

INDUSTRIAL FOR SALE 126 WHEATFIELD ROAD



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PROPERTY HIGHLIGHTS

(+/-) 28,940 SF AVAILABLE ON 2.23 ACRES

- Modern, specialized industrial facility with state-of-the-art equipment ideally suited for metal fabrication, welding, machining and manufacturing
- Separate building on site dedicated to sandblasting and painting of large, specialized equipment
- Located in the heart of CentrePort Canada, North America's largest trimodal inland port with excellent access to major transportation routes
- Grade loading available
- Fenced and gravelled compound with excess land providing opportunities for further development

SALE PRICE: \$7,900,000

PROPERTY TAX: \$55,511.46 (2024)

Main Building Area	20,444 sf
2nd Floor Office	2,880 sf
Second Building	5,616 sf
Total	28,940 sf
Land Area	2.23 Acres
Year Built	2011/2019
Ceiling Height (To the Under Side of Joist)	Main Building: (+/-) 30' Second Building: (+/-) 26' - 29'
Loading	Main Building: (7) 14' x 16' Grade Doors Second Building: (1) 20' x 14' Grade Door
Power	600 Amp
Floor	6" Reinforced Concrete
Zoning	I2 (Industrial General)
Compound	Fenced and gravelled
Equipment included	Cranes, Sandblasting Booth, Paint Booth, Air Compressor System

EQUIPMENT HIGHLIGHTS

Crane Specifications (Main Building)

North Crane #1	7.5 TONNE CXTS Double Box girder crane with 60'0" span
Midde Crane #2	7.5 TONNE CXTS Double Box girder crane with 60'0" span
South Crane #3	5 TONNE CXTS Single Box girder crane with 60'0" span

*Comprehensive specs available upon request

Sand Blasting Booth (2nd Building)

20' x 20' x 50' Long

*Comprehensive specs available upon request

Paint Booth (2nd Building)

Equipment Type:	Large Equipment Cross Draft Pressurized Booth
GFS Model Number:	LECDG-181450-PSB-SD-OVS-CUF-SP
Internal Clear Working Dimensions:	16' 0" W x 16' 0" H x 50' 0" L
Overall Dimensions (Approximate):	17' 4" W x 17' 8" H x 50' 4" L

*Comprehensive specs available upon request

Air Compressor System (2nd Building)

System includes air compressors, cycling air dryer, receiver tank, flow control and Transair piping

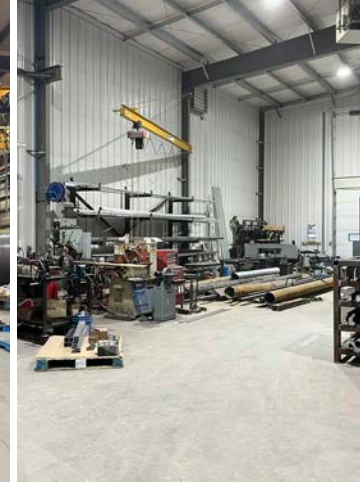
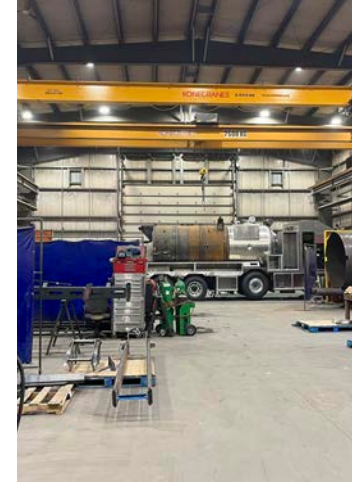
Equipment List:

Model:

Rotary Screw Compressor	Quincy QGDV - 20 575/3/60
Rotary Screw Compressor	Quincy QSI - 60 575/3/60
Cycling Air Dryer	Quincy QED - 450
Pre-Filter	Quincy QMF - 500
1060 Gallon Air Receiver	

*Comprehensive specs available upon request

All buyers should not rely on this information and should complete its own due diligence of the equipment listed above



AREA MAP



DRIVE TIMES

- 5 MINS TO PERIMETER HIGHWAY
- 5 MINS TO CENTREPORT CANADA WAY
- 12 MINS TO WINNIPEG AIRPORT
- 1 HR 35 MINS TO US BORDER

