

# INDUSTRIAL BUILDING FOR SALE OR FOR LEASE

## 865 BRADFORD STREET



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# PROPERTY HIGHLIGHTS

**(+/-) 18,913 SF on 1.39 Acres**

- Rare opportunity to own or lease a single-tenant warehouse with existing office improvements in St. James Industrial
- Approximately (+/-) 14,908 SF of warehouse space and (+/-) 4,005 SF of office space featuring five private offices and showroom space
- (+/-) 16.5' ceiling
- Column spacing (+/-) 30' x 22.5'
- Covered dock level loading and ramped grade access
- Two dock doors, one 8' x 10' and one 10' x 10'
- One ramped grade door 14' wide x 10' tall
- Large loading area - 31% site coverage
- Easy access to trucking and distribution routes

**SALE PRICE:** \$3,135,000 **PROPERTY TAXES:** \$41,079.60 (2024)

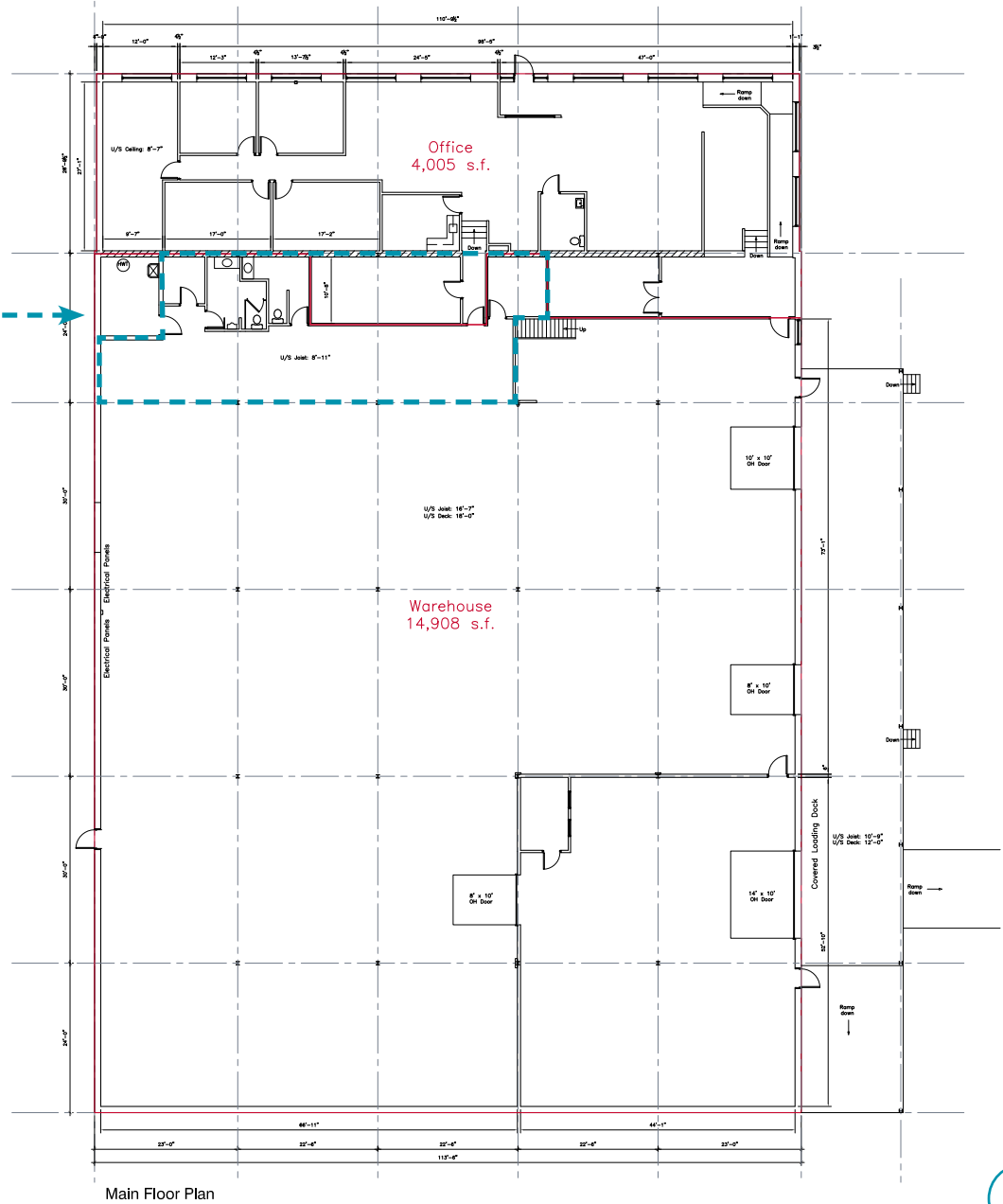
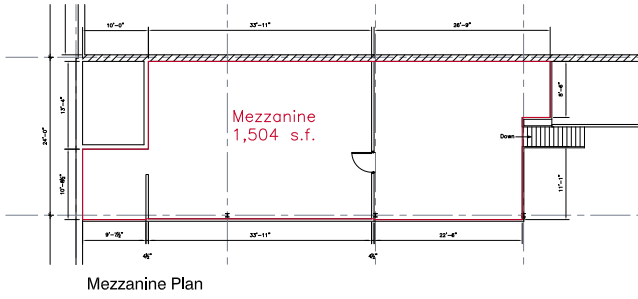
**LEASE RATE:** \$8.95 PSF **LEASE CAM & TAX:** TBD







