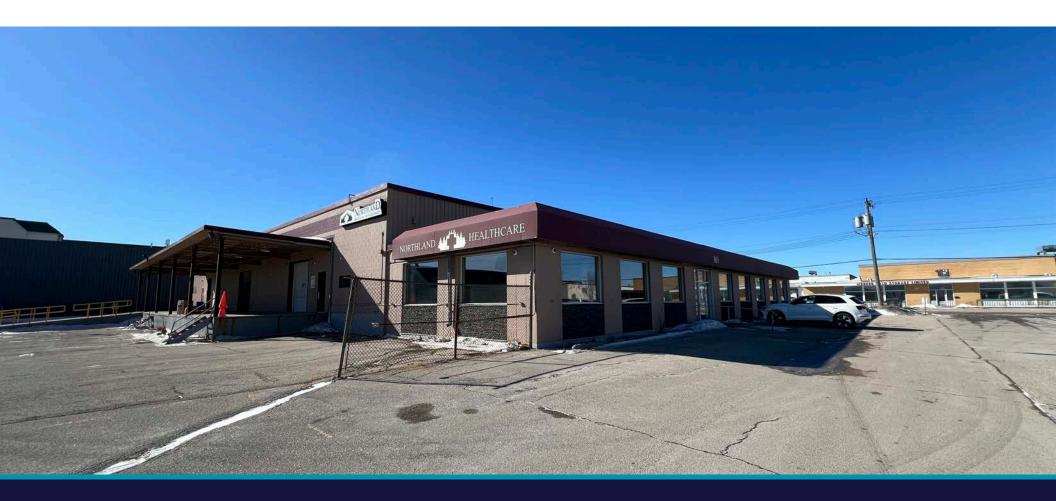
INDUSTRIAL BUILDING FOR SALE OR FOR LEASE 865 BRADFORD STREET



Ryan Munt Executive Vice President

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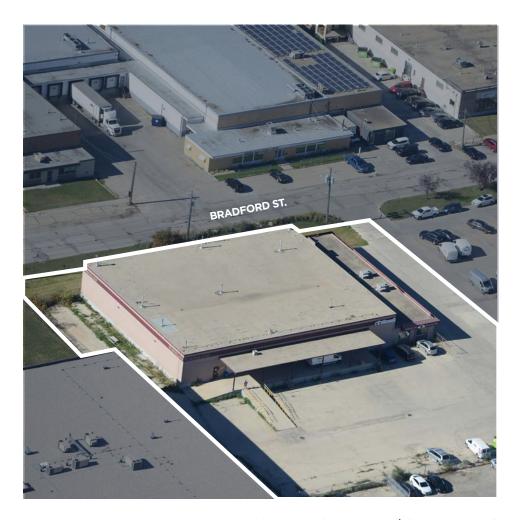
PROPERTY HIGHLIGHTS

(+/-) 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

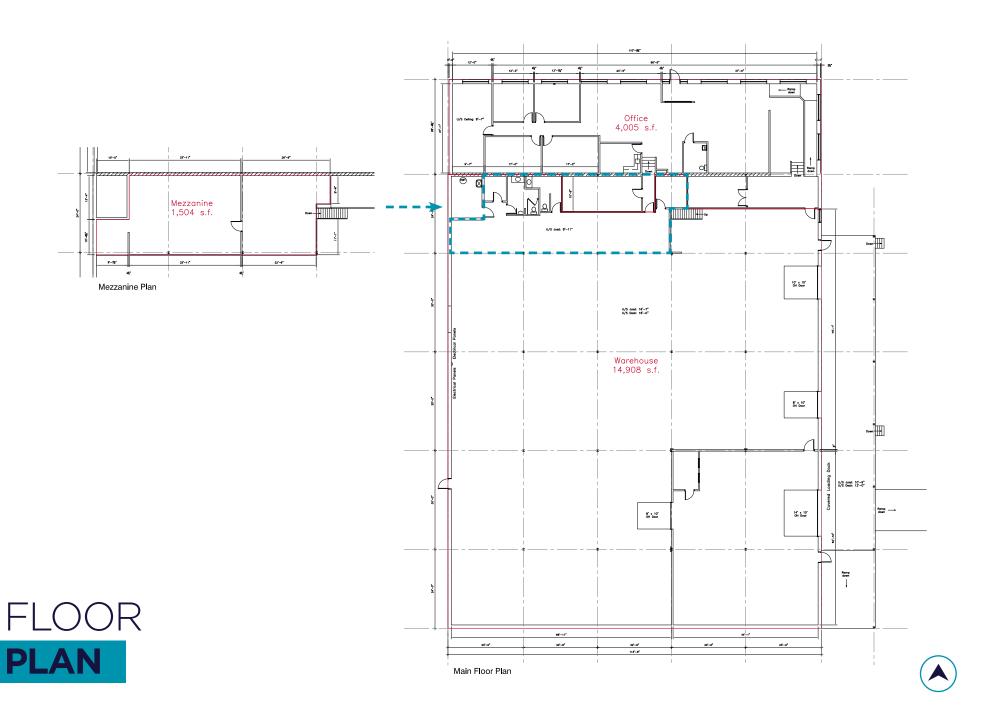
SALE PRICE: \$3,135,000 **PROPERTY TAXES:** \$41,079.60 (2024)