LOCAL AMENITIES

- 1 WENDY'S
- 2 A&W
- 3 MCDONALDS
- 4 ESSO GAS STATION
- 5 SHELL GAS STATION
- 6 SAFEWAY
- 7 TIM HORTONS

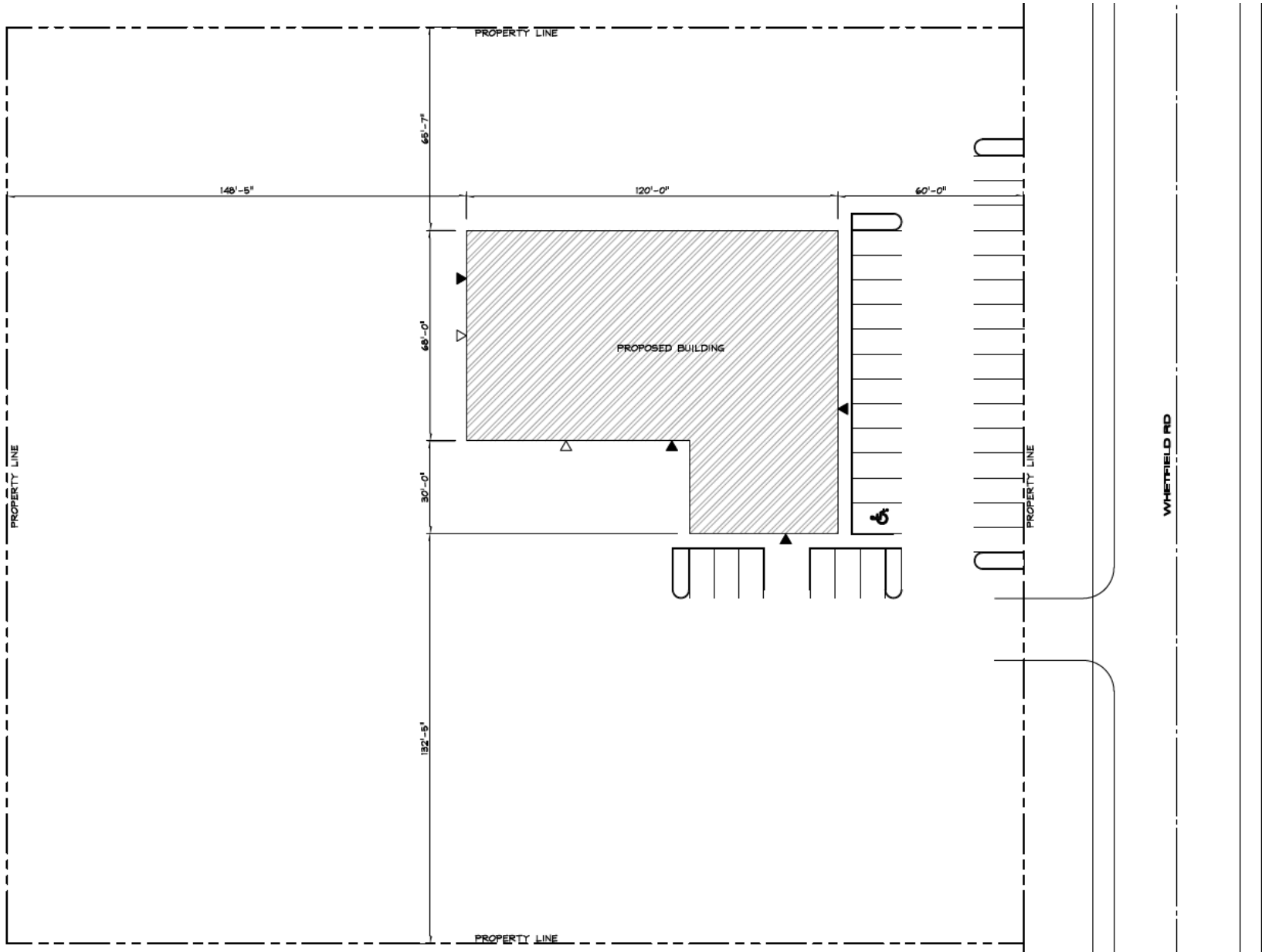
LOCAL AMENITIES

- 1 RED RIVER COLLEGE
- 2 RIDE TIME
- 3 DENRAY TIRE
- 4 GARDEWINE
- 5 MACK
- 6 SERVICE CANADA
- 7 CANADA CARTAGE
- 8 MAJOR DRILLING
- 9 MEDLINE
- 10 INLAND TRUCKS & EQUIPMENT
- 11 49 NORTH LUBRICANTS
- 12 PETERBUILT
- 13 FORT GARRY INDUSTRIES
- 14 FOUNTAIN TIRE