# AERIAL VIEW



# FLOOR PLAN



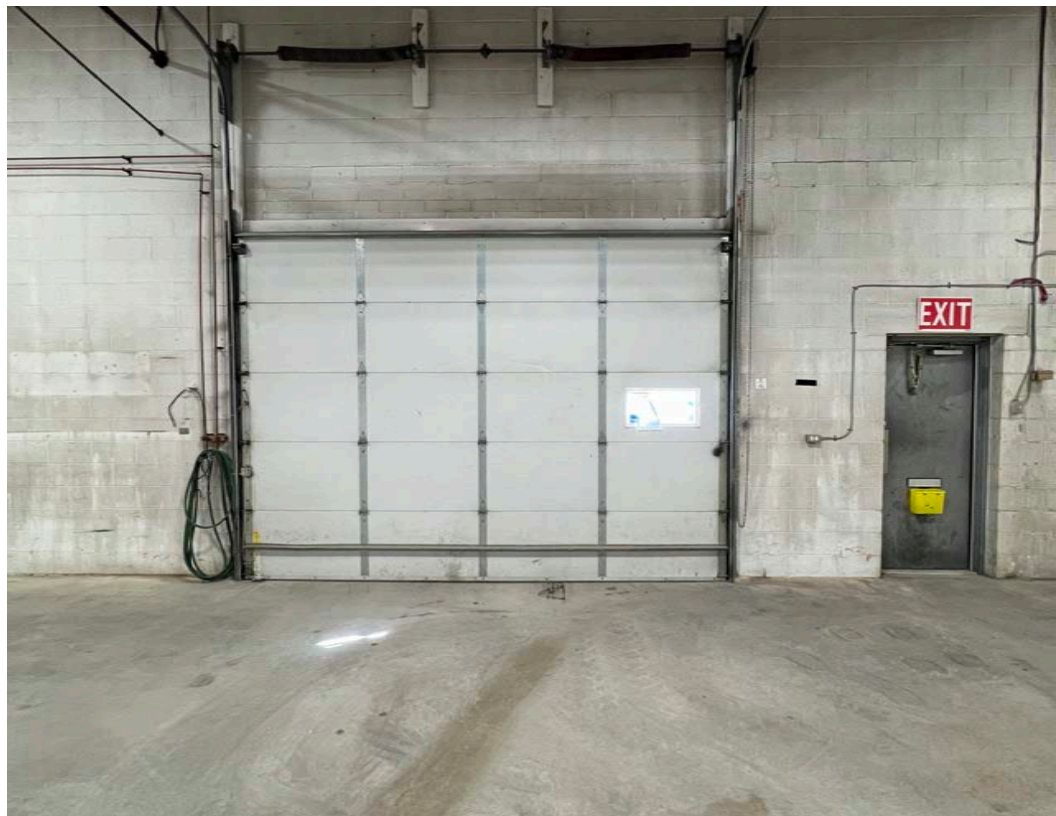
