

# 8785 Wilkes Avenue, RM of Headingley

1,620 sf ± to  
6,480 sf ±

18' ± Ceiling Height

Grade Level Loading Doors  
14' x 14'

3 minutes West of The  
Perimeter  
Highway

Target Availability  
November 2025



## NOW LEASING

### Under Construction - Industrial Warehouse/Flex Space

**ASH**  
A.S.H. MANAGEMENT GROUP INC.  
BROKERAGE

A.S.H. Management Group Inc., Brokerage  
233 Portage Avenue, Suite 100  
Winnipeg, MB R3B 2A7  
Ph: 204-982-7973  
[ashmanagementgroup.com](http://ashmanagementgroup.com)

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Address	Available Space (sf ±)	Basic Rental Rate (psf per annum)	Additional Rent (est. 2025) (psf per annum)
8785 Wilkes Avenue	1,620, 3,240, 4,860, 6,480	\$13.95	TBD



In Floor Heating

Single Phase,  
200 amp Service

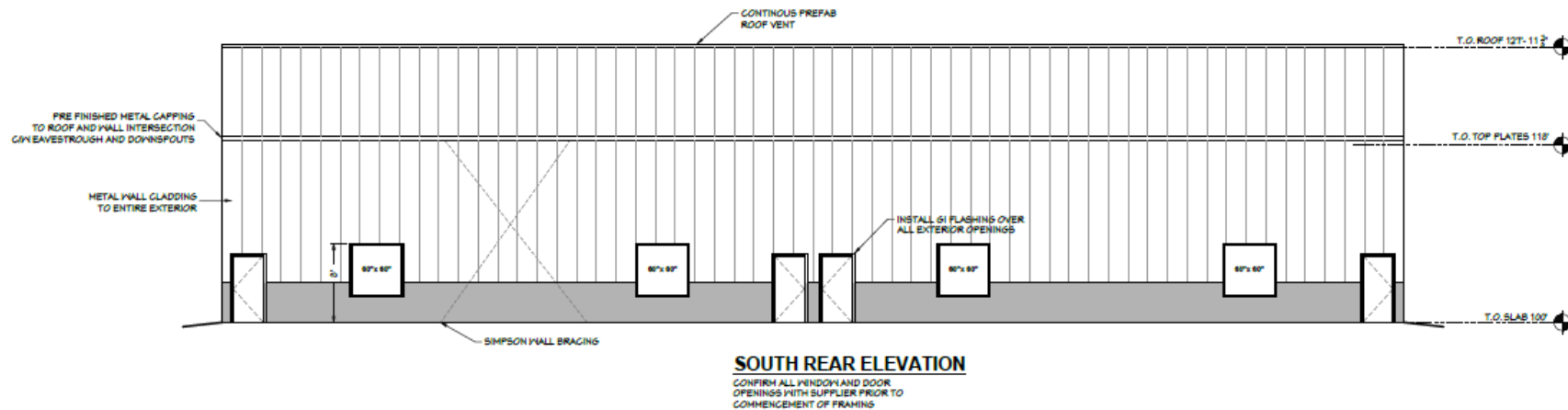
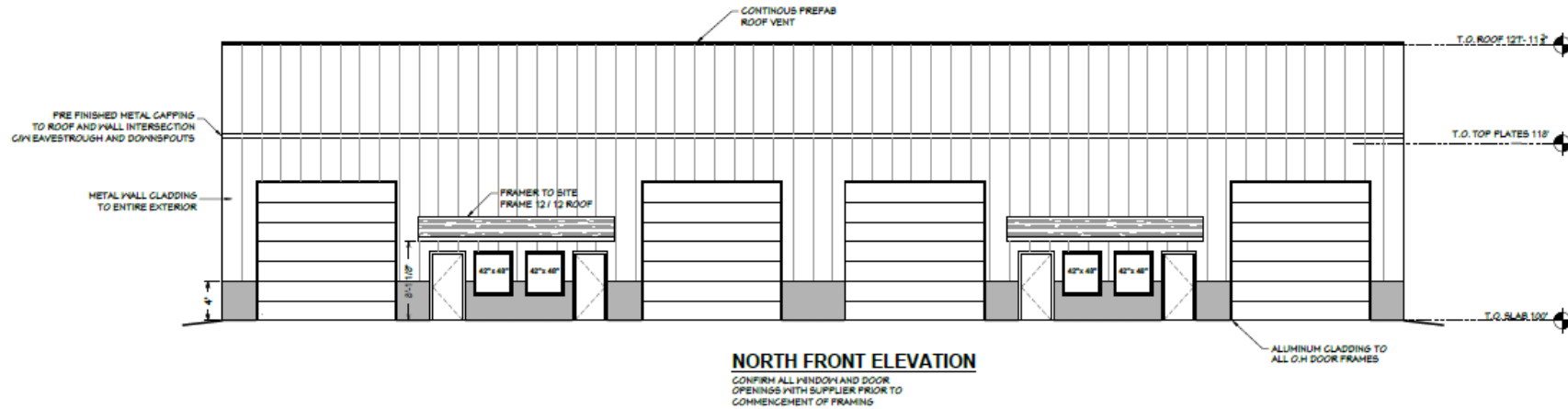
Floor Drains In  
Each Bay

Water Holding Tank

50,000 BTU heaters in  
each bay

Zoning District  
"IG"

Subject to change



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8785 WILKES AVE, HADINGLEY, MB

