

# 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

# FOR SALE/LEASE

1395 Whyte Avenue, Winnipeg, Manitoba

## 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

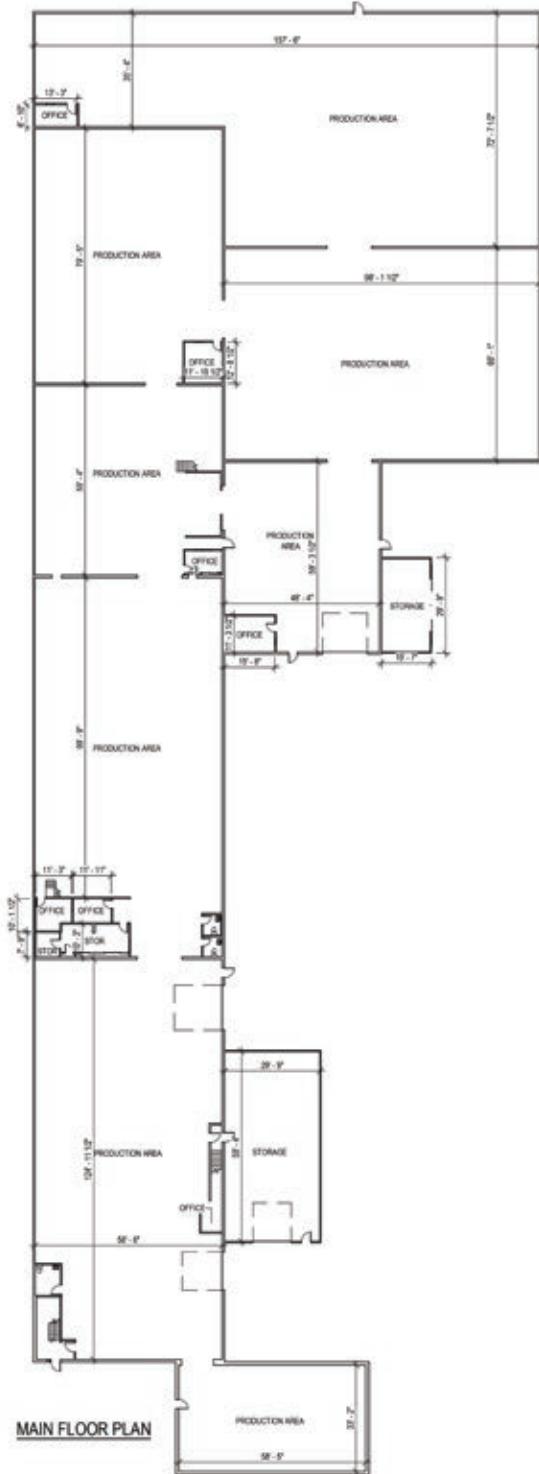
204.474.2000

**Shindico**

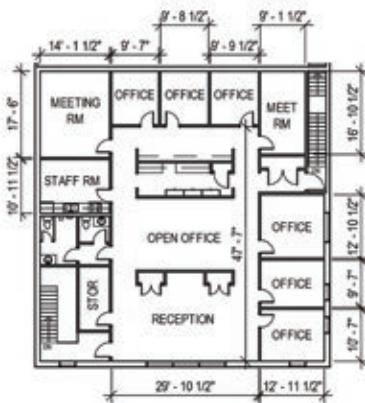
# FOR SALE/LEASE

1395 Whyte Avenue, Winnipeg, Manitoba

## FLOOR PLAN



### SECOND/MEZZANINE FLOOR PLAN



## OFFICE FLOOR PLAN

**204.474.2000**

**Shindico**

# FOR SALE/LEASE

1395 Whyte Avenue, Winnipeg, Manitoba