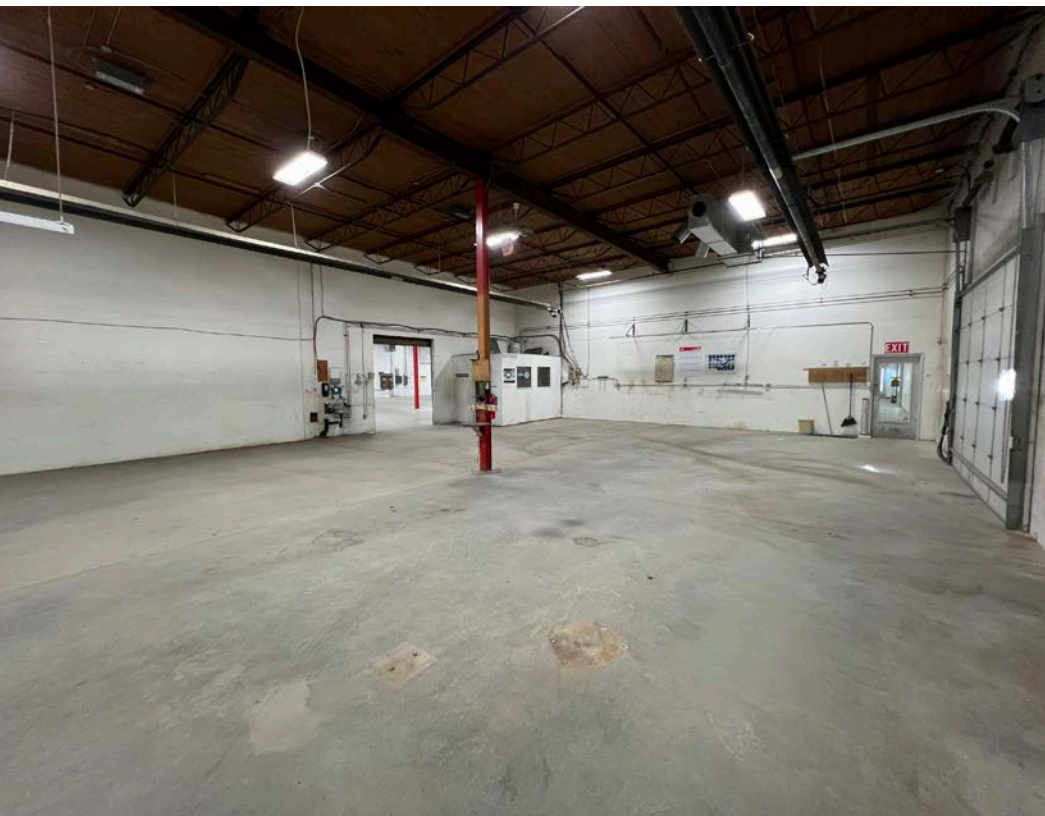




