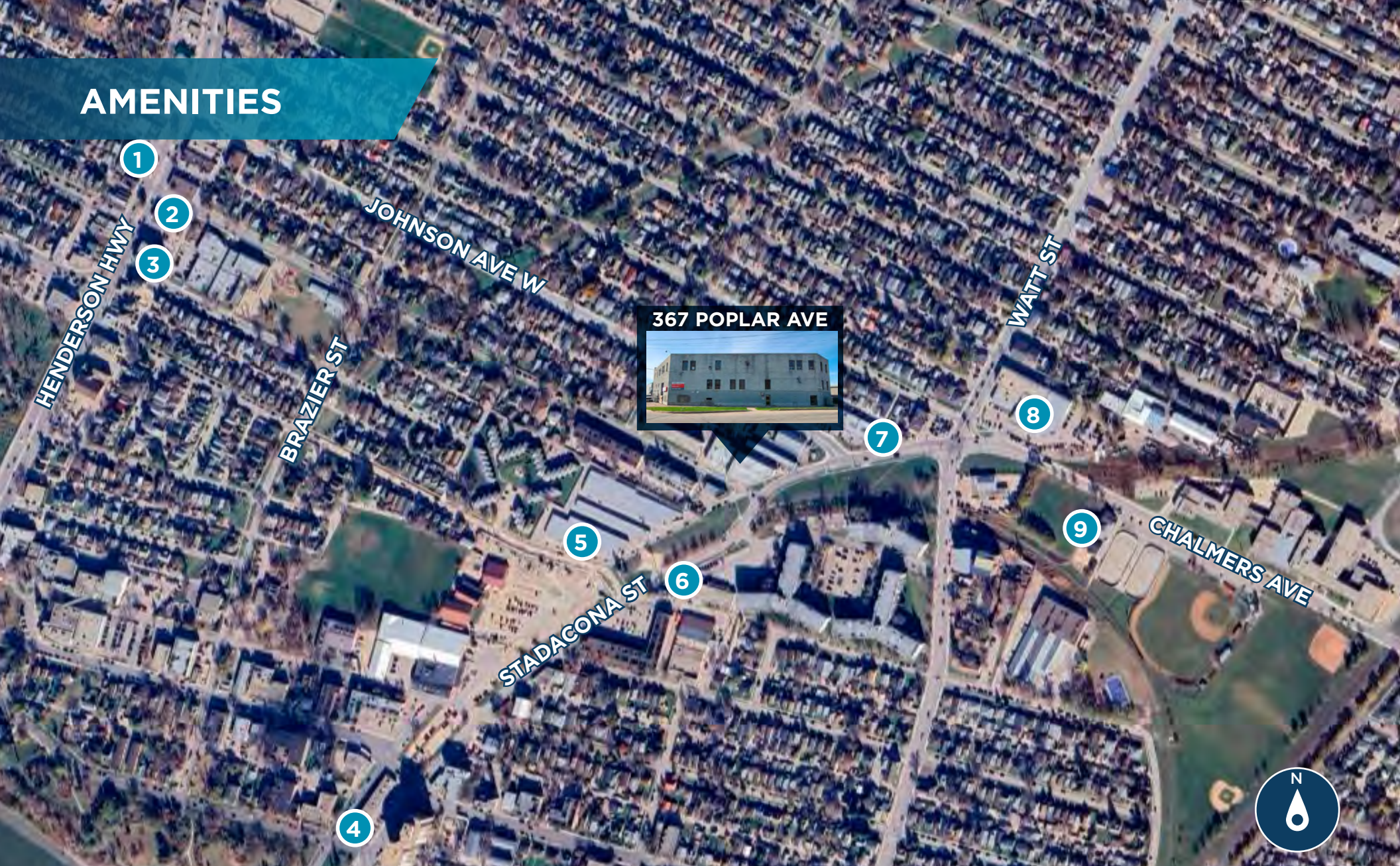
POPLAR AVE

LEVIS ST

M1



AMENITIES



LOCAL AMENITIES

- 1 HENDERSON BURGERS & SUBS
- 2 SUBWAY
