PRIME INDUSTRIAL OPPORTUNITY IN ST. JAMES

1451 SASKATCHEWAN AVE



- FOR LEASE OR SALE -

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PROPERTY HIGHLIGHTS

(+/-) 96,380 SF TOTAL BUILDING AREA

INCLUDING MEZZANINE | SITUATED ON (+/-) 4.348 ACRES

This well-located M3-zoned industrial property offers approximately (+/-) 96,380 square feet of functional manufacturing and office space on a (+/-) 4.348 acre site. The facility features (+/-) 88,380 square feet of open manufacturing area and (+/-) 8,000 square feet of office space, including a mezzanine level, providing an efficient layout for a variety of industrial operations.

Excellent site accessibility and generous turning radii accommodate 53' semi-trailers, while nine dock-level loading doors and six grade doors support streamlined shipping and receiving activities. Additionally, a large gravel yard at the north end of the site provides valuable extra yard space and outside storage permitted under M3 zoning.

The building is serviced by 1,200-amp, 600-volt, 3-phase power, offers clear ceiling heights ranging from 14 to 30 feet, and includes electrified parking within a secure fenced compound, making it an ideal opportunity for manufacturing, warehousing, or distribution users.

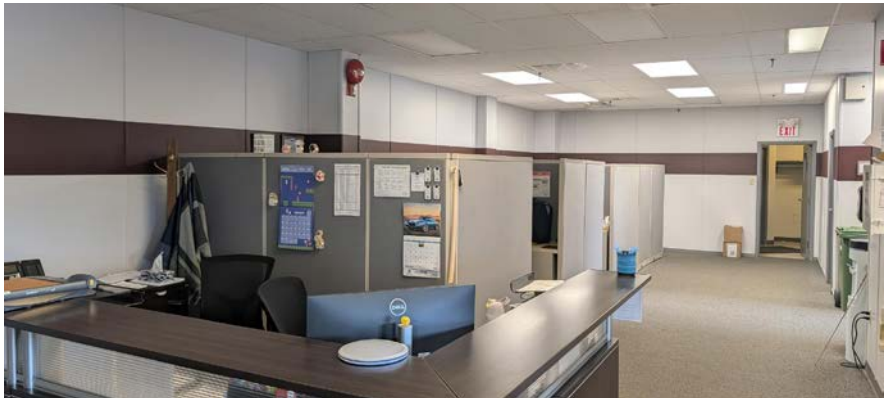
SALE PRICE: $15,500,000 **PROPERTY TAXES:** $202,945.80 (2026)

LEASE RATE: $9.95 PSF **CAM & TAX:** $2.11 PSF (2026)



PROPERTY
ATTRIBUTES

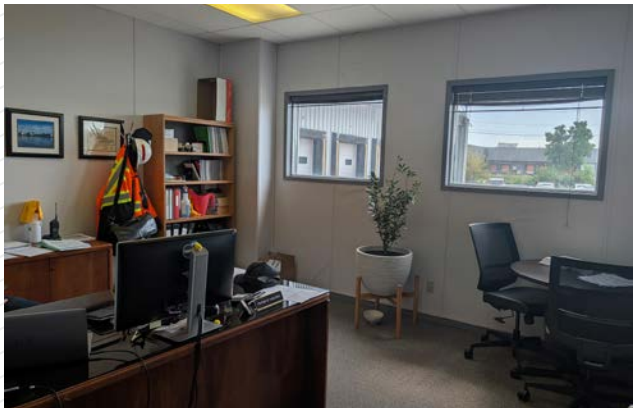
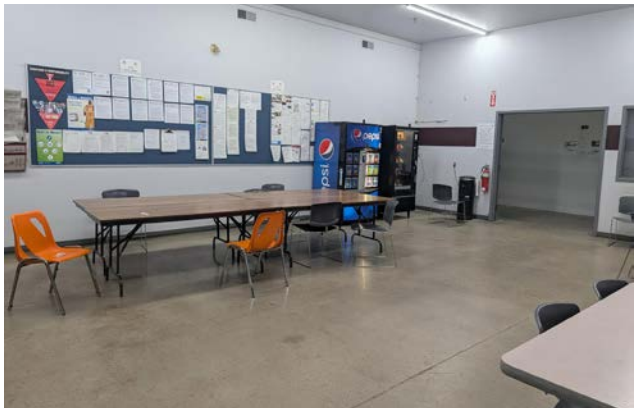
ZONING	M3 - HEAVY INDUSTRIAL
COLUMN SPACING	37 ft x 39 ft and 29 ft x 29 ft
CEILING HEIGHT	14 ft to 30 ft clear height
DOORS	Nine (9) Dock level, six (6) Grade level
SPRINKLERED	Yes
ELECTRICAL SERVICE	1,200-amp, 600-volt, 3-phase power
HEATING	Gas fired infra-red and unit heaters plus roof top HVAC
YEAR BUILT	1977
PARKING	Electrified parking stalls within a fenced compound
PROPERTY TAXES (2026)	$202,945.80



