

# 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  
December 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	\$5.95 plus 5% management fee on Basic Rent



In Floor Heating

Single Phase,  
200 amp Service

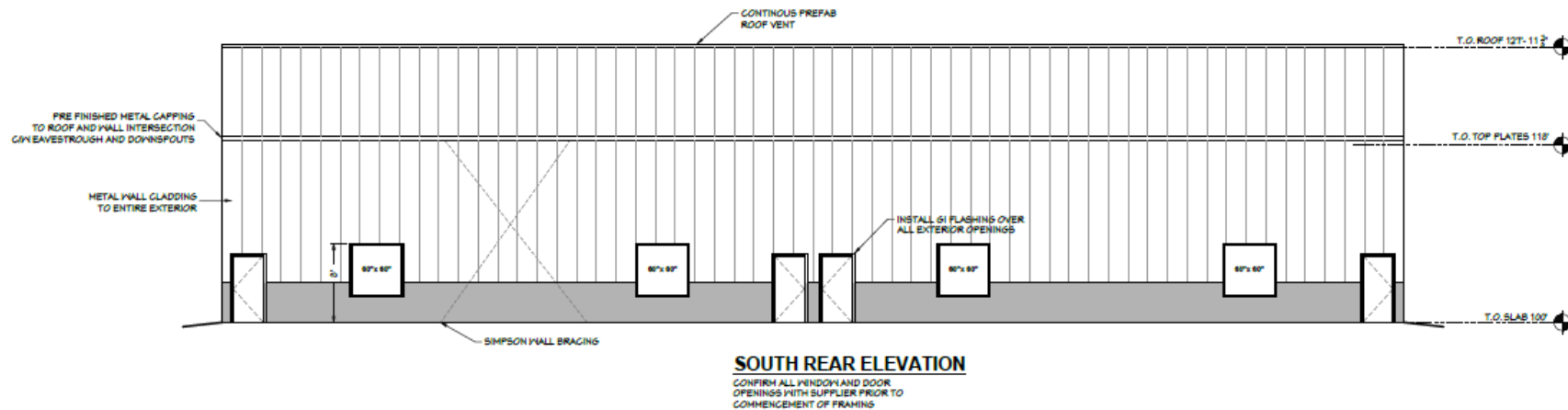
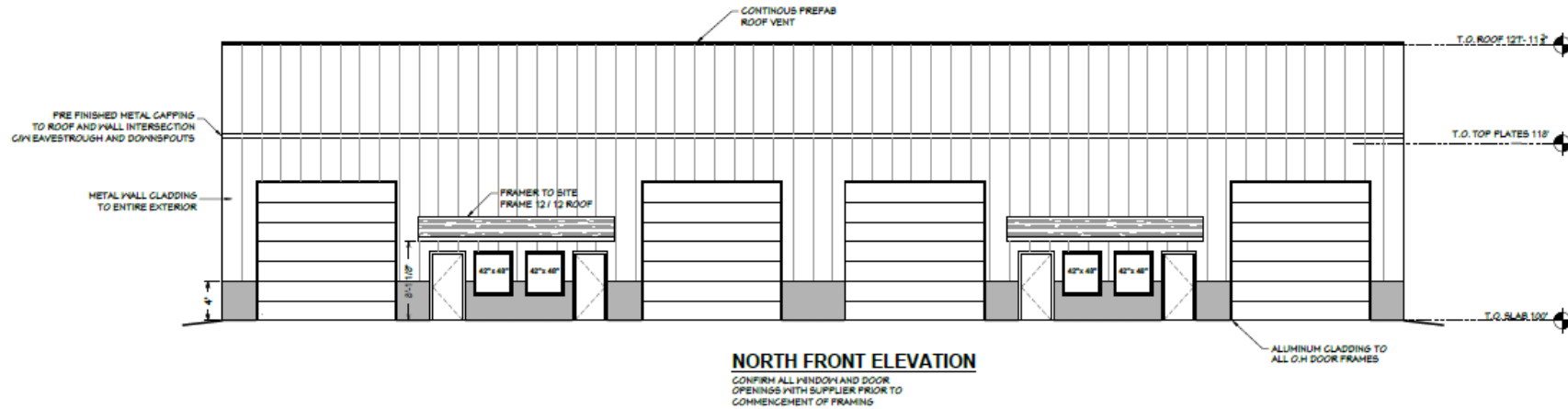
Floor Drains In  
Each Bay

Water Holding Tank

50,000 BTU heaters in  
each bay

Zoning District  
"IG"