- 3 JC'S TACOS AND MORE

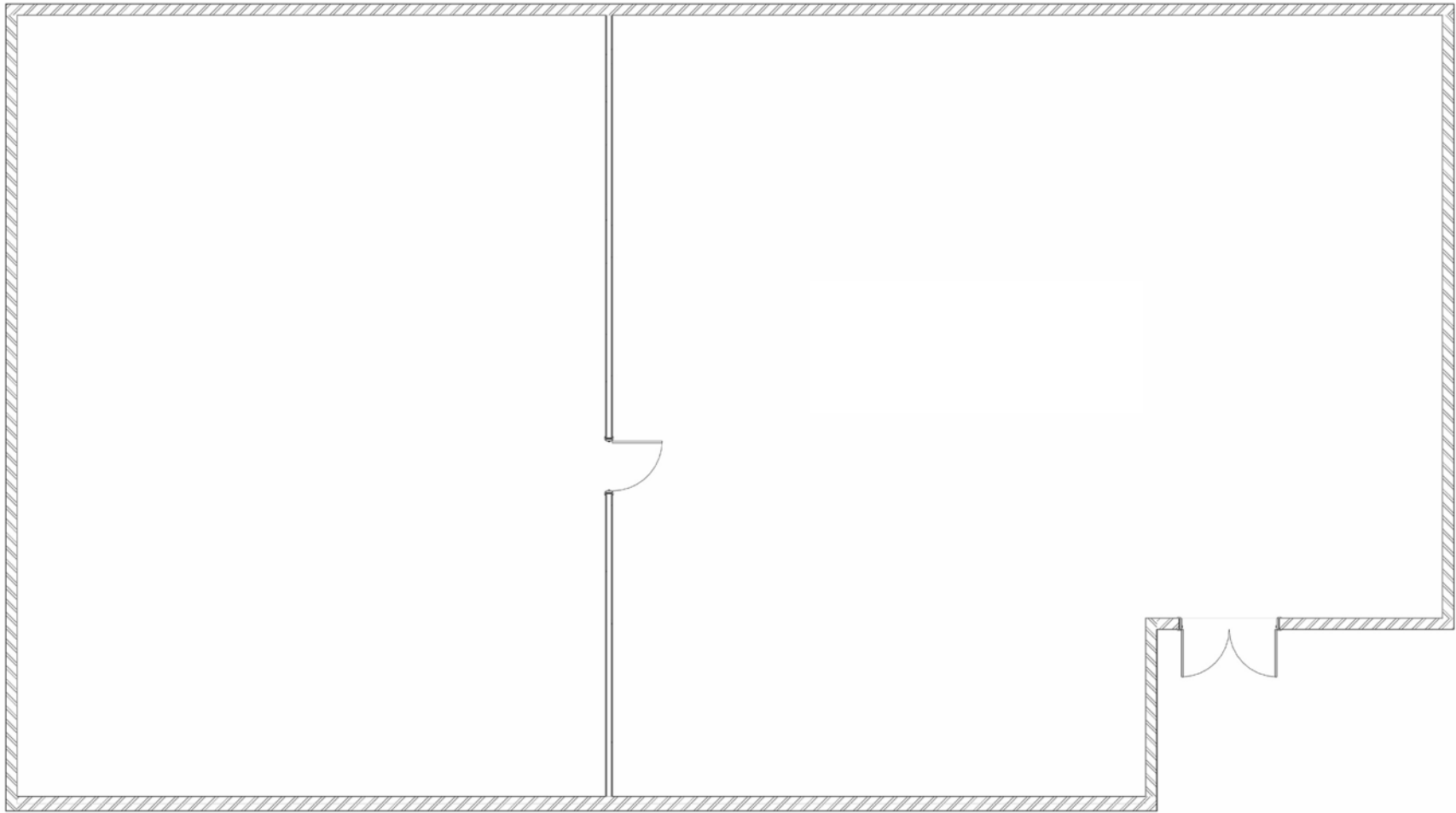
- 4 BONDAT KITCHEN AND DELI
- 5 ACCESS STORAGE
- 6 CHARLEE'S RESTAURANT & LOUNGE