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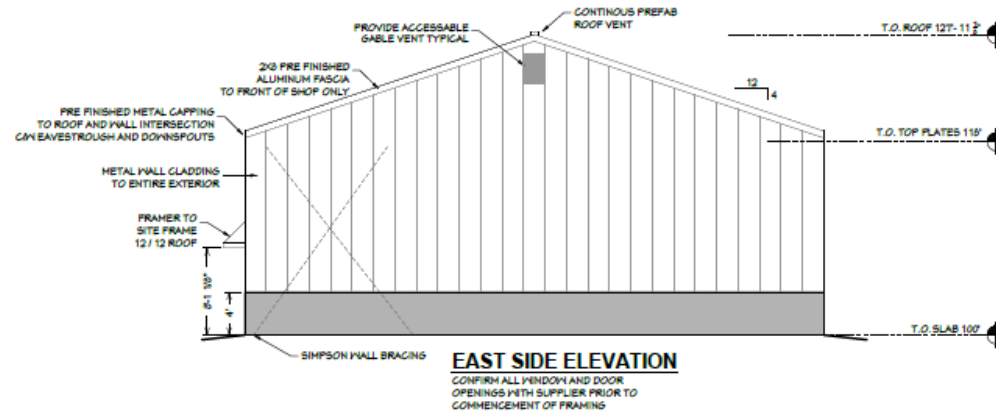
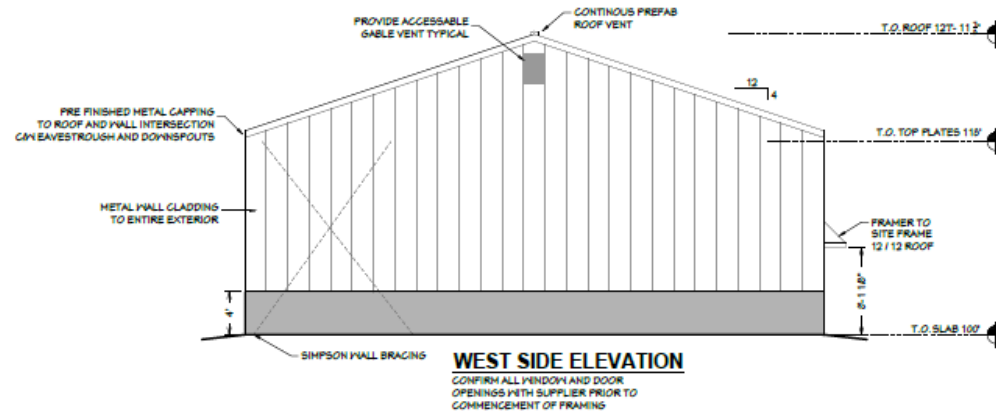
## FRONT & REAR ELEVATION

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A.1

SCALE: 3/32" = 1'

T.O. SLAB 100'



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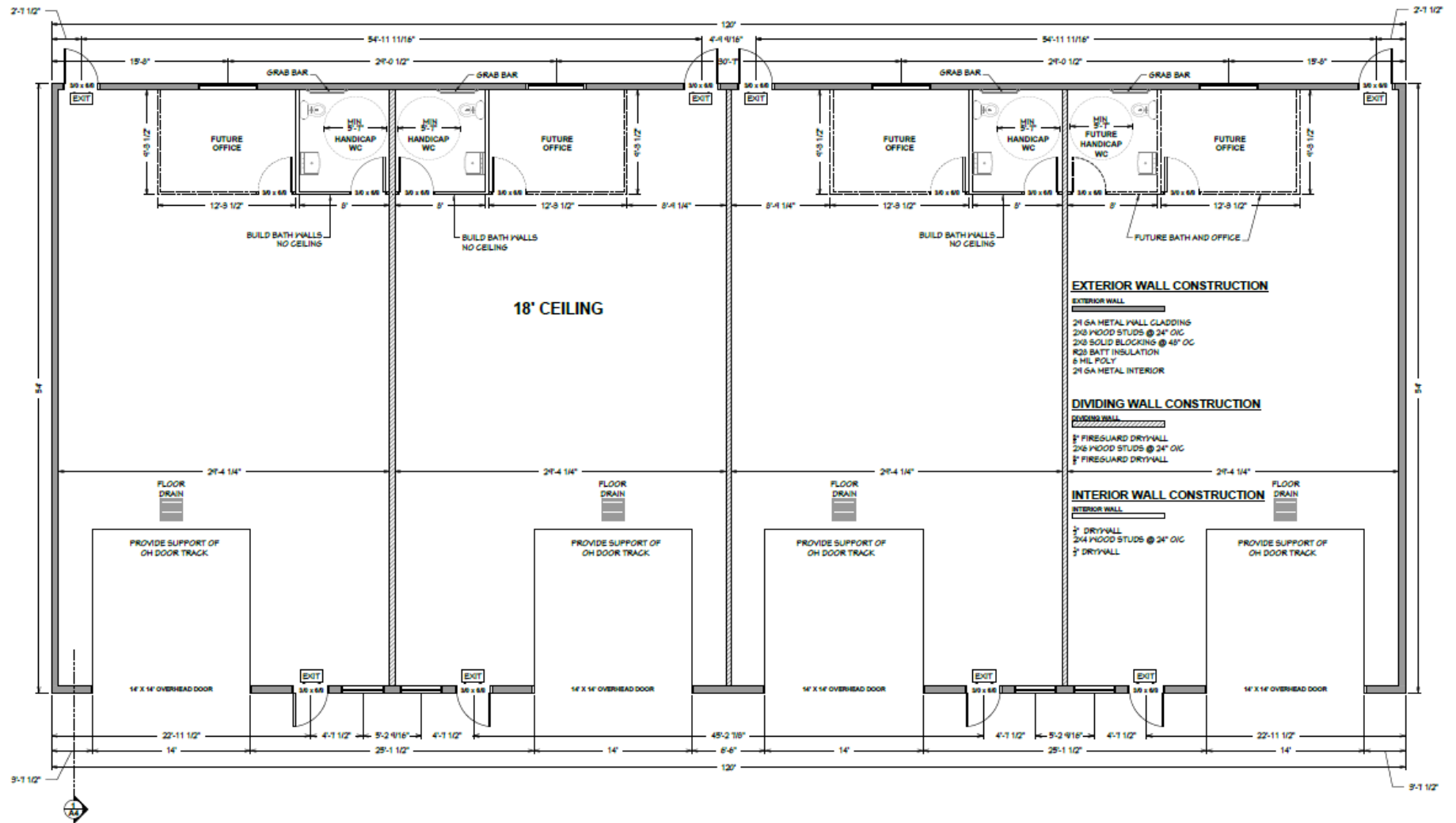
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## SIDE ELEVATIONS

