

# FOR SALE

Freestanding Industrial/Manufacturing Building with Compound Area

1395 Whyte Avenue, Winnipeg, Manitoba



**M3**  
ZONING



**+/- 44,386 SF**  
BUILDING



**LAND SIZE**  
1.93 ACRES



**COMPOUND**  
AVAILABLE

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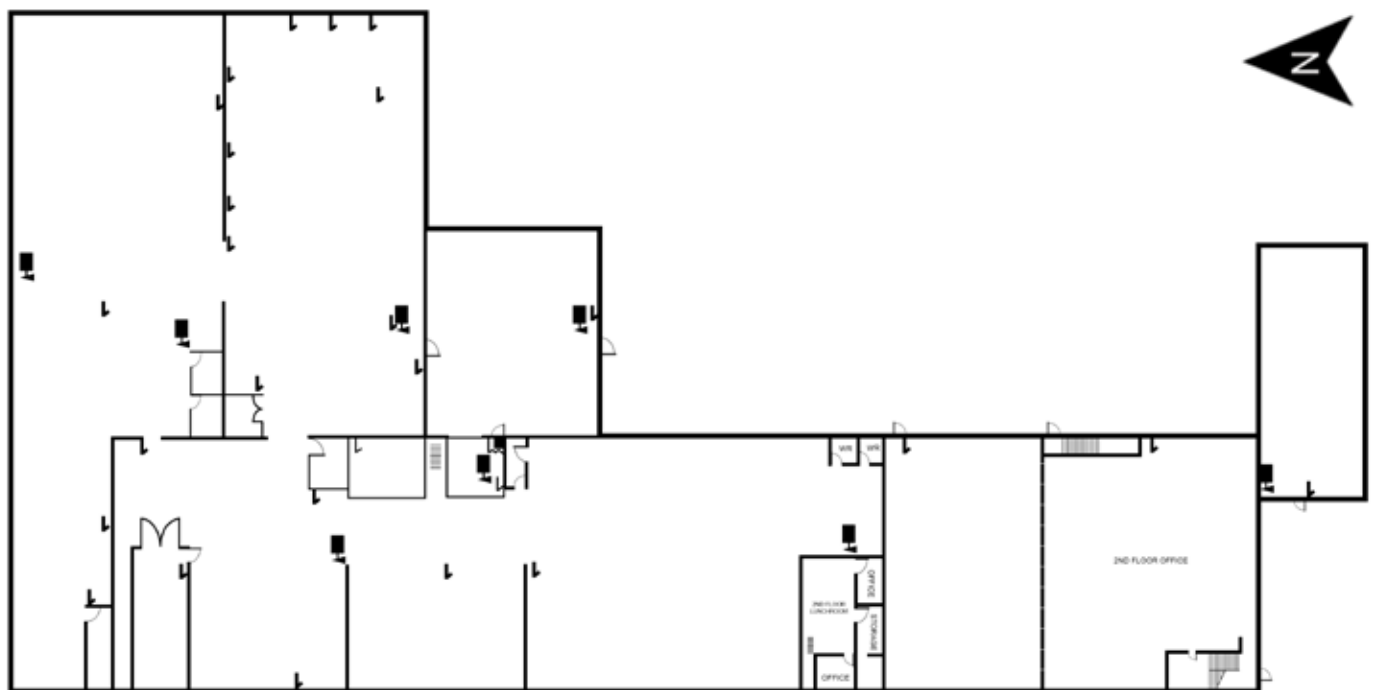
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## SITE PLAN



