

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

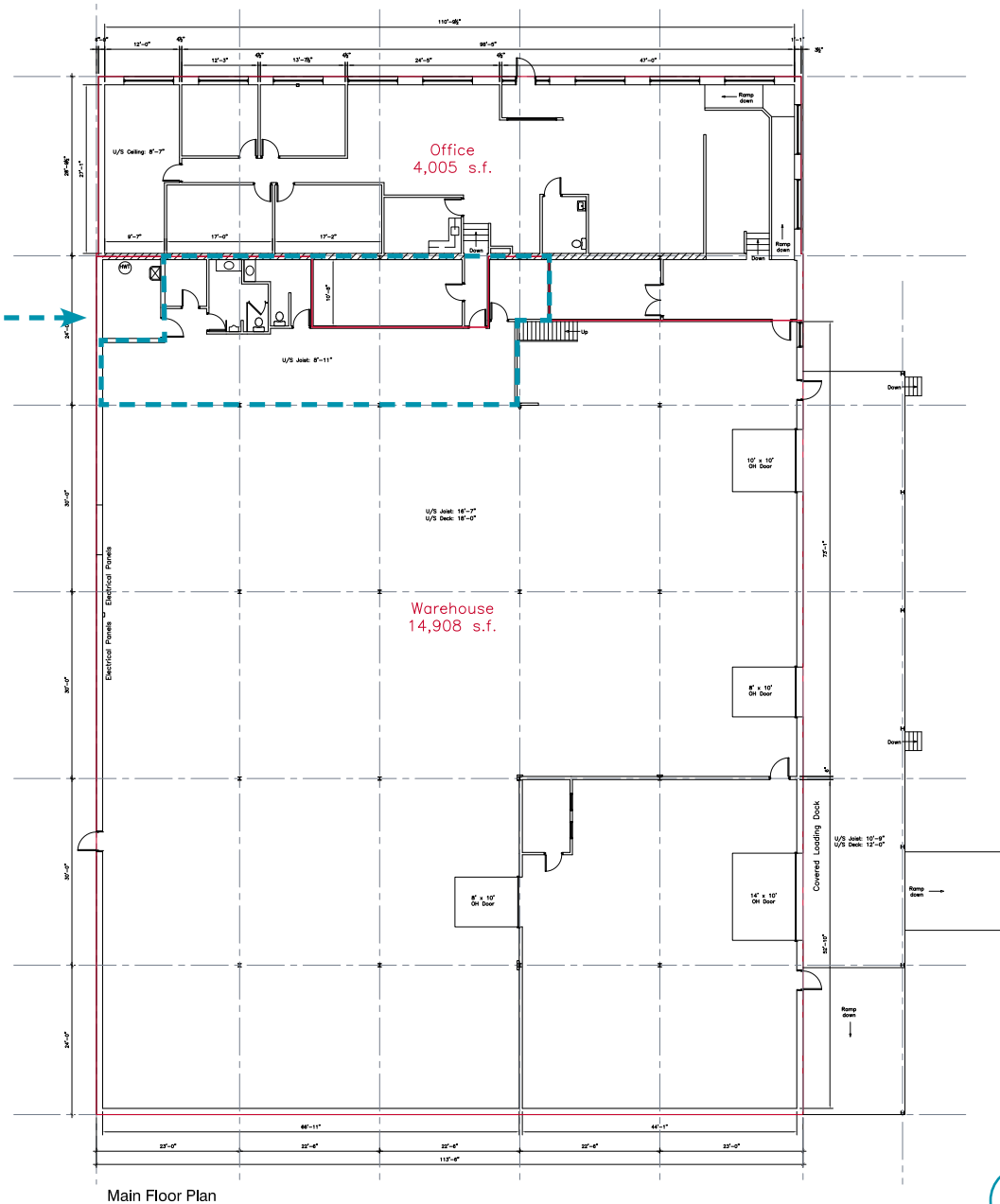
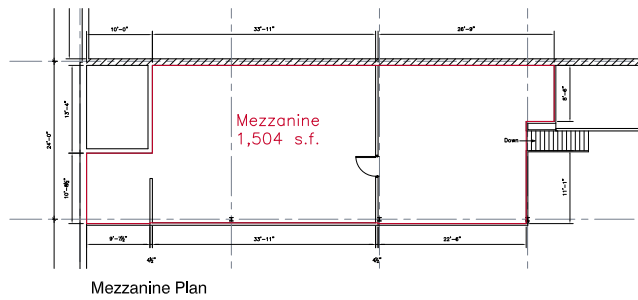
SALE PRICE: \$3,135,000 **PROPERTY TAXES:** \$45,504.74 (2025)