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## A.2

SCALE: 3/32 = 1'



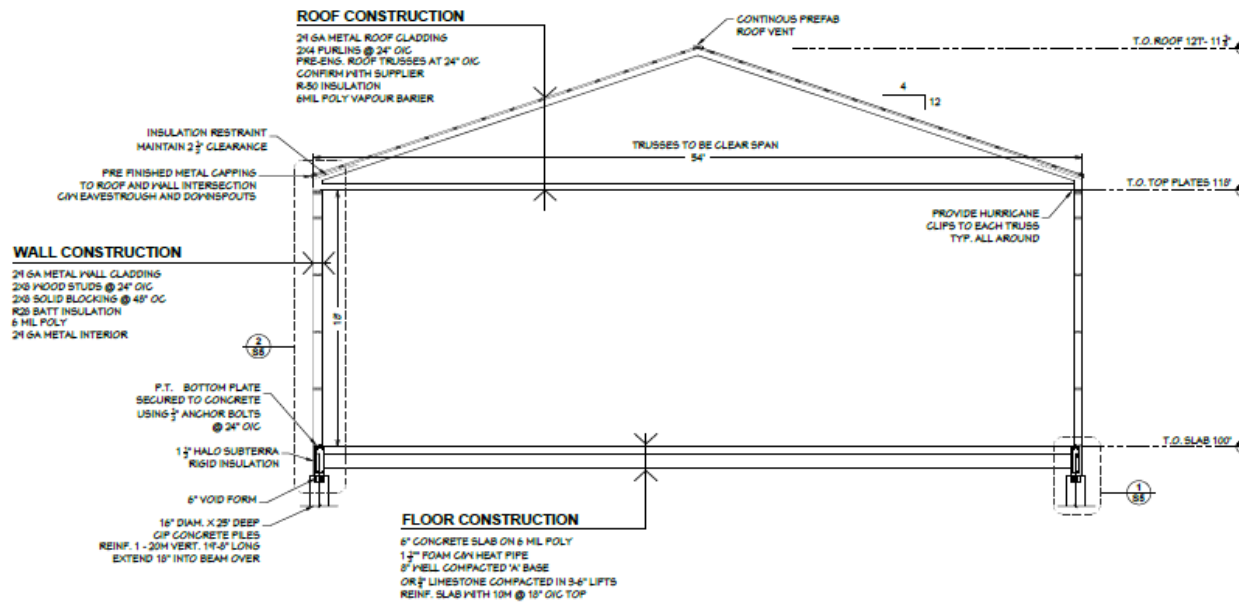
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# FLOOR PLAN A.3

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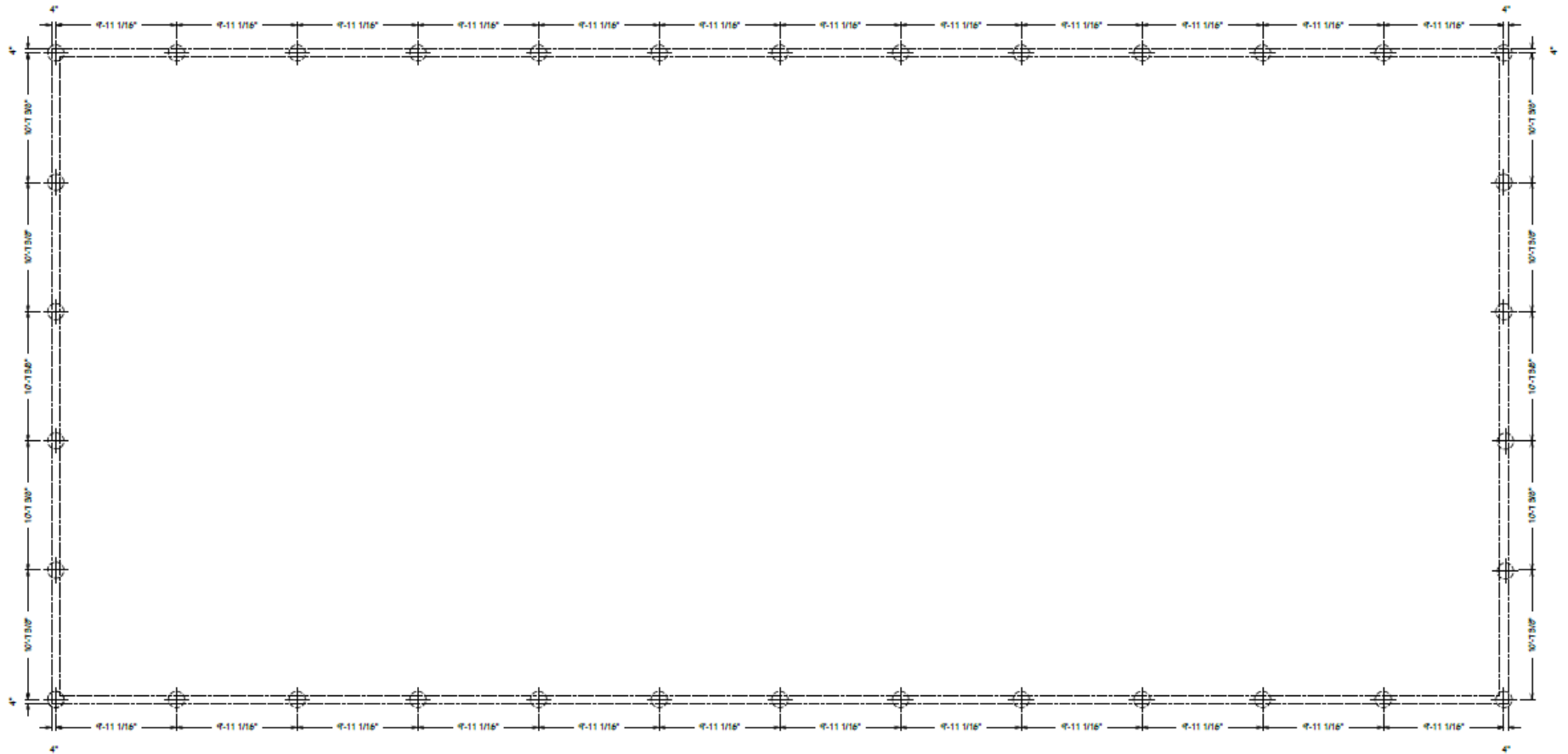
SCALE: 1/8" = 1'