## FLOOR PLAN



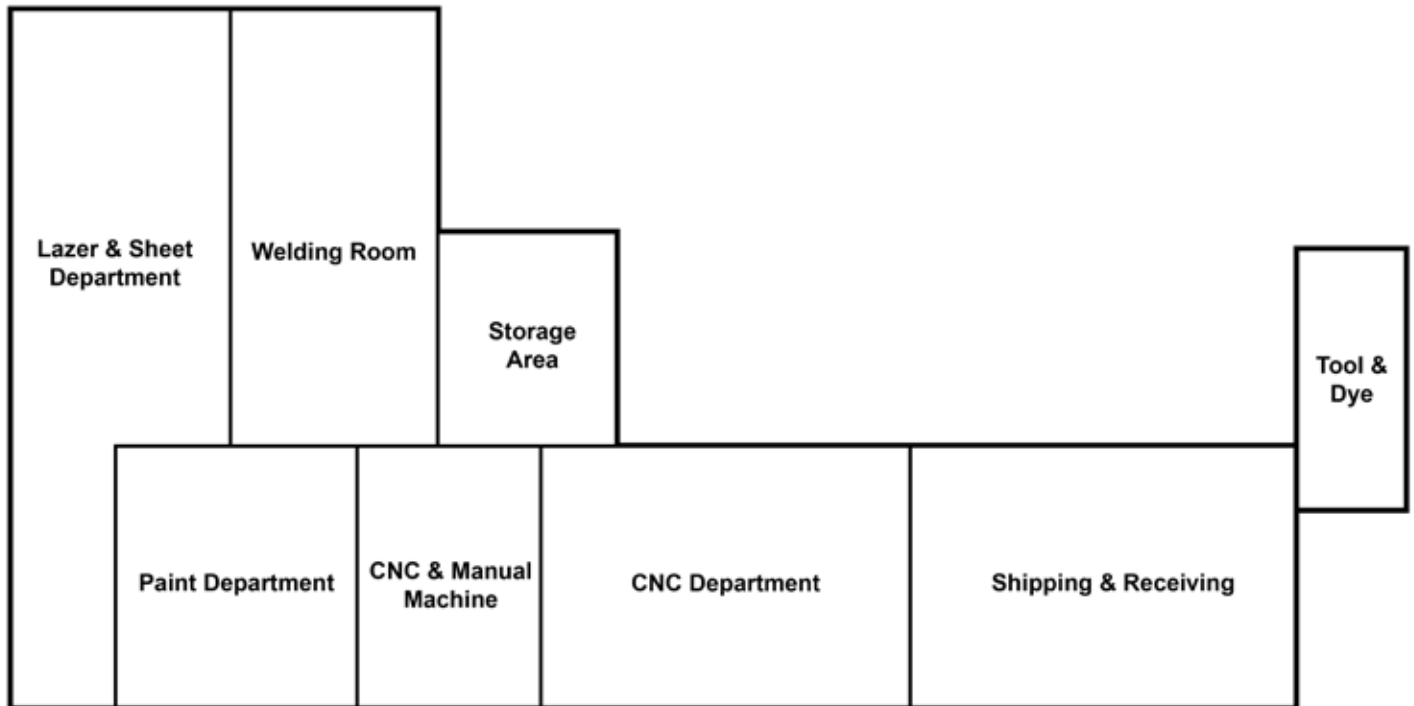
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## FLOOR PLAN



## BUILDING SPECS

Area A: Tool & Dye	1,966 ft. (59 ft. x 33 ft.) 14 ft. ceiling
Area B: Shipping & Receiving	6,300 ft. (59 ft. x 126 ft.) 14 ft. & 18 ft.
Area C: CNC Department	6,962 ft. (118 ft. x 59 ft.) 19 ft ceilings
Area D: CNC & Manual Machine	3,540 ft. (60 ft. x 59 ft.) 18 ft. ceilings
Area E: Paint Department	4,686 ft. (59 ft. x 33 ft.) 18 ft. ceilings
Area F: Welding Room	6,570 ft. (100 ft. x 66 ft.) 17.5 ft. ceilings
Area G: Sheet Department	2,736 ft. (72 ft. x 38 ft.) 18 ft. ceilings
Area H: Lazer Department	5,614 ft. (157 ft. x 35 ft.) 18 ft. ceilings
Area I: Storage Are	2,880 ft. (59 ft. x 48 ft.) 18 ft. ceilings
<b>Total:</b>	<b>41,254 ft.</b>