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





AERIAL VIEW



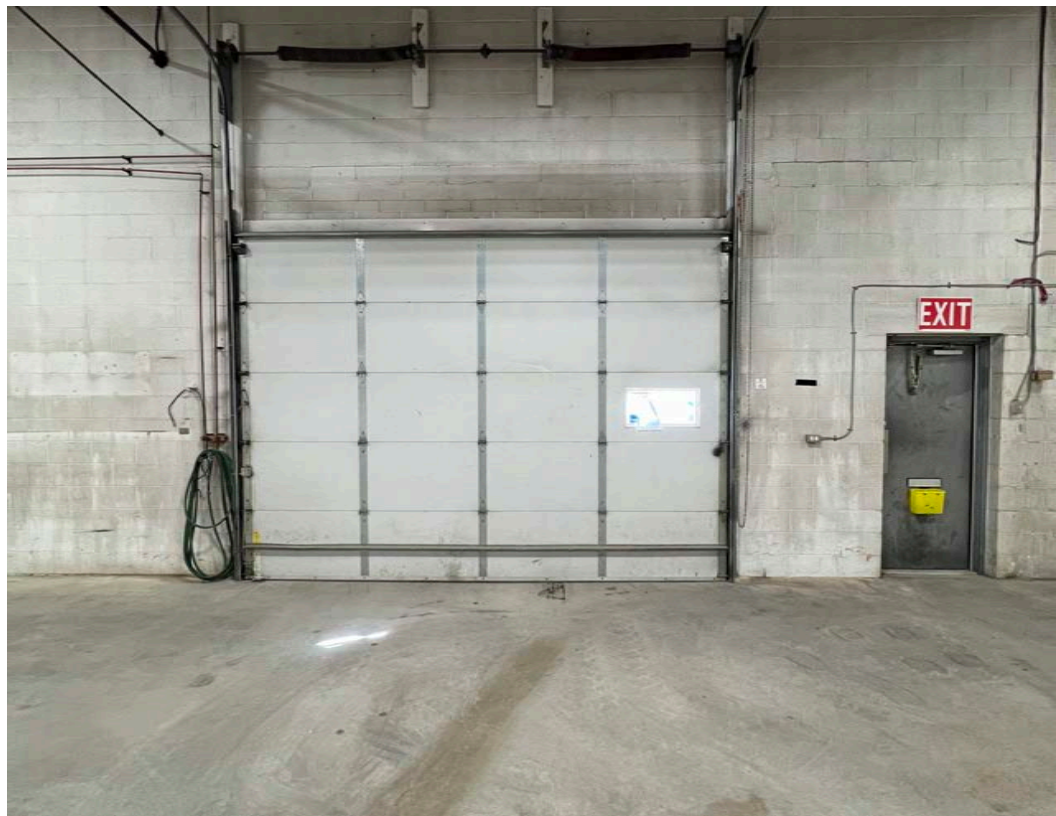
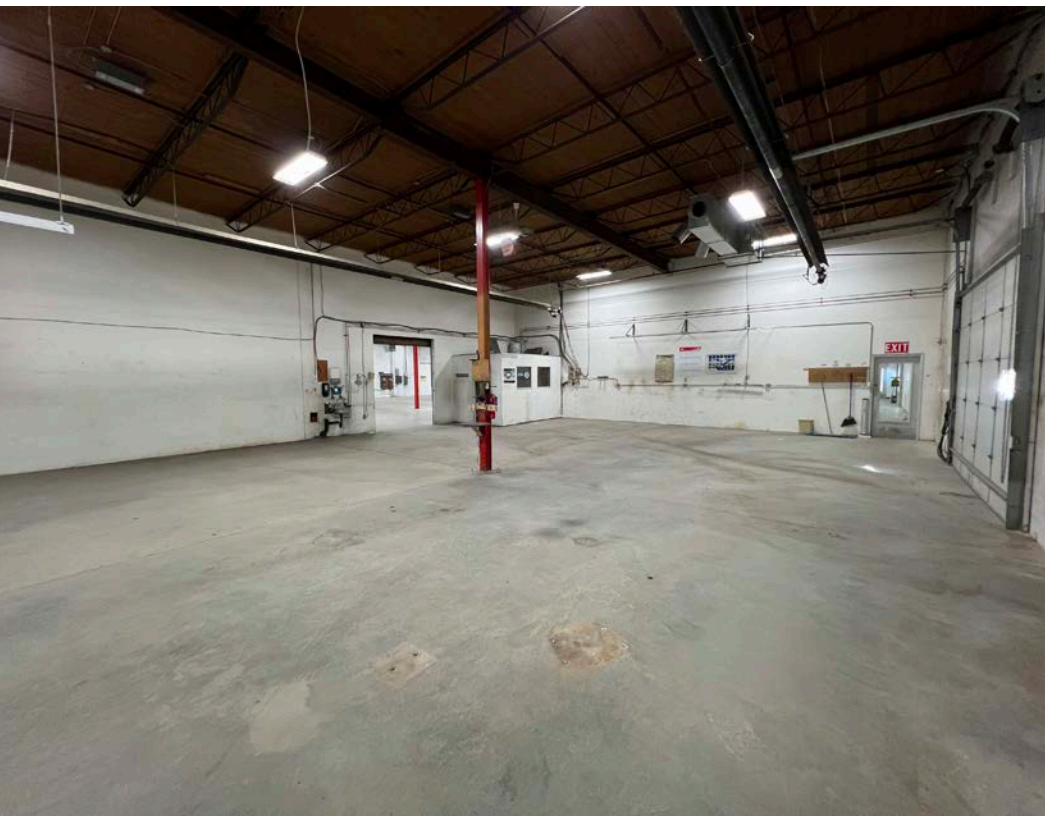
FLOOR PLAN