**1 BUILDING SECTION**  
A.4  
SCALE: 1/8" = 1'







**TYPICAL CIP CONCRETE PILES**

16" DIAM. X 25' DEEP  
CIP CONCRETE PILES  
REINF. 1 - 20# VERT. 14'-8" LONG  
EXTEND 18" INTO BEAM OVER



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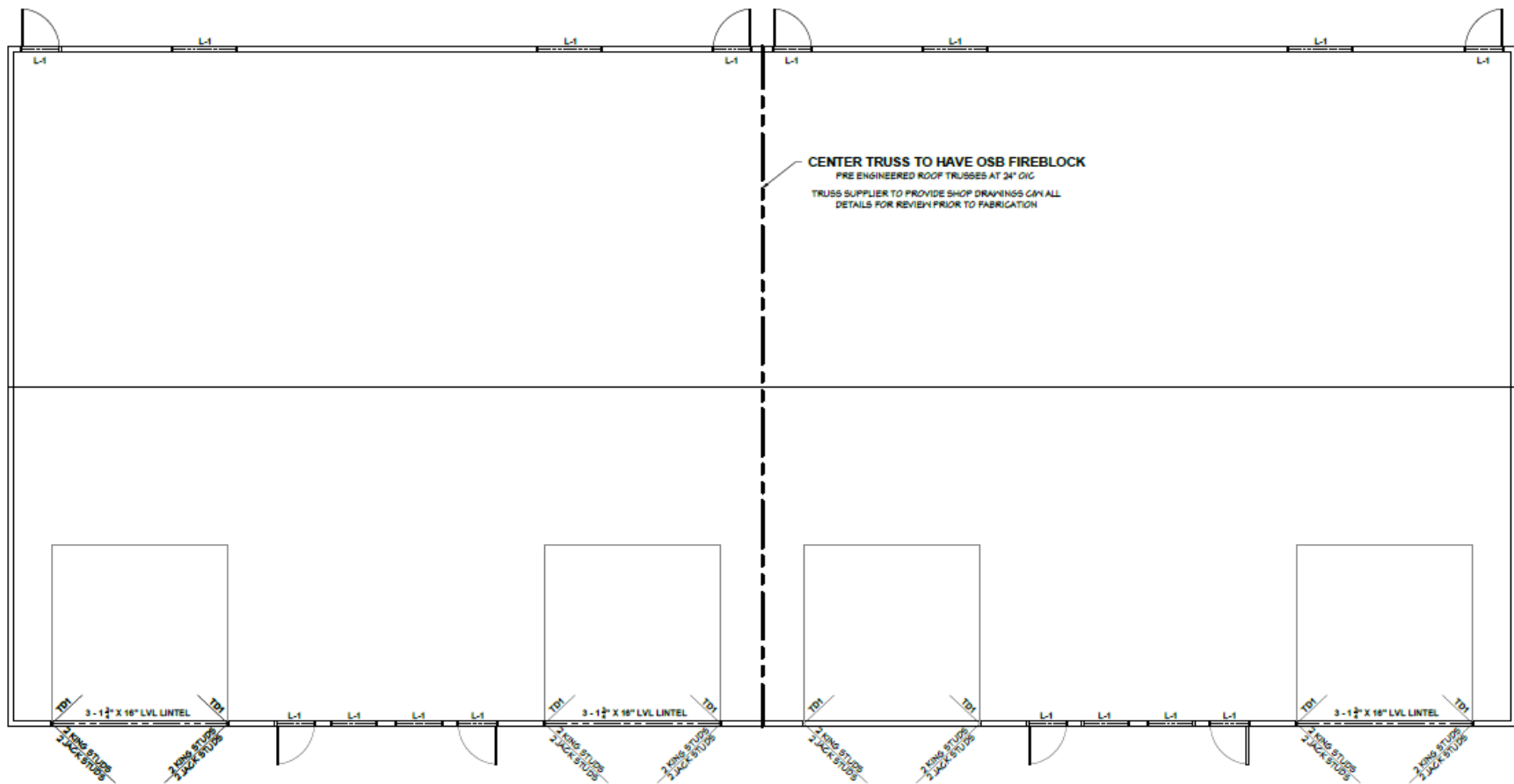
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# PILE LAYOUT