Subject to change



CSP SHOP  
8785 WILKES AVE, HADINGLEY, MB

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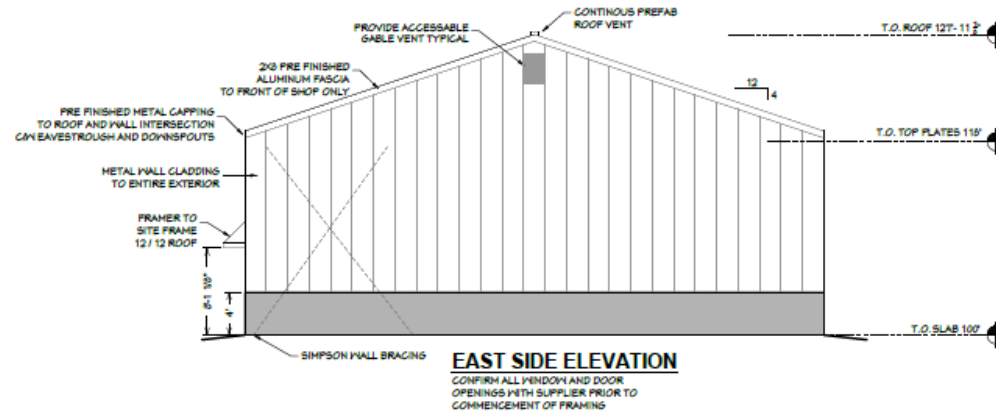
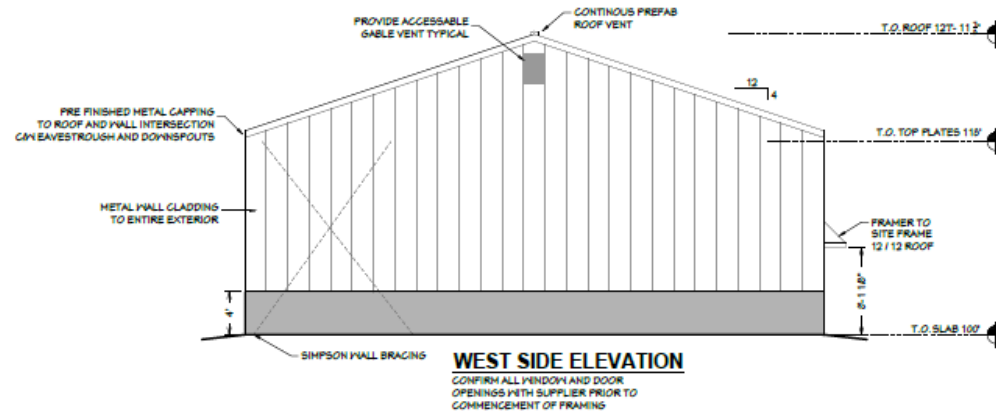
## FRONT & REAR ELEVATION

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A.1

SCALE: 3/32 = 1'

T.O. SLAB 100'



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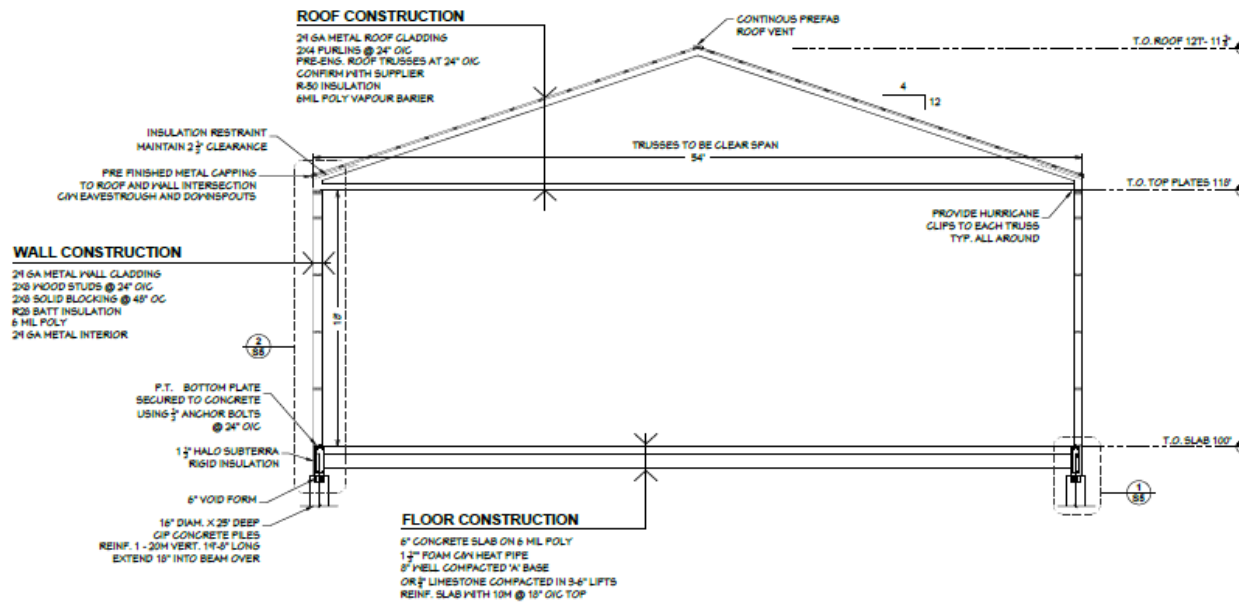
## SIDE ELEVATIONS