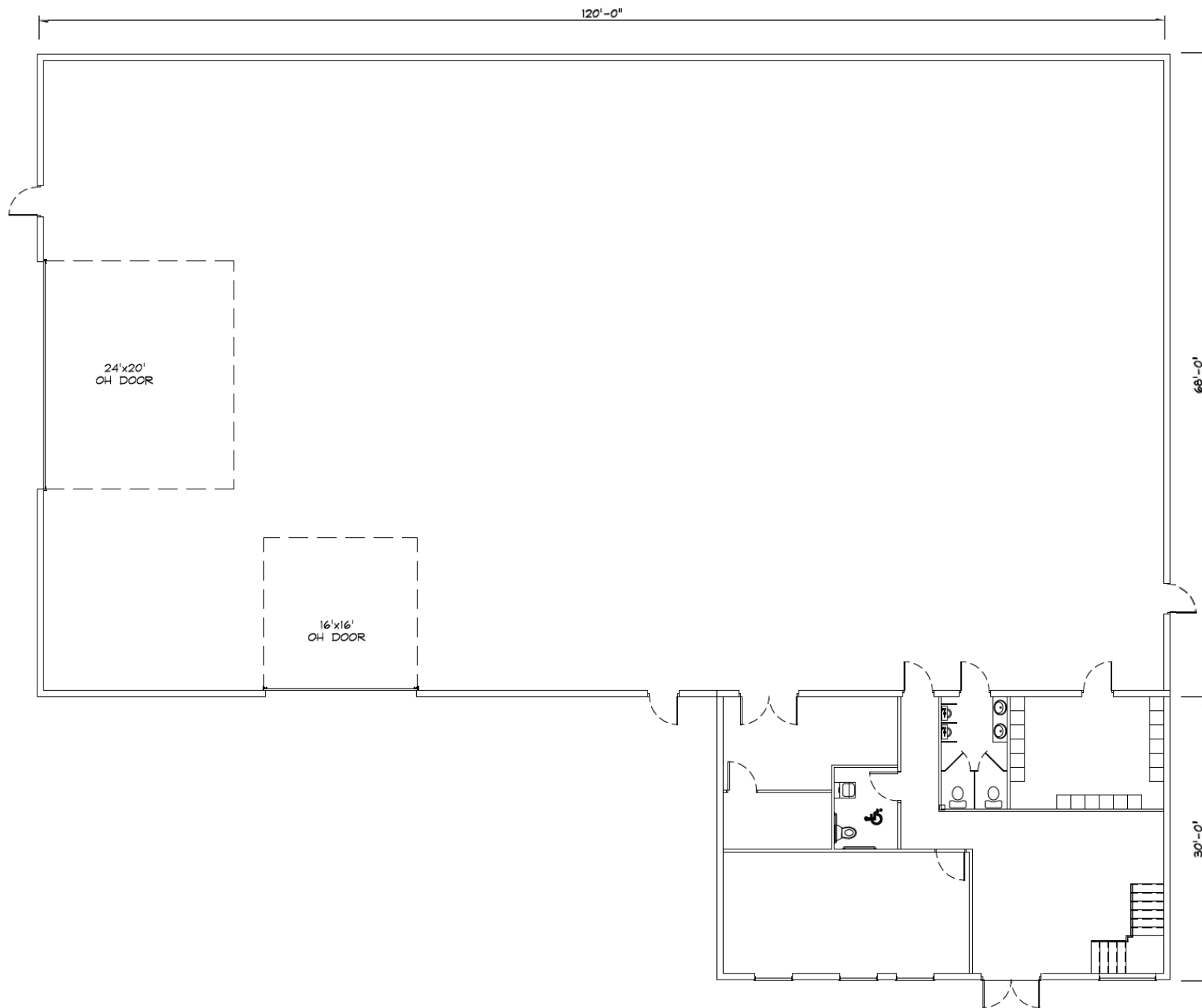
AERIAL MAP



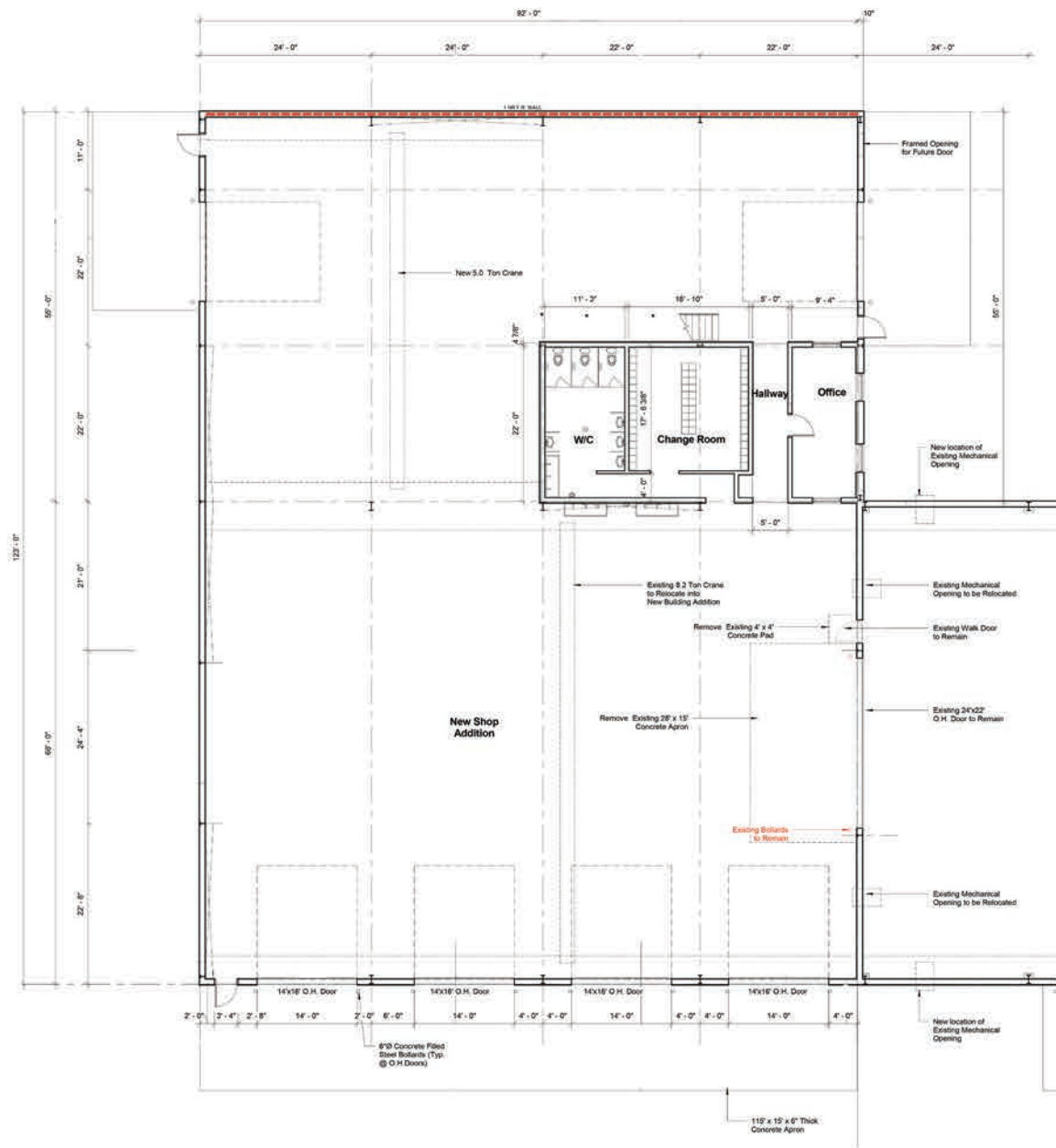