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## S.2

SCALE: 1/8" = 1'



CENTER TRUSS TO HAVE OSB FIREBLOCK  
PRE ENGINEERED ROOF TRUSSES AT 24\"/>

**LINTEL SCHEDULE**  
L-1 2 - 2X10 CAY 1 CRIPPLE  
AND 1 KINS STUD EACH END  
L-2 3 - 2X10 CAY 1 CRIPPLE  
AND 2 KINS STUD EACH END

**TD1 - SIMPSON STRONG TIE**  
SIMPSON HDUS-SDS 25  
CAY 1/2\"/>



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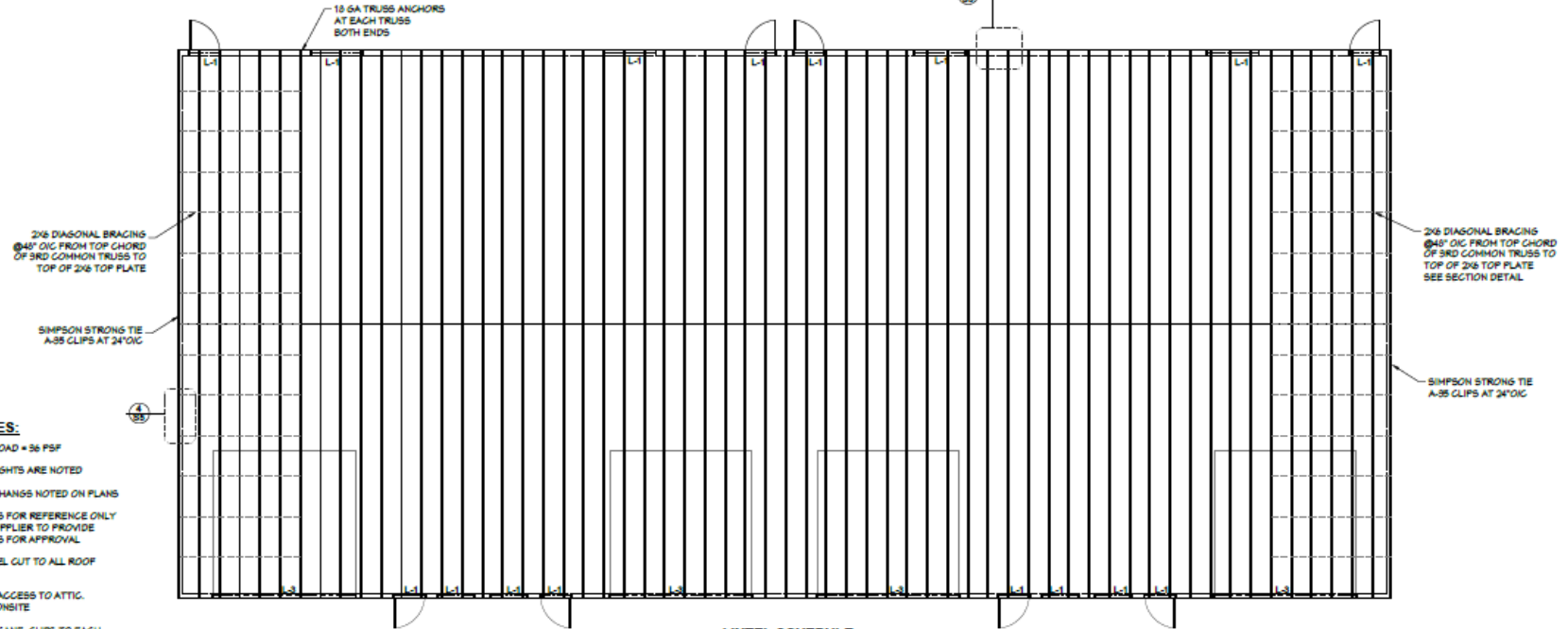
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**ROOF PLAN S.3**  
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SCALE: 1/8" = 1'

# CENTER TRUSS TO HAVE OSB FIREBLOCK

PRE ENGINEERED ROOF TRUSSES AT 24" O/C

TRUSS SUPPLIER TO PROVIDE SHOP DRAWINGS ON ALL DETAILS FOR REVIEW PRIOR TO FABRICATION



## ROOF NOTES:

DESIGN SNOW LOAD = 36 PSF  
ALL CEILING HEIGHTS ARE NOTED  
ALL ROOF OVERHANGS NOTED ON PLANS  
THIS DRAWING IS FOR REFERENCE ONLY  
ROOF TRUSS SUPPLIER TO PROVIDE  
SHOP DRAWINGS FOR APPROVAL  
PROVIDE 12\"/>

## LINTEL SCHEDULE

L-1 2-2X10 CAN 1 CRIPPLE  
AND 1 KING STUD EACH END  
L-2 3-2X10 CAN 2 CRIPPLE  
AND 2 KING STUD EACH END  
L-3 3-1 1/2\"/>



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# ROOF FRAMING S.4

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SCALE: 3/32 = 1'