- 7 THIRSTY DUCK CAFE
- 8 KILDONAN MCC THRIFT SHOP
- 9 CHALMERS COMMUNITY CENTRE

FLOOR PLAN

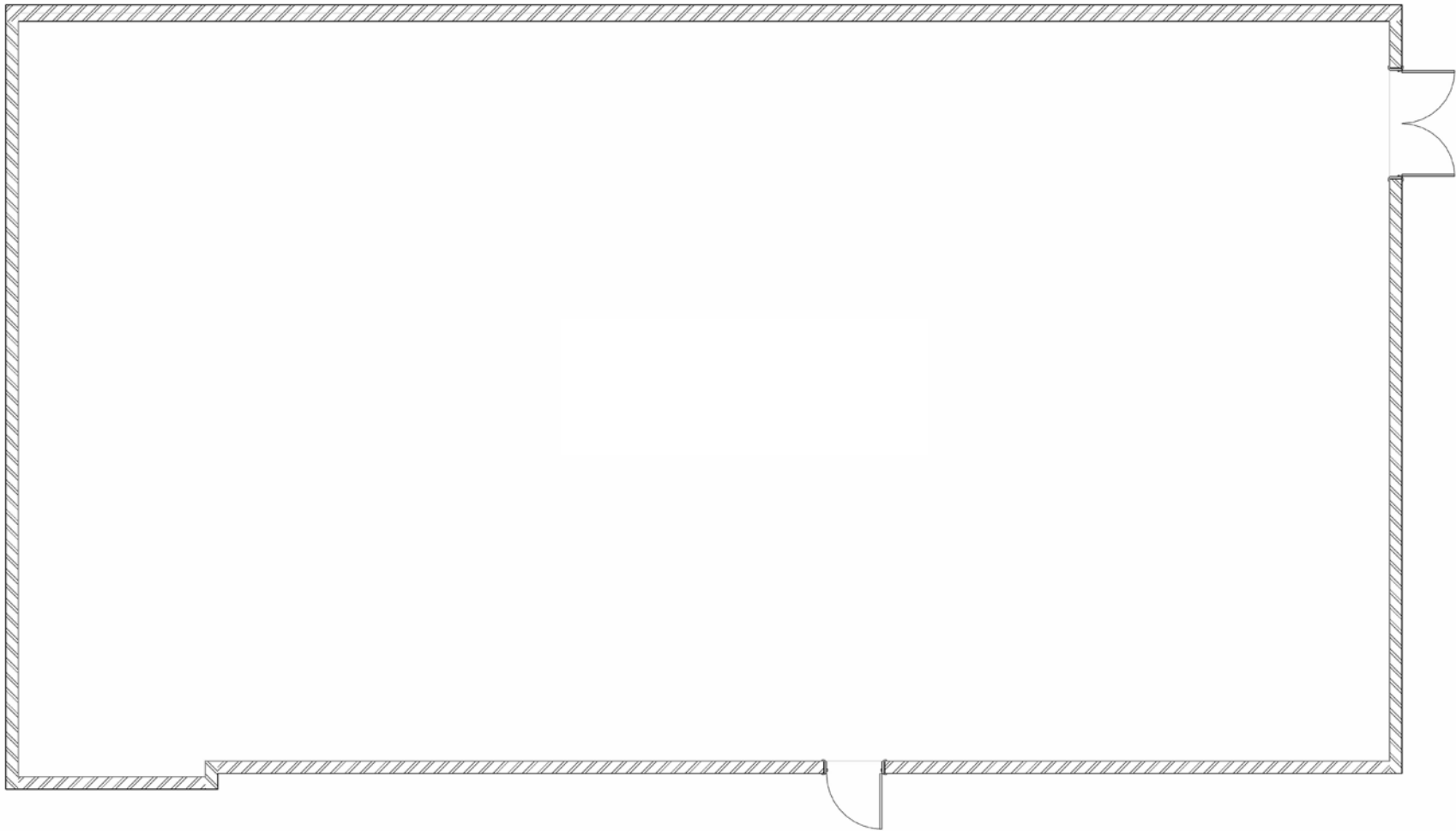
UNIT 1

(+/-) 3,780 sq. ft.



FLOOR PLAN

UNIT 2
(+/-) 2,937 sq. ft.