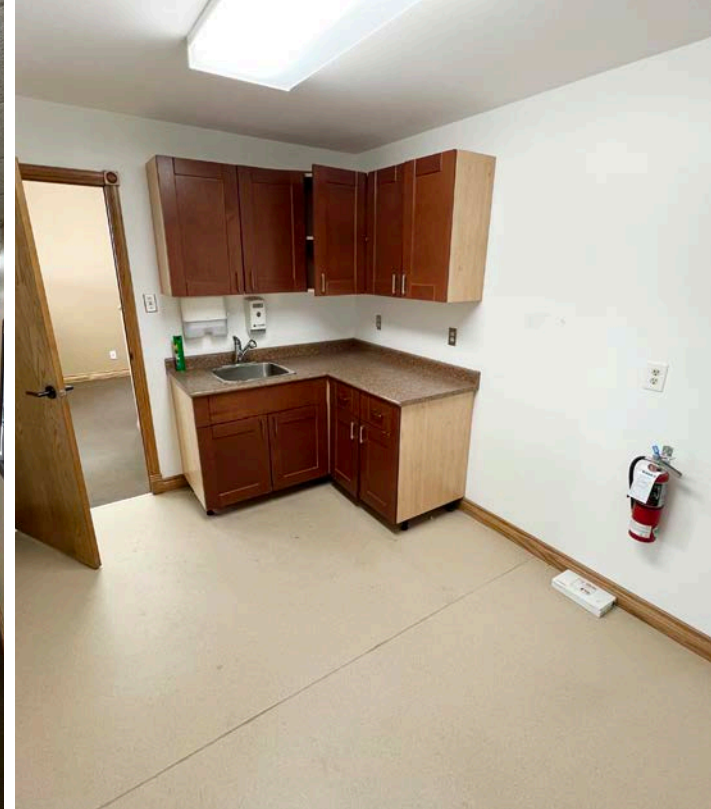
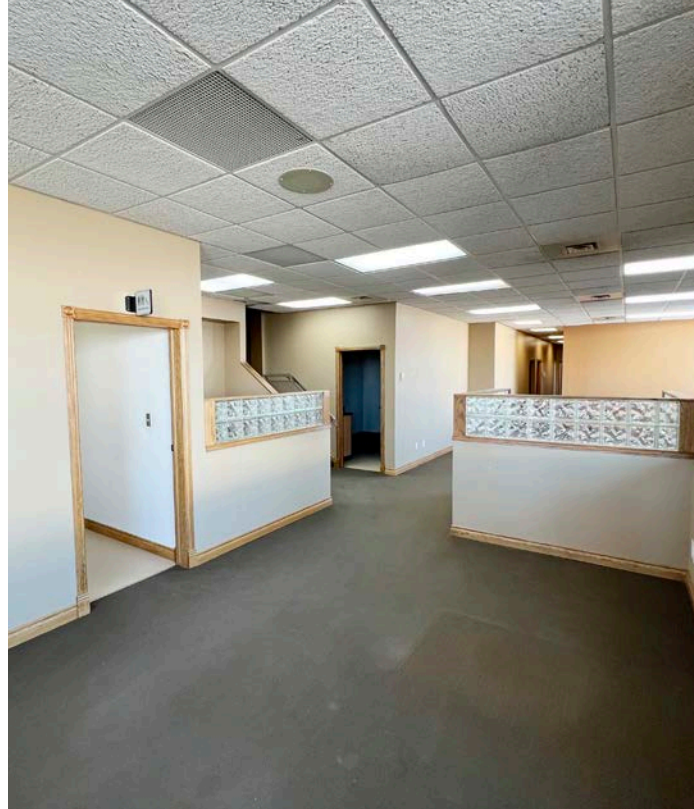




AREA AMENITIES

- | | | |
|---------------------------------|---------------------------------------|----------------------|
| 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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