## 2020 - NATIONAL ENERGY CODE OF CANADA FOR BUILDINGS

### SECTION 3.1 - GENERAL

REFERENCE LOCATION: HADINGLEY, MB  
HEATING DEGREE DAYS OF BUILDING LOCATION: ZONE 1A (5000-9444)  
ARTICLE: 3.1.1.1

COMPLIANCE: SIMPLE TRADE OFF PATH AS PER SECTION 3.3  
- APPLIES TO HEATED BUILDINGS ONLY  
ARTICLE 3.1.1.3

### SECTION 3.2 - PRESCRIPTIVE PATH

MAX ALLOWABLE FENESTRATION AND DOOR AREA (FDWR): 25.1%  
ACTUAL FDWR: 15.26%  
TOTAL SKYLIGHT AREA SHALL BE LESS THAN 5% OF GROSS ROOF AREA  
ACTUAL SKYLIGHT AREA: 0%  
ARTICLE 3.2.1.4

VESTIBULES (3.2.2.1): 1 REQUIRED  
MAX OVERALL THERMAL TRANSMITTANCE (U) OF ABOVE GROUND  
OPAGUE BUILDING ASSEMBLIES (3.2.2.2):  
- WALLS: U VALUE 0.215  
- ROOFS: U VALUE 0.121  
- FLOORS: U VALUE 0.130  
MAX OVERALL THERMAL TRANSMITTANCE OF FENESTRATION  
(3.2.2.3) MEA:  
- WINDOWS: U VALUE 1.73  
MAX OVERALL THERMAL TRANSMITTANCE OF DOORS (3.2.2.4):  
- DOORS: U VALUE 1.40  
- ACCESS HATCHES: U VALUE 1.3  
ARTICLE 3.2.2

MAX OVERALL THERMAL TRANSMITTANCE (U) OF ASSEMBLIES IN  
CONTACT WITH THE GROUND (3.2.3.1):  
- WALLS: U VALUE 0.234  
- ROOFS: U VALUE 0.234  
- FLOORS: U VALUE 0.157  
ARTICLE 3.2.3

### SECTION 3.3 - TRADE OFF PATH

SIMPLE TRADE OFF PATH APPLICATION:  
- ABOVE GROUND ONLY  
- NOT PERMITTED FOR SEH HEATED BUILDINGS  
- NOT PERMITTED FOR ADDITIONS  
- VERTICAL ABOVE GROUND PORTIONS ARE ONLY PERMITTED TO BE  
TRADED OFF WITH OTHER VERTICAL ABOVE GROUND PORTIONS OF THE  
BUILDING ENVELOPE  
- HORIZONTAL ABOVE GROUND PORTIONS ARE ONLY PERMITTED TO BE  
TRADED OFF WITH OTHER HORIZONTAL ABOVE GROUND PORTIONS OF THE  
BUILDING ENVELOPE  
ARTICLE 3.3.3.1

NOTE:  
- REFER TO THE ARCHITECTURAL DRAWINGS FOR WALL, FLOOR AND ROOF  
CONSTRUCTION TYPES, AND ALL WINDOW AND DOOR SIZES

## BUILDING DESIGN SUMMARY (2020 MBC PART 3)

PROJECT TYPE: NEW CONSTRUCTION  
NEW TENANT: 8785 WILKES AVE SHOP

### SECTION 3.1 - GENERAL

MAJOR OCCUPANCY CLASSIFICATION:  
GROUP F - DIVISION 3 - SHOP AREA  
GROUP D - OFFICE AREA  
ARTICLE 3.1.2.1

MAJOR OCCUPANCY SEPARATION(S): NO RATING REQUIRED.  
ARTICLE 3.1.3.1

TWENTY-MINUTE CLOSURES: YES  
ARTICLE 3.1.5.10

FIREFALL(S): YES  
ARTICLE 3.1.10

FIRE BLOCKS IN CONCEALED SPACES:  
- FIRE BLOCKS IN HORIZONTAL CONCEALED SPACES (3.1.11.5):  
- FLOOR ASSEMBLY: 0 COMPARTMENTS  
- ROOF ASSEMBLY: 2 COMPARTMENTS (SEPARATED INTO COMPARTMENTS NOT  
MORE THAN 300 SQ. M.  
IN AREA WITH NO DIMENSION MORE THAN 20. M.)  
- FIRE BLOCKS IN CRAWL SPACES (3.1.11.6): 2 COMPARTMENTS

(SEPARATED INTO COMPARTMENTS NOT MORE THAN 600 SQ. M.  
IN AREA WITH NO DIMENSION MORE THAN 30 M.)  
ARTICLE 3.1.11

DESIGN OCCUPANT LOAD: 10 PERSONS  
- PERMANENT SIGN INDICATING OCCUPANT LOAD TO BE POSTED IN  
A CONSPICUOUS LOCATION  
ARTICLE 3.1.11.1

### SECTION 3.2 - BUILDING FIRE SAFETY

FLOOR ABOVE BASEMENT: N/A

LOAD BEARING WALLS, COLUMNS & ARCHES: N/A  
ARTICLE 3.2.1.4

BUILDING AREA: 5160 SQ FT (505.12 SQ M)  
OPEN MEZZANINE AREA: N/A  
- DOES NOT EXCEED 40% OF THE OPEN AREA OF THE ROOM  
IN WHICH THEY ARE LOCATED  
- ENCLOSED MEZZANINE AREA: N/A  
- DOES NOT EXCEED 10% OF THE FLOOR AREA IN  
WHICH THEY ARE LOCATED  
BUILDING HEIGHT: 1 STOREY  
BASEMENT: NOT CLASSIFIED AS A STOREY  
- CEILING HEIGHT IS LESS THAN 2 M. (6'-6" X") ABOVE GRADE  
ARTICLE 3.2.2.5