SITE PLAN



MAIN BUILDING FLOOR PLAN

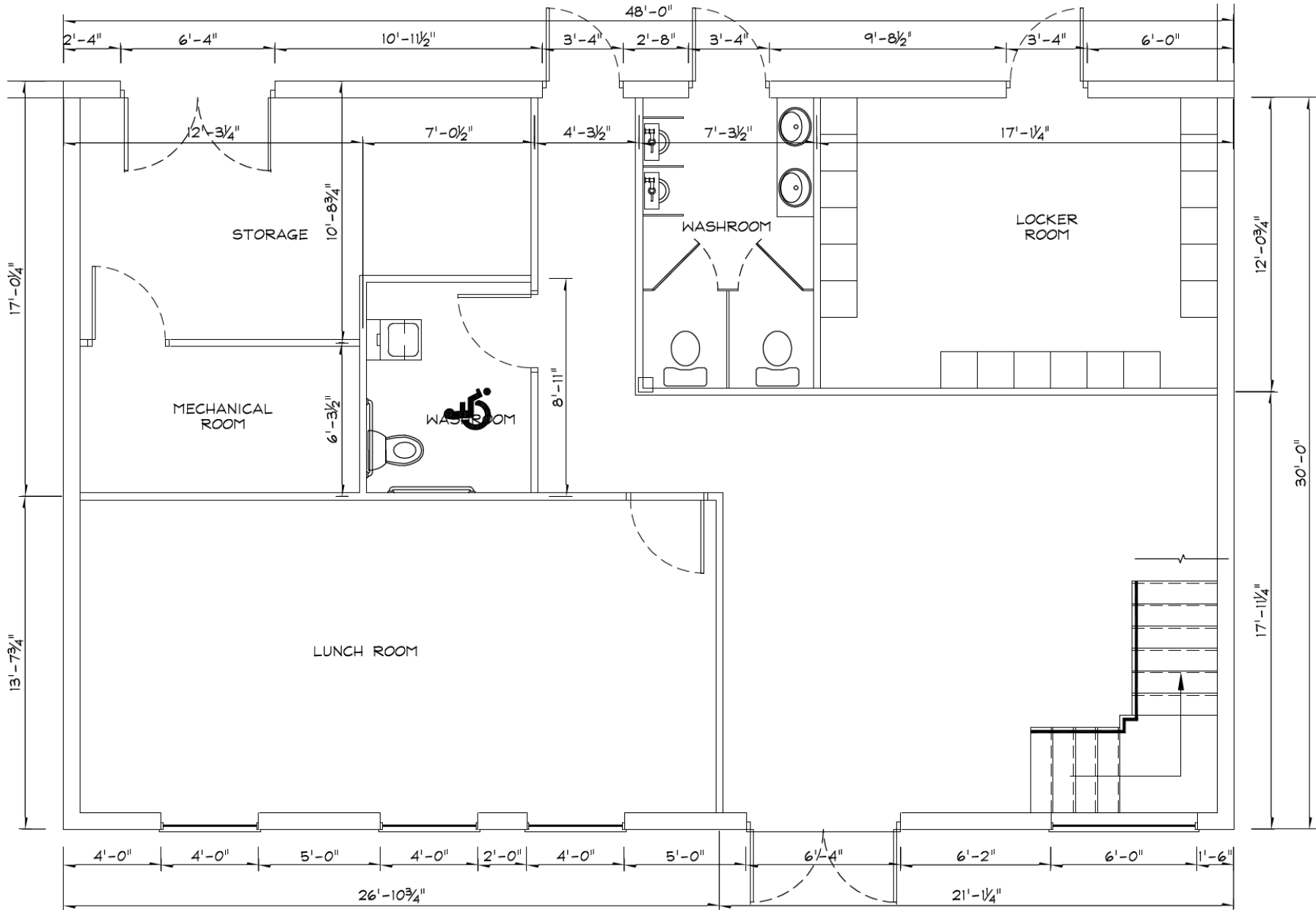


MAIN BUILDING ADDITION