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## PROPERTY SUMMARY

Office	+/- 3,600 SF
Warehouse	+/- 41,254 SF
<b>Total</b>	<b>+/- 44,854 SF</b>

Possession	August 2026
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Land Area	1.93 Acres
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Asking Price	\$6,500,000
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Property Taxes (2025 est.)	\$138,535.55
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Zoning	M3 - Heavy Industrial
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Ceiling Height	+/- 14' - 18'
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Grade Loading	
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## FEATURES - WAREHOUSE

- Built in 1968 - masonry construction with additions completed in 1972/2001/2004/2008/2015
- Phase 2 ESA report completed by owner
- Multiple grade loading doors
- Floor drains
- Power - 1600 amp, 347/600 volt, 3 phase
- +/- 40 parking stalls (electrified)
- Warehouse has multiple washrooms and staff lunchroom areas

## FEATURES - OFFICE

- Move in ready office
- Includes boardroom, private offices, washrooms and lunch area
- HVAC throughout office

## LEGAL DESCRIPTION

Title #: 2855755

Part of Lot 1 Plan 52961 WLTO IN OTM Lot 35 Parish or St John



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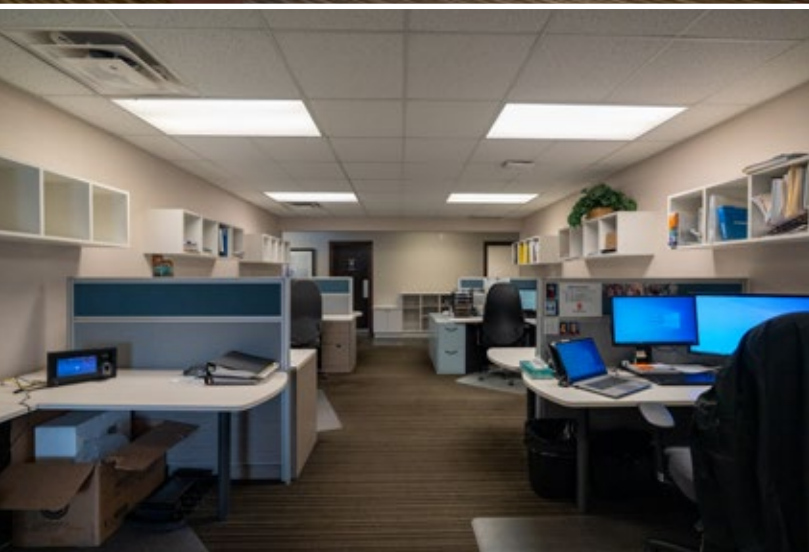
The map shows the city of Winnipeg, Manitoba, with a red star marking the location of 1395 Whyte Avenue. A red line outlines the city boundary. A black line shows the route from the star to the city center, passing through various streets and landmarks like the airport and parks. Numbered blue squares (1-7) indicate key points along the route.

Route from Subject Lands	Distance (km.)	Drive Time
North Perimeter Highway (Hwy 100) & Rte 90	10.8	14 min
East Perimeter Highway (Hwy 100) & Trans-Canada Highway East (Hwy 1)	23.1	30 min
South Perimeter Highway (Hwy 100) & Hwy 75	17.6	31 min
West Perimeter Highway (Hwy 100) & Trans-Canada Highway West (Hwy 1)	18.5	20 min
Winnipeg Richardson International Airport	4.7	10 min
Downtown (Portage Ave & Main St)	5	10 min
Lagimodiere Boulevard (Hwy 59) & Regent Avenue West	9.5	18 min
U.S. Border Crossing via Hwy 75	111	1 hr 30 min



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