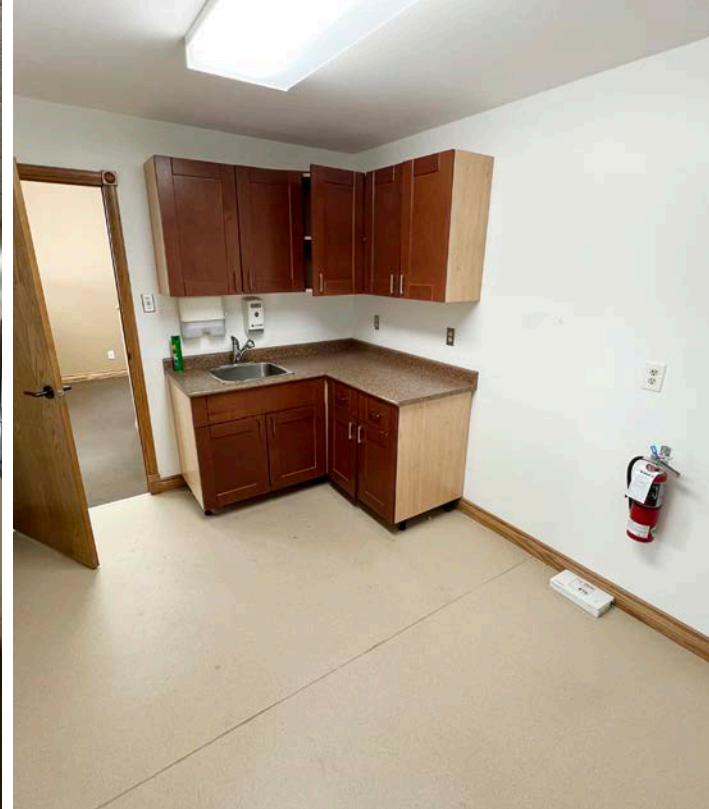
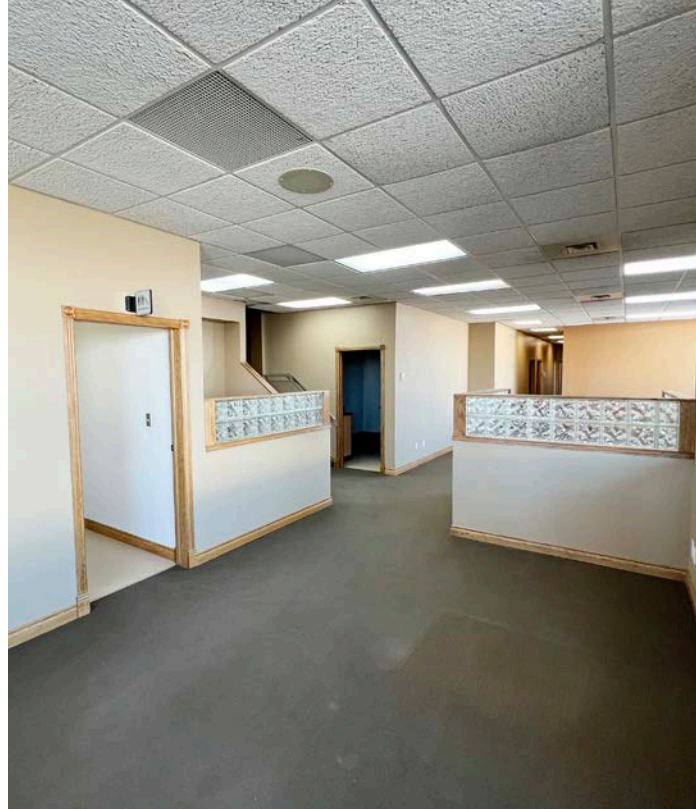
# AREA AMENITIES

- |                                 |                                       |                      |
|---------------------------------|---------------------------------------|----------------------|
| 1. Costco Wholesale             | 11. Perimeter Aviation                | 21. Polo Park        |
| 2. Memory Express Computers     | 12. FedEx Ship Centre                 | 22. New York Burders |
| 3. Bison Transport              | 13. Purolator                         | 23. Marshall Fabrics |
| 4. Crazy 8 Billiards & Lounge   | 14. Royal Aviation Museum             | 24. A&W              |
| 5. Walmart Supercentre          | 15. Winnipeg Richardson Int'l Airport | 25. RRC Polytech     |
| 6. Value Village                | 16. Winners & HomeSense               |                      |
| 7. Staples                      | 17. The Home Depot                    |                      |
| 8. Planet Fitness               | 18. Montana's BBQ & Bar               |                      |
| 9. Speedworld Indoor Kart Track | 19. Rae & Jerry's Steak House         |                      |
| 10. Artists Emporium            | 20. Ye's Buffet                       |                      |













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