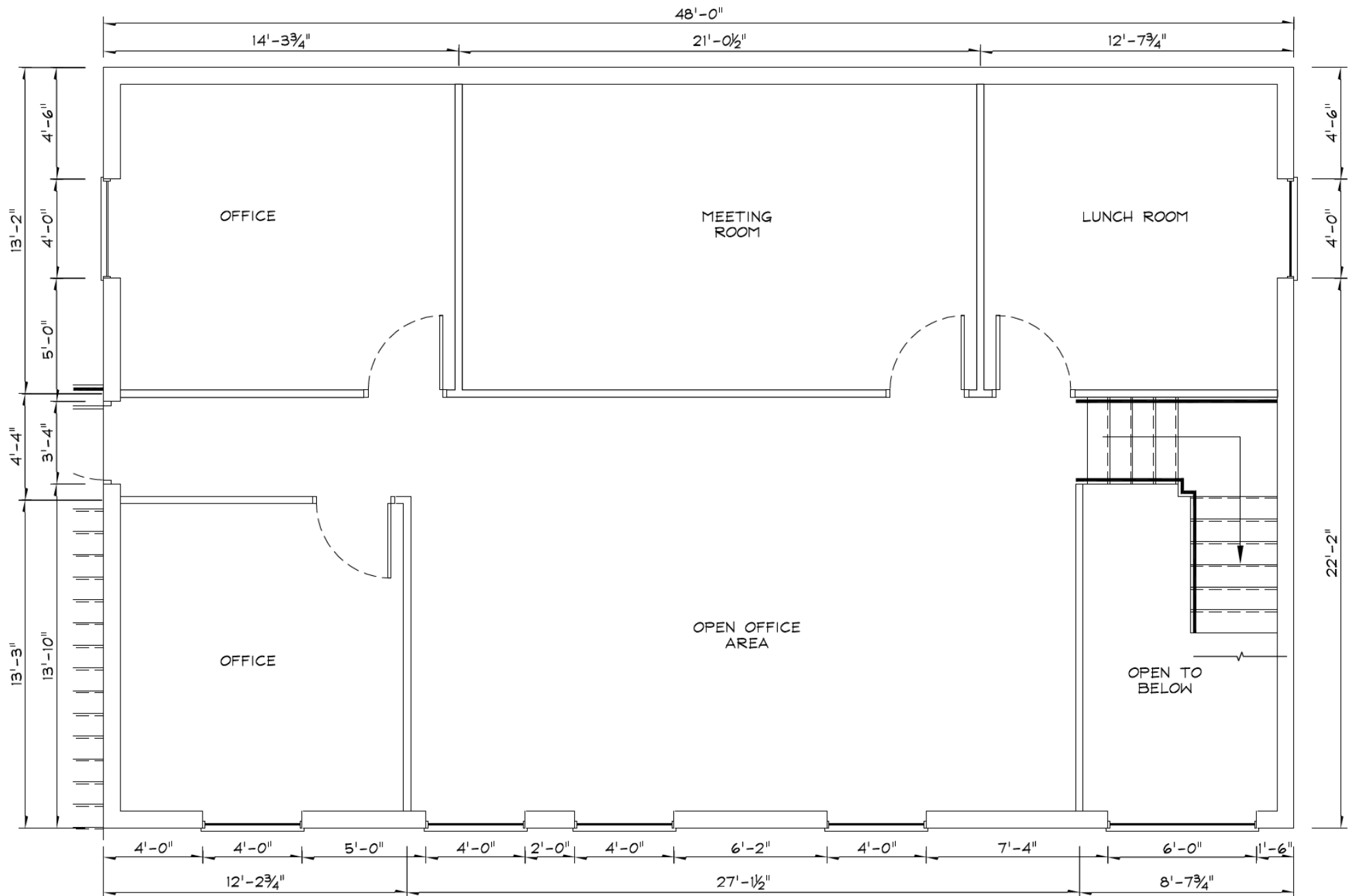


2 02 Mezzanine Floor
 A-201 | A-102 Scale: 1/8" = 1'-0"