## PROPERTY SUMMARY

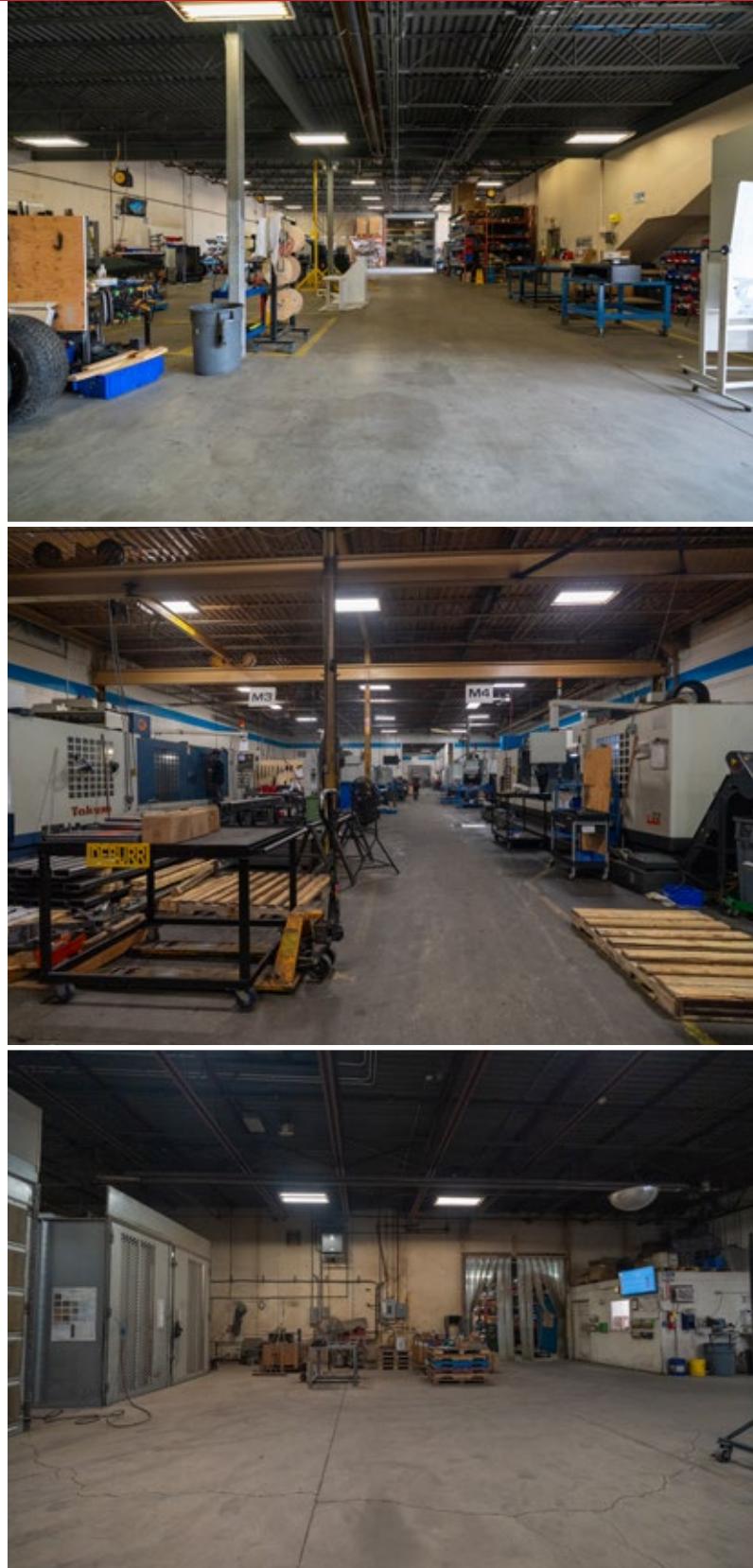
Office	+/- 3,716 SF
Main Floor	+/- 46,480 SF
Second/Mezzanine Floor	+/- 1,386 SF
<b>Total</b>	<b>+/- 51,582 SF</b>
<hr/>	<hr/>
Possession	August 2026
<hr/>	<hr/>
Land Area	1.93 Acres
<hr/>	<hr/>
Asking Price	\$6,500,000
<hr/>	<hr/>
Net Rent	\$8.95/SF
<hr/>	<hr/>
Additional Rent	TBD
<hr/>	<hr/>
Property Taxes (2025 est.)	\$138,535.55
<hr/>	<hr/>
Zoning	M3 - Heavy Industrial
<hr/>	<hr/>
Ceiling Height	+/- 14' - 18'
<hr/>	<hr/>
Grade Loading	
<hr/>	<hr/>