MULTIPLE MAJOR OCCUPANCIES:  
CONFORMANCE ARTICLE: 3.2.2.60  
- GROUP F - DIVISION 2: SHOP AREA  
ARTICLE 3.2.2.60

CONSTRUCTION ARTICLE GROUP DIVISION 2 UP TO 2 STOREYS  
BUILDING SPRINKLERED: NO

MAX BUILDING AREA: 600 SQ. M. FACING 1 STREET

CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE

FLOOR ASSEMBLIES: 45 MIN. RATING

MEZZANINE ASSEMBLIES: NO RATING  
ROOF ASSEMBLY: NO RATING  
LOAD BEARING WALLS, COLUMNS & ARCHES  
SUPPORTING AN ASSEMBLY: 45 MIN. RATING  
- OR BE OF NON-COMBUSTIBLE CONSTRUCTION  
ARTICLE 3.2.2.60

MAX. AREA OF INDIVIDUAL UNPROTECTED OPENINGS:  
ARTICLE 3.2.2.1

SPATIAL SEPARATION BETWEEN BUILDINGS:  
NORTH BUILDING FACE: 2 HOUR RATING REQUIRED  
CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE  
CLADDING: NON-COMBUSTIBLE  
ALLOWED 15% UNPROTECTED OPENINGS  
EAST BUILDING FACE: NO RATING REQUIRED  
CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE  
CLADDING: COMBUSTIBLE OR NON-COMBUSTIBLE  
ALLOWED 100% UNPROTECTED OPENINGS  
SOUTH BUILDING FACE: 60 MIN RATING REQUIRED  
CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE  
CLADDING: NON-COMBUSTIBLE  
ALLOWED 51% UNPROTECTED OPENINGS  
WEST BUILDING FACE: 60 MIN RATING REQUIRED  
CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE  
CLADDING: NON-COMBUSTIBLE  
ALLOWED 55% UNPROTECTED OPENINGS  
ARTICLE 3.2.3.1

FIRE ALARM AND DETECTION SYSTEMS: NOT REQUIRED  
ARTICLE 3.2.4 (OCCUPANT LOAD UNDER 15)

PROVISIONS FOR FIREFIGHTING:  
- WATER SUPPLY (3.2.5.1): HYDRANTS  
- STANDPIPE SYSTEMS (3.2.5.3): N/A  
- PORTABLE FIRE EXTINGUISHERS (3.2.5.16): REQUIRED  
(AS PER THE NATIONAL FIRE CODE OF CANADA)  
ARTICLE 3.2.5

LIGHTING AND EMERGENCY POWER SYSTEMS: REQUIRED  
ARTICLE 3.2.7.

MEZZANINES AND OPENINGS THROUGH FLOOR ASSEMBLIES: N/A  
- INTERCONNECTED FLOOR SPACE: N/A  
ARTICLE 3.2.8

### SECTION 3.3 - SAFETY WITHIN FLOOR AREAS

ALL FLOOR AREAS:  
- SUITE SEPARATION (3.3.1.1): 45 MIN. RATING  
- MEANS OF EGRESS (3.3.1.3): N/A  
- PUBLIC CORRIDOR SEPARATIONS (3.3.1.4): 45 MIN. RATING  
- SINGLE EGRESS DOORWAY REQUIREMENTS (3.3.1.5) GROUP D (UPPER LEVEL)  
- MAX OCCUPANT LOAD: 60  
- MAX FLOOR AREA: 200sq  
- MAX TRAVEL DISTANCE: 25m  
- ROOMS WITH MIN. 2 EGRESS DOORWAYS (3.3.1.5):  
- TRAVEL DISTANCE IF MORE THAN 1 EGRESS DOORWAY  
(3.3.1.6):  
- MAX TRAVEL DISTANCE: 40m  
- BARRIER-FREE PROTECTION REQUIREMENTS (3.3.1.7):  
- BE SERVED BY AN ELEVATOR: N/A  
- PROVISIONS FOR FIREFIGHTING ACCESS ROUTES: YES  
- BE PROTECTED BY A VESTIBULE: YES  
- BE PROTECTED BY A CORRIDOR: 1 HOUR RATING  
- BE DIVIDED INTO AT LEAST 2 ZONES WITH:  
- FIRE SEPARATIONS: 45 MIN. RATING  
- DOORS (WEATHER STRIPPED OR OTHERWISE DESIGNED  
AND INSTALLED TO RETARD THE PASSAGE OF SMOKE  
- MAX TRAVEL DISTANCE: 30 M.  
- HAVE ALL EXTERIOR EXITS EXITING AT GRADE OR  
HAVE RAMPS AT ALL EXITS LEADING TO GRADE  
- EXHAUST VENTILATION & EXPLOSION VENTING (3.3.1.20):  
YES  
- JANITORS ROOM (3.3.1.21): 45 MIN. RATING  
- WELDING & CUTTING ROOM (3.3.1.25): 1 HOUR  
ARTICLE 3.3.1

INDUSTRIAL OCCUPANCY:  
- REPAIR & STORAGE GARAGES (3.3.5.4):  
- SHALL BE PROVIDED WITH NATURAL OR MECHANICAL  
VENTILATION IN CONFORMANCE WITH THE REQUIREMENTS  
OF SUBSECTION 6.2.2 TO PREVENT EXCESSIVE ACCUMULATION  
OF CARBON MONOXIDE EXHAUST FUMES OR FLAMMABLE  
AND TOXIC VAPORS  
- REPAIR GARAGE SEPARATION (3.3.5.5): 2 HOUR  
- STORAGE GARAGE SEPARATION (3.3.5.6): 1.5 HOURS  
ARTICLE 3.3.5

DESIGN OF HAZARDOUS AREAS:  
- STORAGE OF DANGEROUS GOODS (3.3.6.2): N/A  
- INDOOR STORAGE OF COMPRESSED GASES (3.3.6.3): N/A  
- TIRE STORAGE (3.3.6.5): N/A  
ARTICLE 3.3.6