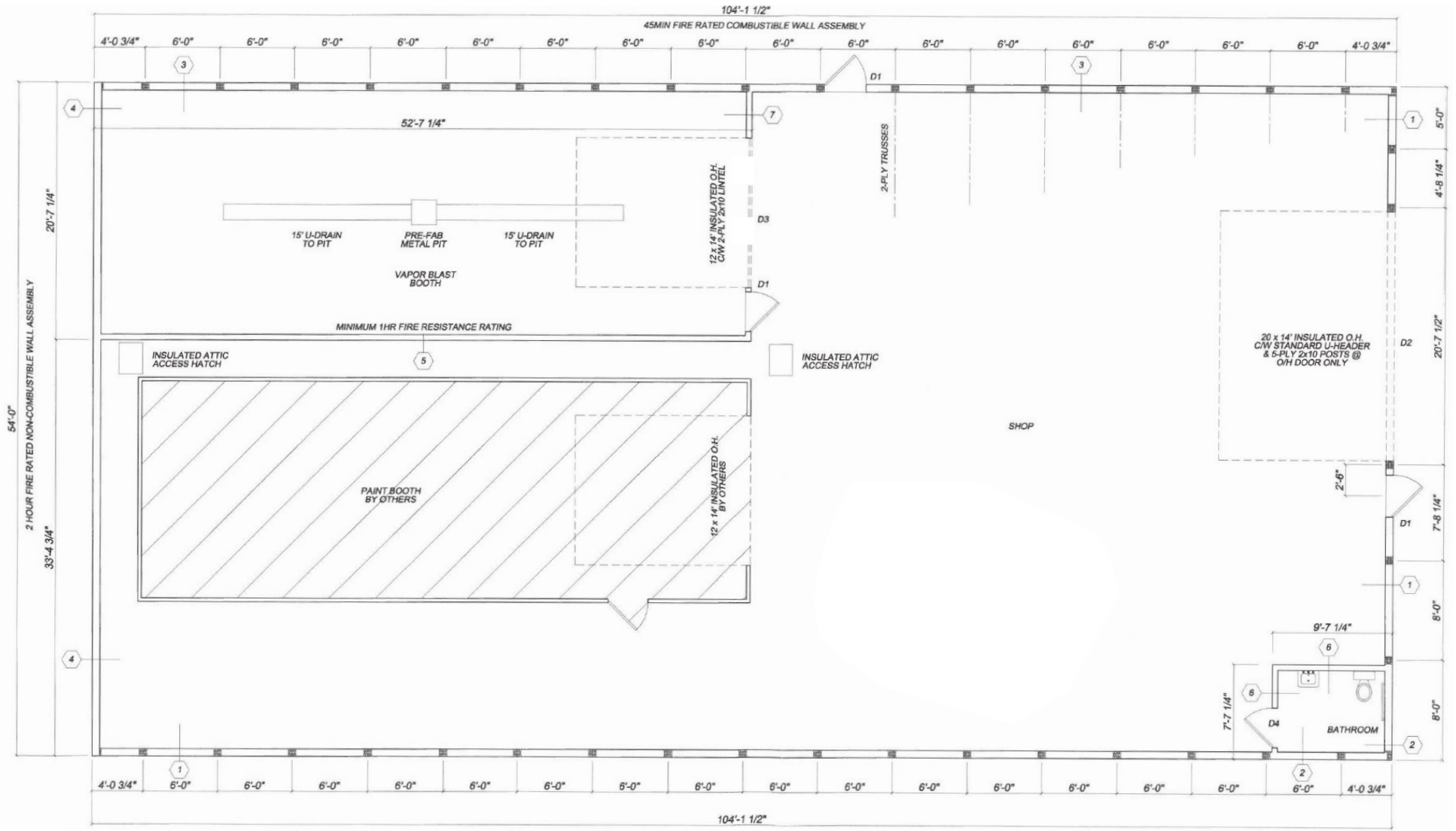
1ST FLOOR OFFICES MAIN BUILDING FLOOR PLAN

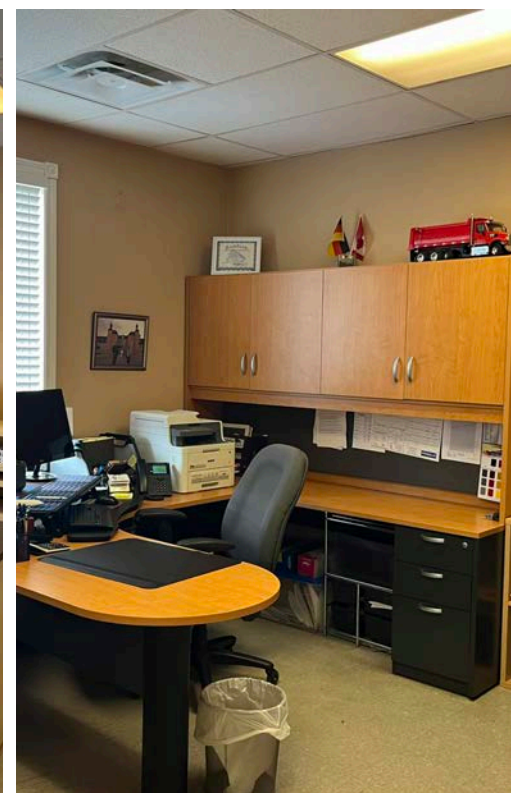
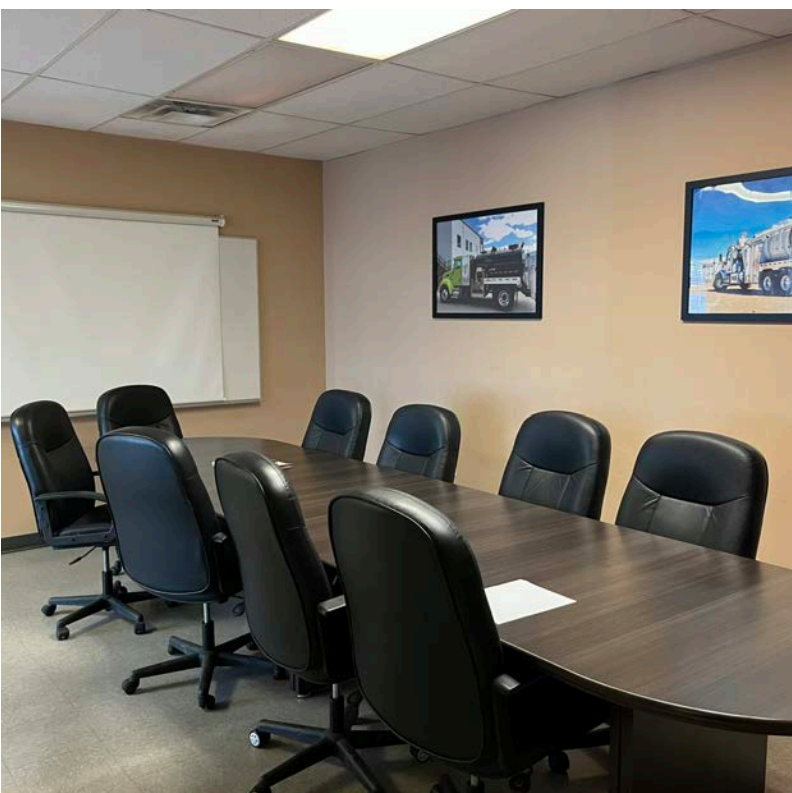
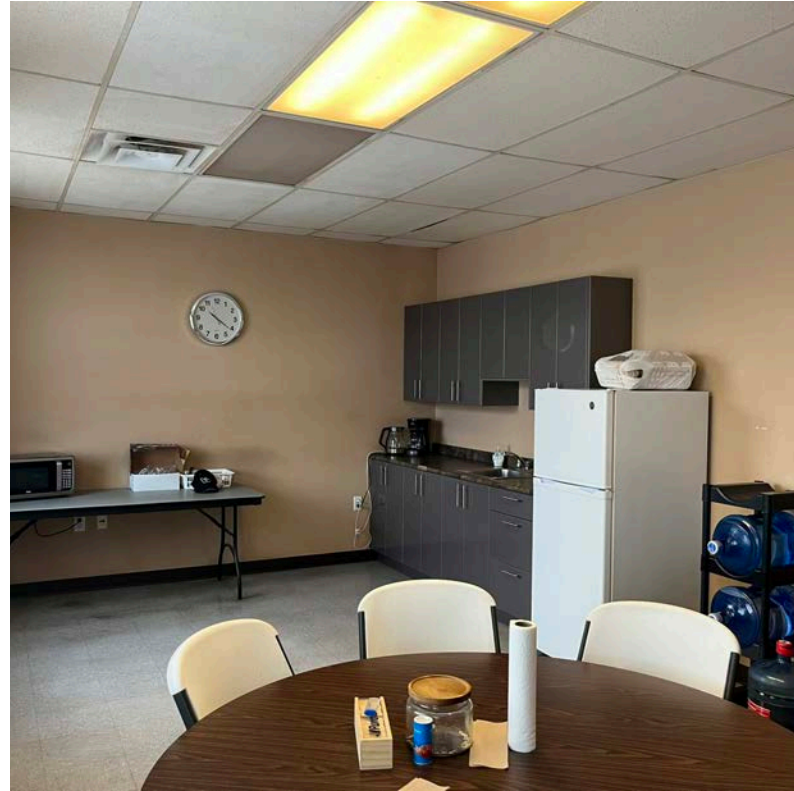