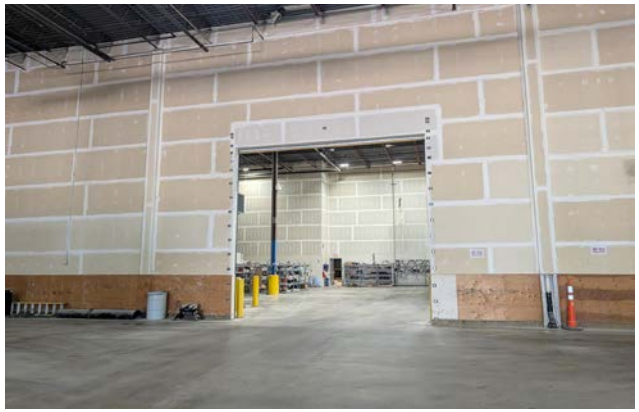


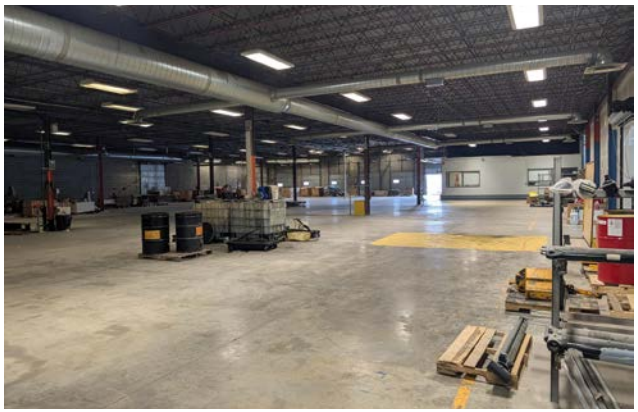


PROPERTY
PHOTOS



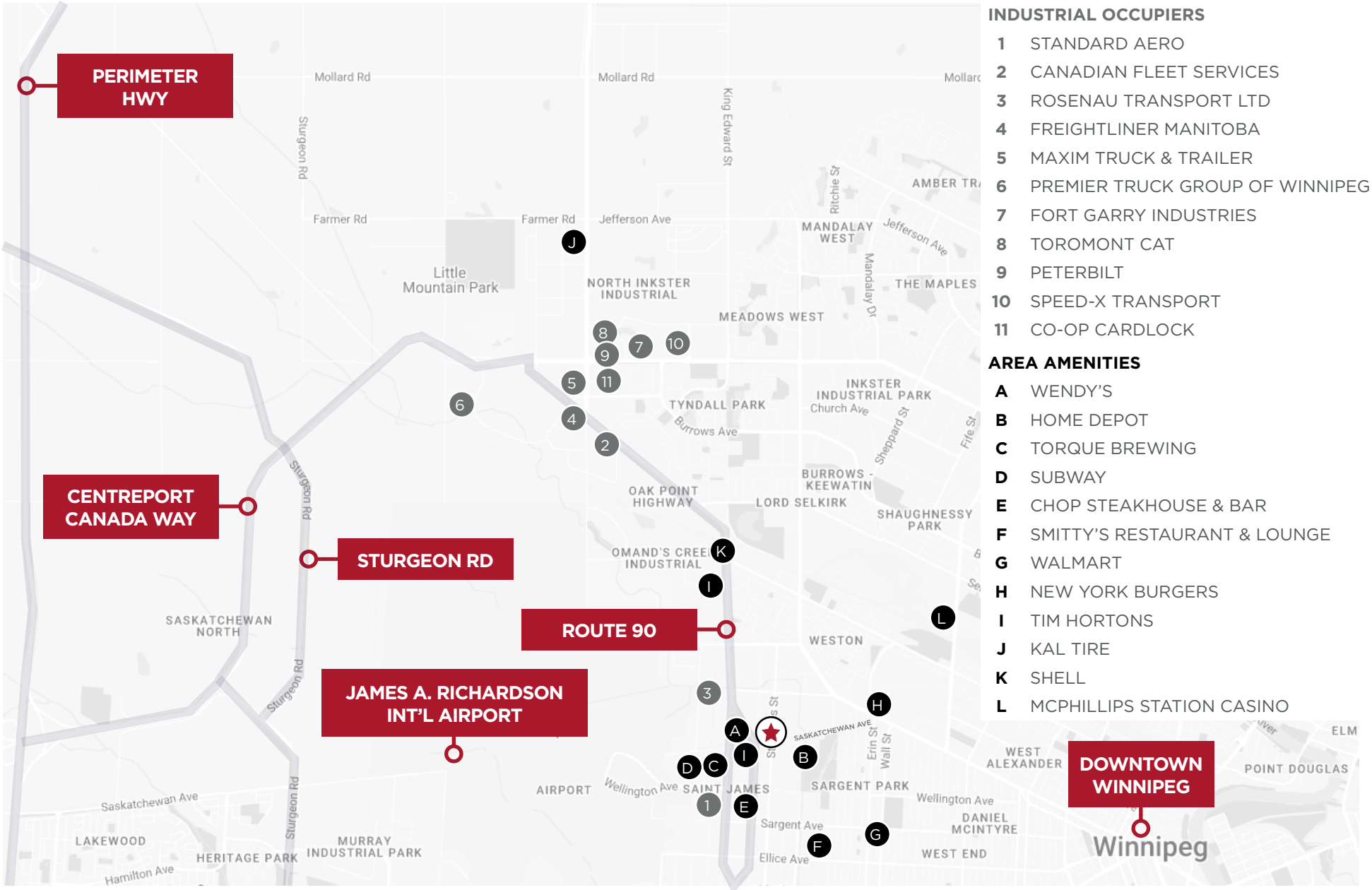





AREA MAP

DRIVE TIMES

2 MINS	10 MINS	14 MINS	15 MINS
ROUTE 90	DOWNTOWN	CENTREPORT CANADA WAY VIA ROUTE 90	PERIMETER HWY



INDUSTRIAL OCCUPIERS

1. STANDARD AERO
2. CANADIAN FLEET SERVICES
3. ROSENAU TRANSPORT LTD
4. FREIGHTLINER MANITOBA
5. MAXIM TRUCK & TRAILER
6. PREMIER TRUCK GROUP OF WINNIPEG
7. FORT GARRY INDUSTRIES
8. TOROMONT CAT
9. PETERBILT
10. SPEED-X TRANSPORT
11. CO-OP CARDLOCK

AREA AMENITIES

- **A** WENDY'S
- **B** HOME DEPOT
- **C** TORQUE BREWING
- **D** SUBWAY
- **E** CHOP STEAKHOUSE & BAR
- **F** SMITTY'S RESTAURANT & LOUNGE
- **G** WALMART
- **H** NEW YORK BURGERS
- **I** TIM HORTONS
- **J** KAL TIRE
- **K** SHELL
- **L** MCPHILLIPS STATION CASINO



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