

FOR SALE/LEASE

Freestanding Industrial/Manufacturing Building with Compound Area

1395 Whyte Avenue, Winnipeg, Manitoba



M3
ZONING



+/- 51,582 SF
BUILDING



LAND SIZE
1.93 ACRES



COMPOUND
AVAILABLE

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SITE PLAN



DEMOGRAPHICS

	3 km. Radius	5 km. Radius	10 km. Radius
Total Population	5,194	17,673	140,982
Daytime Population	7,315	44,308	204,047
Households	1,813	6,191	52,245
Median Age	34.8	36.9	36.0
Avg. Household Income	\$79,377	\$87,739	\$84,570

Environics Analytics ©2024

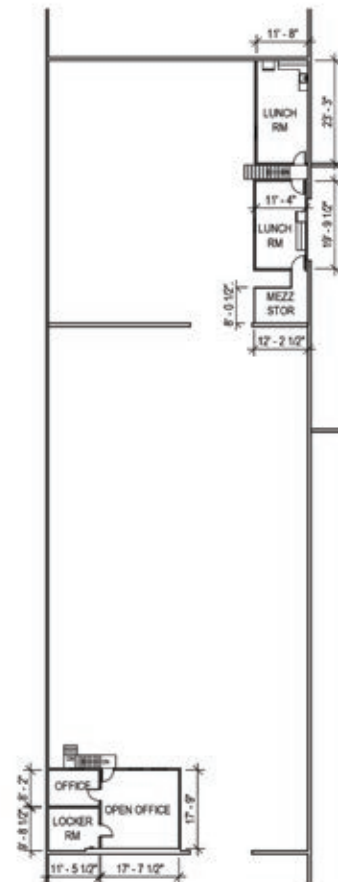
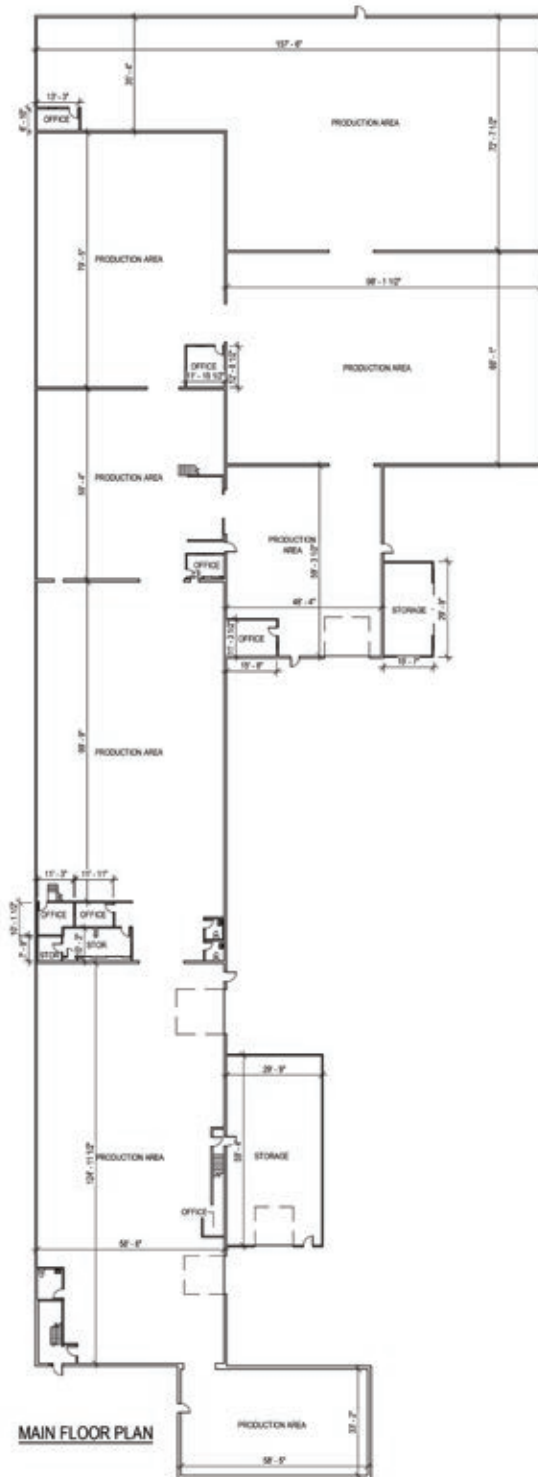
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FLOOR PLAN



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PROPERTY SUMMARY

Office	+/- 3,716 SF
Main Floor	+/- 46,480 SF
Second/Mezzanine Floor	+/- 1,386 SF
Total	+/- 51,582 SF

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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Net Rent	\$8.95/SF
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Additional Rent	TBD
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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



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DRIVE TIMES FROM 1395 WHYTE AVENUE



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

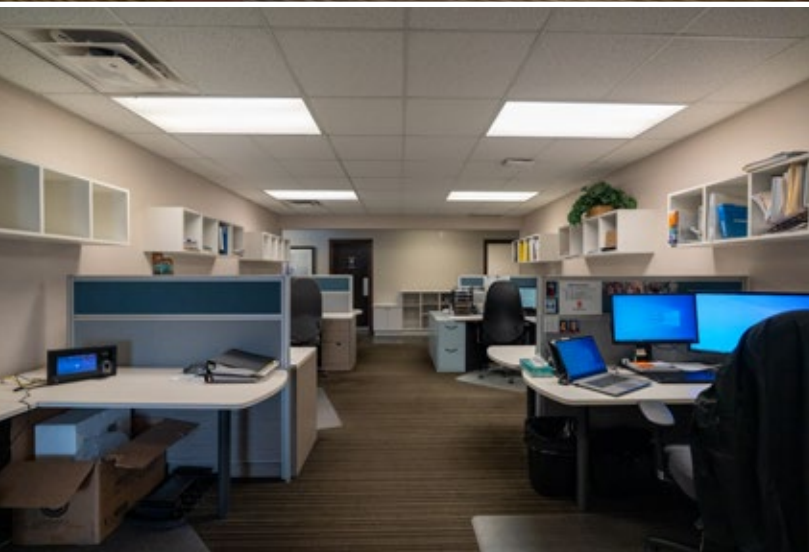
1 hr 30 min

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LEGAL DESCRIPTION

Title #: 2855755

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



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Succeeding by Helping Others Succeed



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