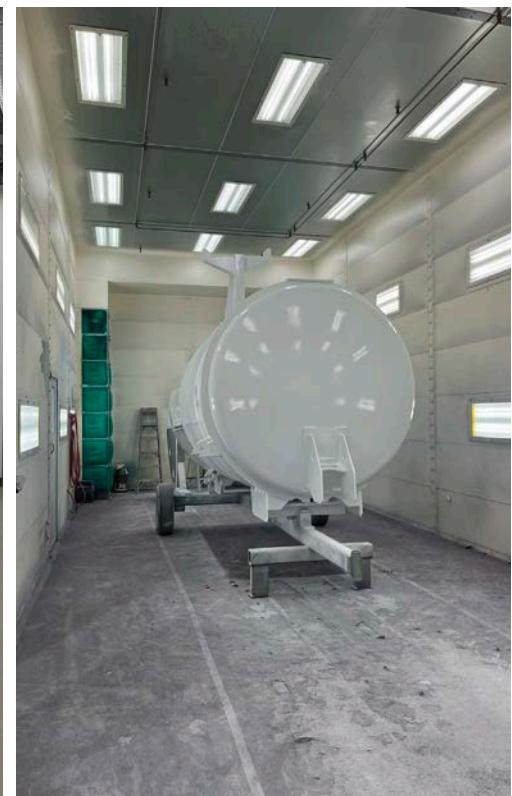
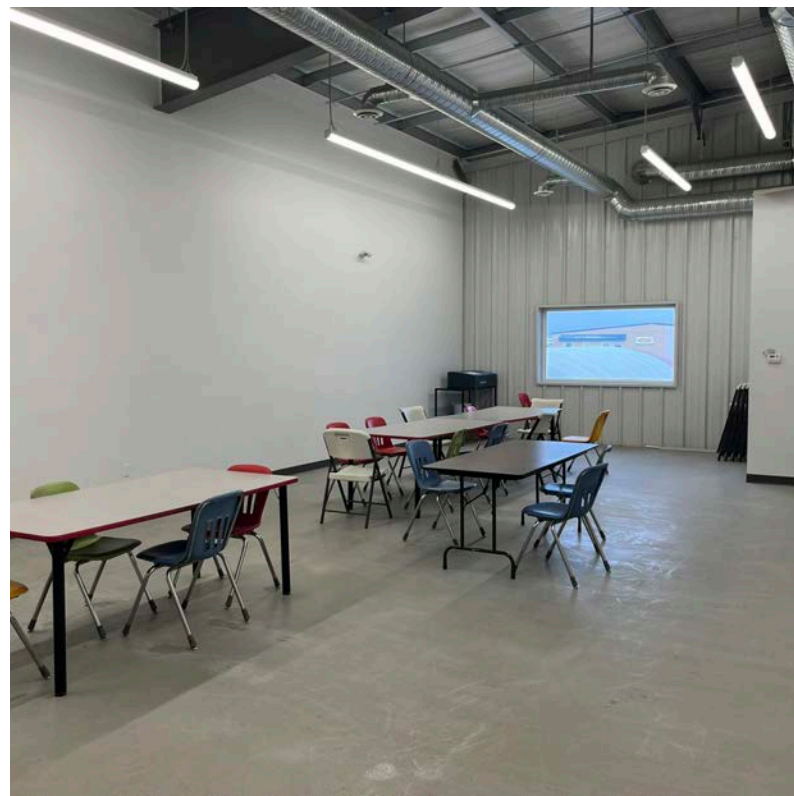
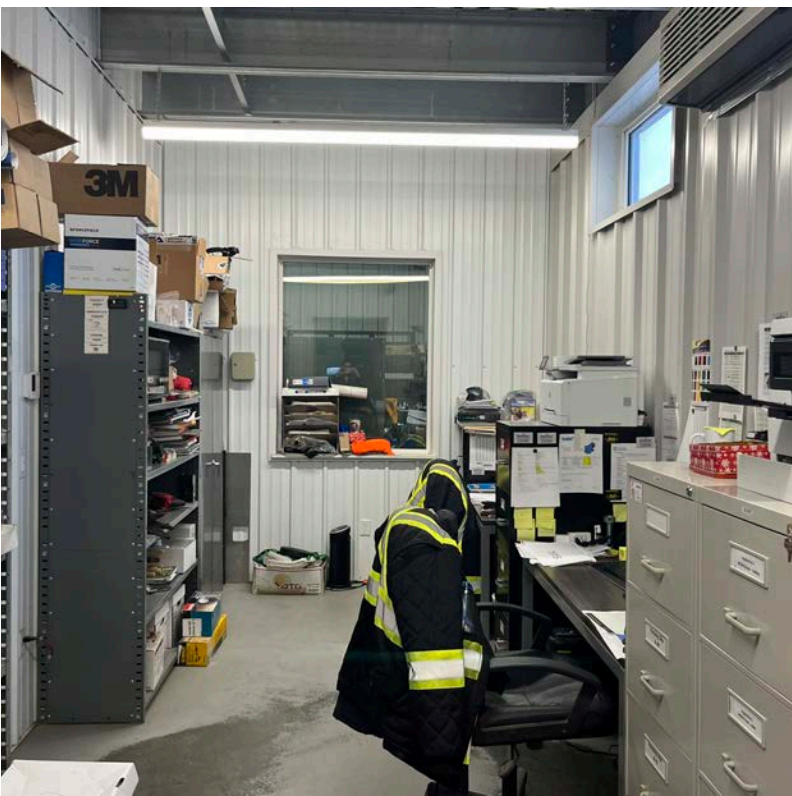
2ND FLOOR OFFICES MAIN BUILDING FLOOR PLAN