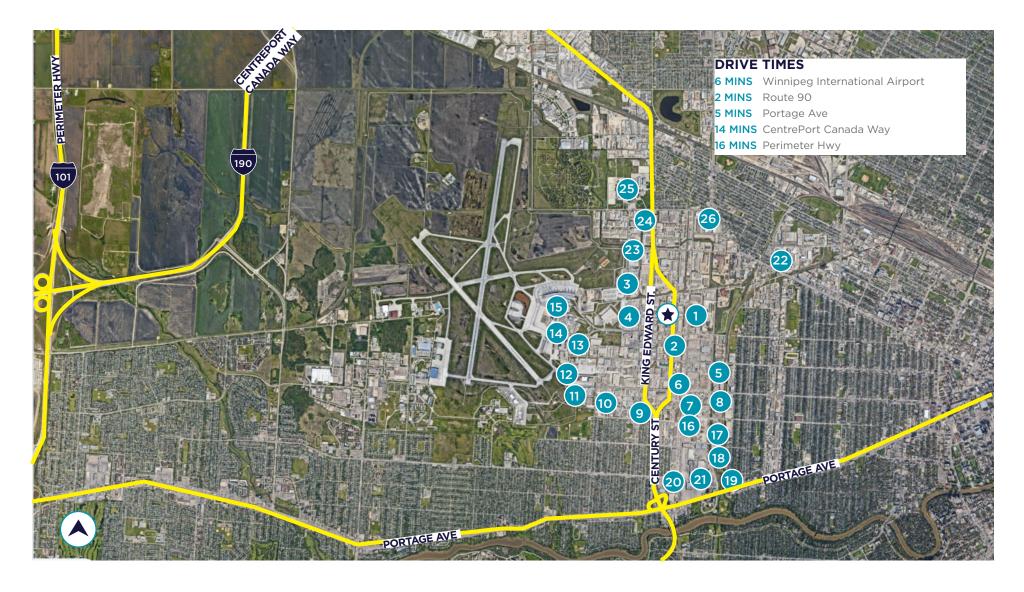
LEASE RATE: \$8.95 PSF LEASE CAM & TAX: TBD





AERIAL **VIEW**



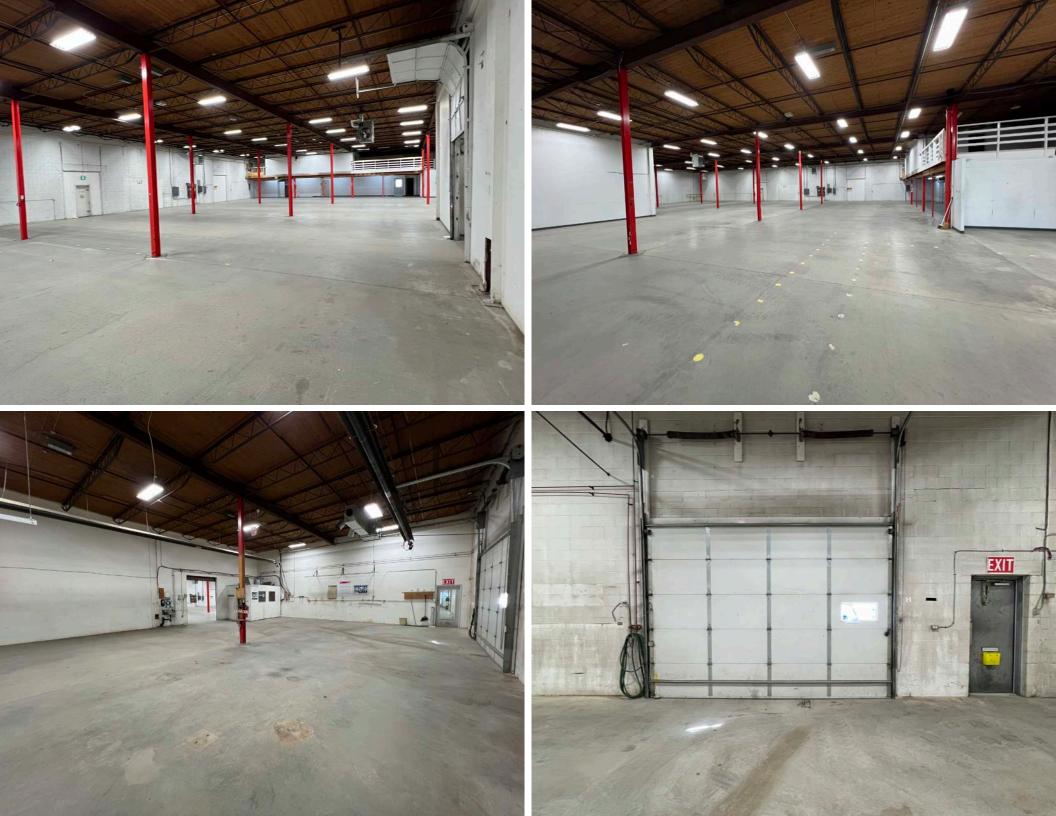


AREA **AMENITIES**

- Costco Wholesale
- Memory Express Computers
- Bison Transport
- Crazy 8 Billiards & Lounge
- Walmart Supercentre
- Value Village
- Staples
- Planet Fitness
- Speedworld Indoor Kart Track
- 10. Artists Emporium

- 11. Perimeter Aviation
- 12. FedEx Ship Centre
- 13. Purolator
- 14. Royal Aviation Museum
- 15. Winnipeg Richardson Int'l Airport 25. RRC Polytech
- 16. Winners & HomeSense
- 17. The Home Depot
- 18. Montana's BBQ & Bar
- 19. Rae & Jerry's Steak House
- 20. Ye's Buffet

- 21. Polo Park
- 22. New York Burders
- 23. Marshall Fabrics
- **24.** A&W







CONTACT

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