## 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



204.474.2000

**Shindico**

# FOR SALE/LEASE

1395 Whyte Avenue, Winnipeg, Manitoba

## DRIVE TIMES FROM 1395 WHYTE AVENUE



### Route from Subject Lands

### Distance (km.) Drive Time

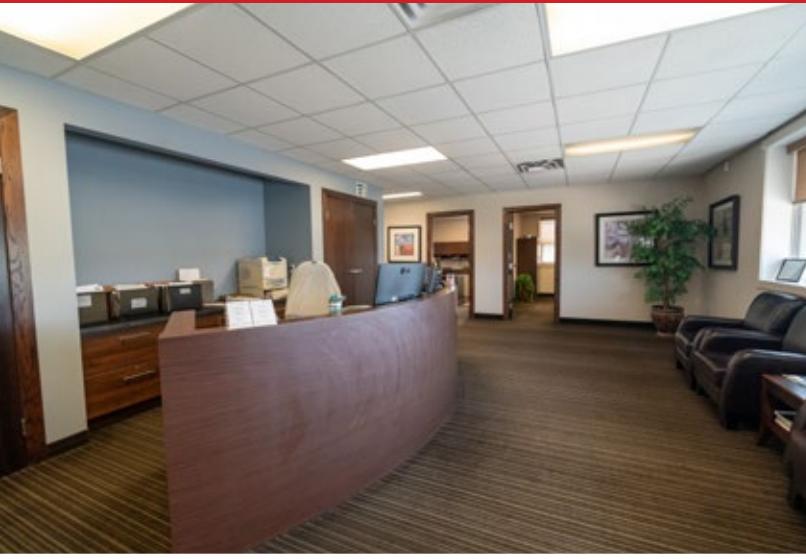
North Perimeter Highway (Hwy 100) & Rte 90	10.8	14 min
East Perimeter Highway (Hwy 100) & Trans-Canada Highway East (Hwy 1)	23.1	30 min
South Perimeter Highway (Hwy 100) & Hwy 75	17.6	31 min
West Perimeter Highway (Hwy 100) & Trans-Canada Highway West (Hwy 1)	18.5	20 min
Winnipeg Richardson International 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

204.474.2000

**Shindico**

# FOR SALE/LEASE

1395 Whyte Avenue, Winnipeg, Manitoba



204.474.2000

**Shindico**

# FOR SALE/LEASE

1395 Whyte Avenue, Winnipeg, Manitoba



FOR MORE INFORMATION, PLEASE CONTACT:

**Mark Scaletta**  
Vice President, Industrial  
P (204) 928-8223  
C (204) 510-3754  
mscaletta@shindico.com

**Murray Goodman**  
Senior Vice President, Industrial & Investment  
P (204) 928-8228  
C (204) 990-4800  
mgoodman@shindico.com

**Robert Scaletta**  
Senior Vice President, Industrial  
P (204) 928-8242  
C (204) 223-9777  
rscaletta@shindico.com

**Shindico Realty Inc.**  
200-1355 Taylor Avenue  
Winnipeg, Manitoba R3M 3Y9  
P (204) 474-2000  
inquire@shindico.com  
www.shindico.com



**Shindico**  
*Succeeding by Helping Others Succeed*



Shindico is dedicated to the protection of the environment and the communities that we are a part of.

The accuracy of the information set out herein has not been confirmed, and Shindico Realty Inc. and its affiliates make no representations or warranties as to the accuracy of the information and assumes no responsibility for errors or omissions. The recipient is responsible to verify the accuracy of any information and bears all risk related to any inaccuracies. 092625