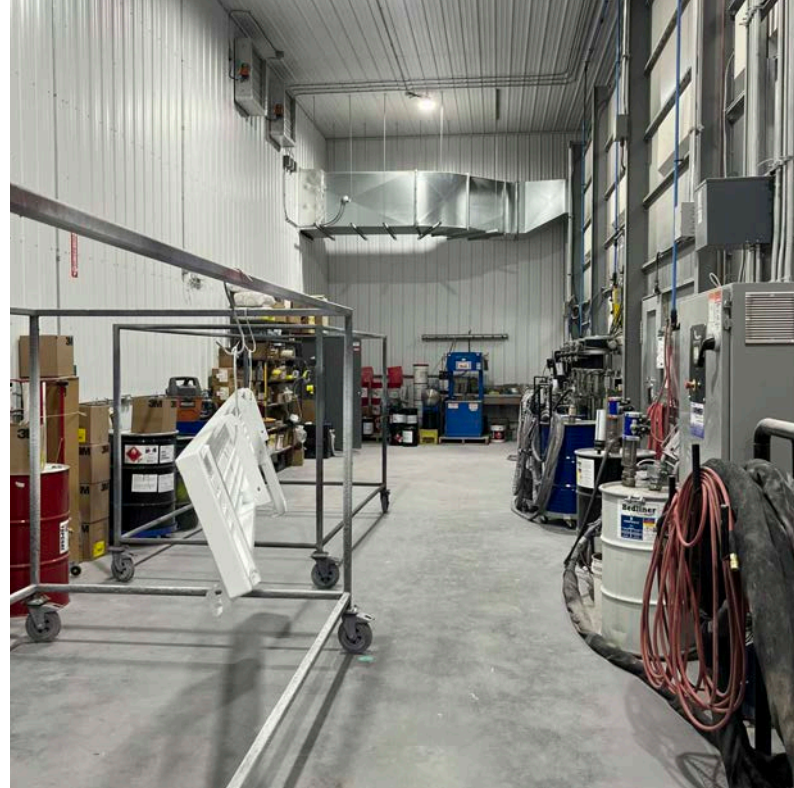


2ND BUILDING FLOOR PLAN











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