FLOOR PLAN

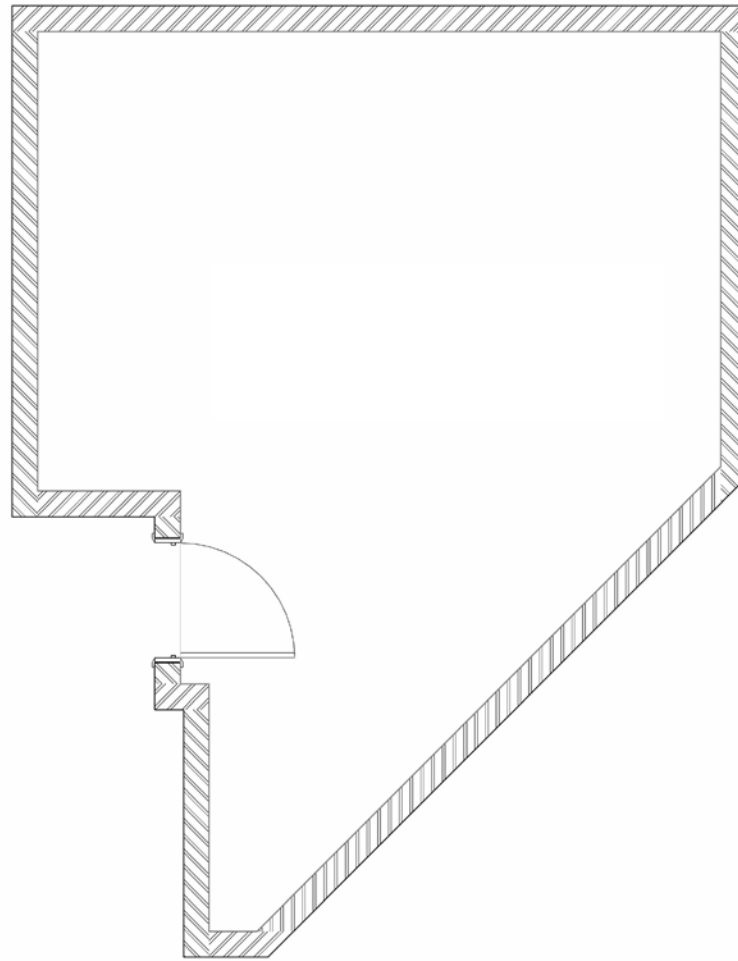
UNIT 8

(+/-) 4,118 sq. ft.



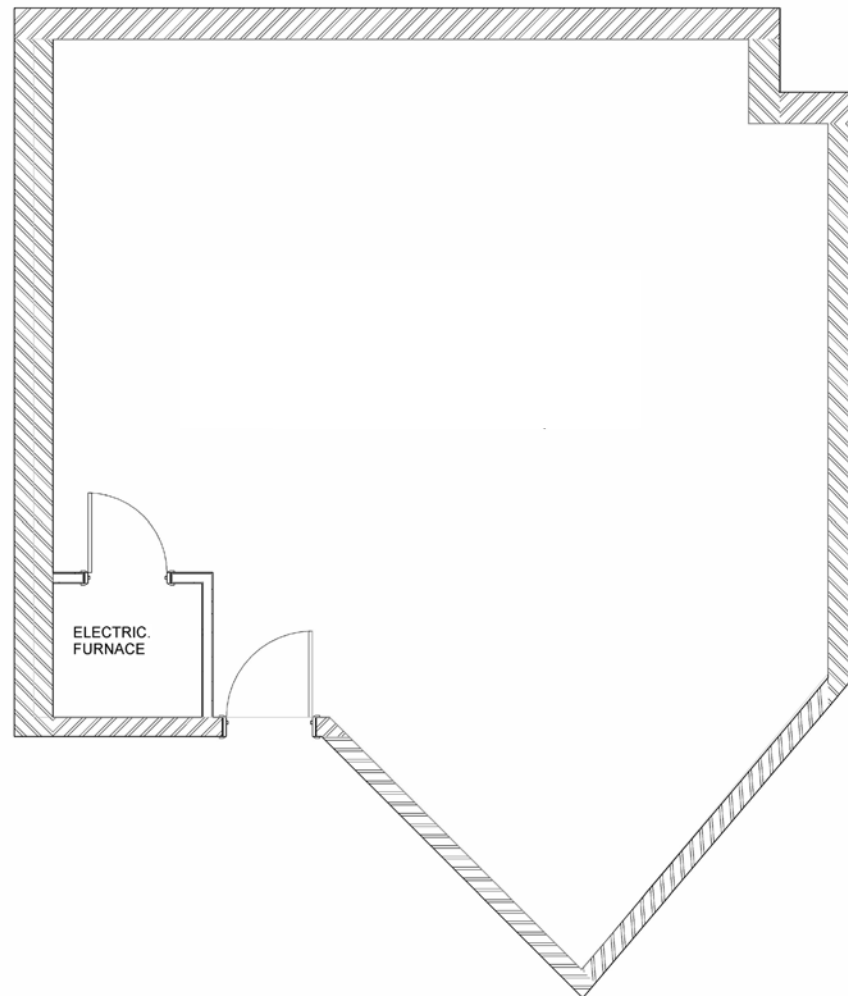
FLOOR PLAN

UNIT 12
(+/-) 295 sq. ft.



FLOOR PLAN

UNIT 13
(+/-) 705 sq. ft.



IMAGES



IMAGES





CONTACT

Colin Gratton
Associate

T 204 928 5000

C 204 471 1270

colin.gratton@cwstevenson.ca

Chris Hourihan
Associate Vice President

T 204 934 6215

C 204 995 0225

chris.hourihan@cwstevenson.ca



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance ©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.