### SECTION 3.4 - EXITS

NUMBER AND LOCATION OF EXITS FROM FLOOR AREAS: MAIN LEVEL  
- MIN. NUMBER OF EXITS (3.4.2.1): 1 ALLOWED  
- MAX OCCUPANT LOAD: 60  
- MAX FLOOR AREA: 150sq  
- MAX TRAVEL DISTANCE: 10m  
- MIN. NUMBER OF EXITS (3.4.2.1): 2

- LOCATION OF EXITS (3.4.2.5):  
- MAX TRAVEL DISTANCE: 30m  
ARTICLE 3.4.2

MIN. WIDTH OF EXITS:  
- EXIT CAPACITY - 1 DOOR (36" WIDE): 150 PERSONS  
- EXIT CAPACITY - 1 STAIR (36" WIDE): 114 PERSONS  
ARTICLE 3.4.3

FIRE SEPARATION OF EXITS:  
- EXIT SEPARATIONS (3.4.4.1): 45 MIN. RATING  
- EXITS THROUGH LOBBIES (3.4.4.2): N/A  
ARTICLE 3.4.4

EXIT SIGNS: OPTIONAL  
ARTICLES 3.4.5.1

### SECTION 3.6 - SERVICE FACILITIES

APPLIANCE INSTALLED OUTSIDE OF A BUILDING:  
- A FUEL-FIRED APPLIANCE INSTALLED ON THE ROOF OF  
A BUILDING OR IN ANOTHER LOCATION OUTSIDE THE  
BUILDING SHALL BE INSTALLED NOT LESS THAN 1.2 M.  
FROM A PROPERTY LINE  
ARTICLE 3.6.1

SERVICE ROOMS:  
- FIRE SEPARATIONS AROUND SERVICE ROOMS (3.6.2.1):  
- WITH A FUEL FIRED APPLIANCE: 1 HOUR RATING  
- WITH A FUEL FIRED APPLIANCE SERVING ONLY ONE  
ROOM OR SUITE: NO RATING  
- WITH AN INCINERATOR: 2 HOUR RATING  
- WITH A LIMITED QUANTITY OF SERVICE EQUIPMENT:  
NO RATING  
- COMBUSTIBLE REFUSE STORAGE (3.6.2.5): N/A  
ARTICLE 3.6.2

### SECTION 3.7 - HEALTH REQUIREMENTS

WATER CLOSETS (3.1.2.2): LAVATORIES (3.1.2.3):  
- UNIVERSAL: 1  
- MALE: 0  
- FEMALE: 0  
- MALE (BARRIER FREE): 0  
- FEMALE (BARRIER FREE): 0  
- GENDER-FREE: 1  
- GENDER-FREE: 1

### SECTION 3.8 - BARRIER-FREE DESIGN

OCCUPANCY REQUIREMENTS:  
- AREAS REQUIRING A BARRIER-FREE PATH OF TRAVEL:  
- MAIN FLOOR ALL TENANTS: YES  
- TO OTHER FLOORS BY ELEVATOR: N/A  
ARTICLE 3.8.2

DESIGN STANDARDS:  
- DOORWAYS AND DOORS (3.8.3.3):  
- POWER DOOR OPERATORS PROVIDED AT EXTERIOR  
PEDESTRIAN ENTRANCE DOORS: YES  
- POWER DOOR OPERATORS PROVIDED AT BARRIER-FREE  
WASHROOMS: YES  
ARTICLE 3.8.3



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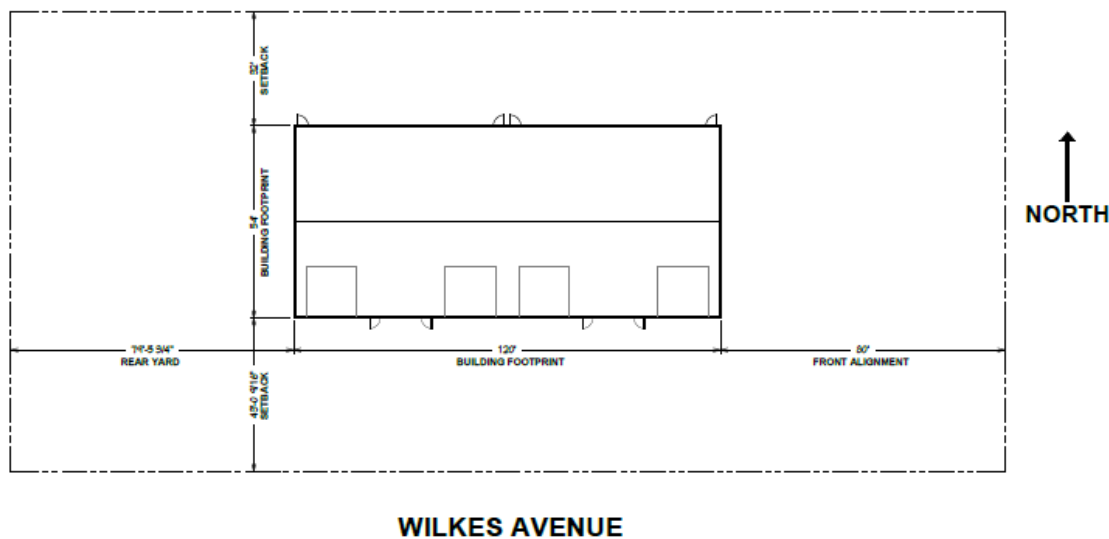
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# NOTES

# S.6

NTS

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# SITE PLAN | S.7

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1/32" = 1'