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## A.2

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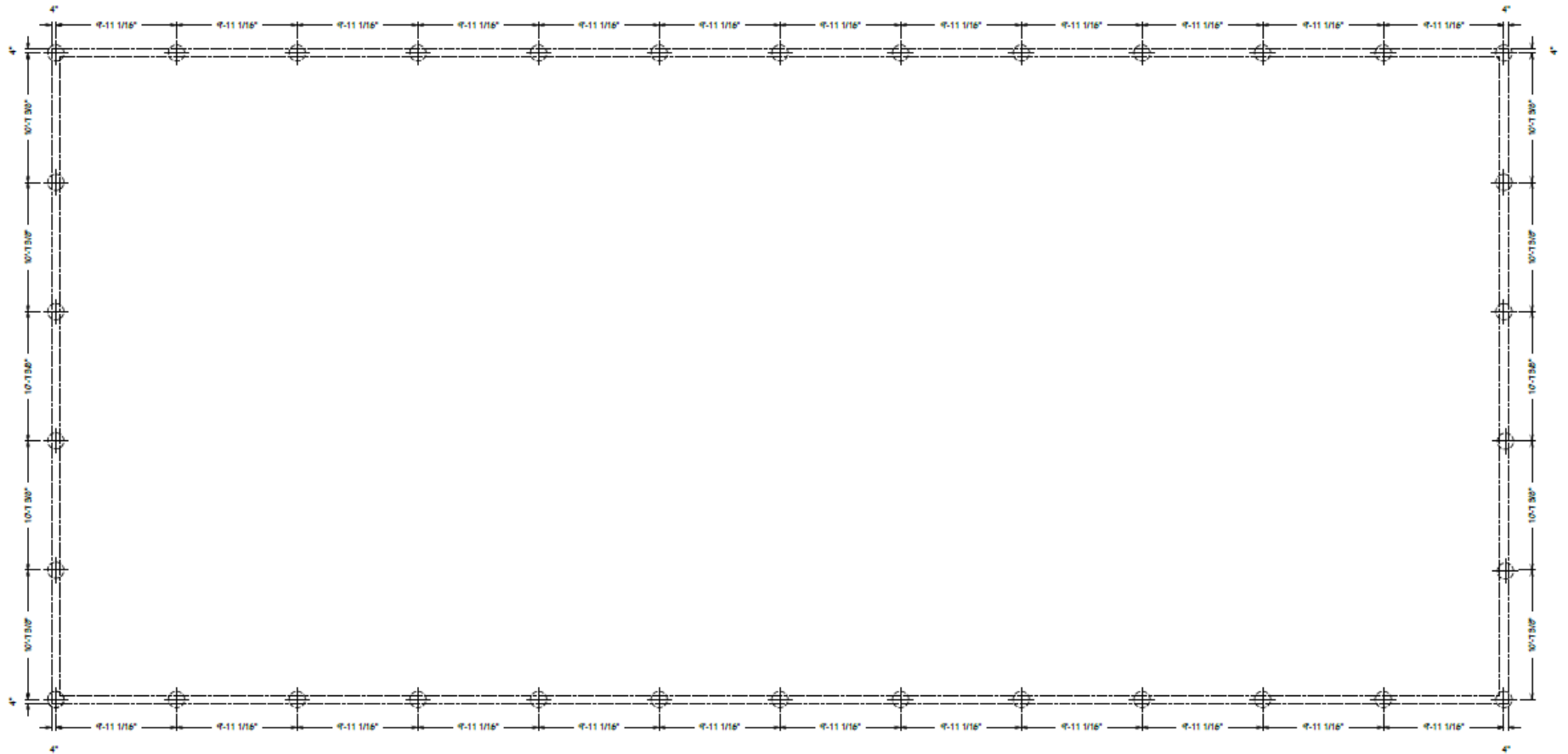




**1 BUILDING SECTION**  
A.4  
SCALE: 1/8" = 1'







**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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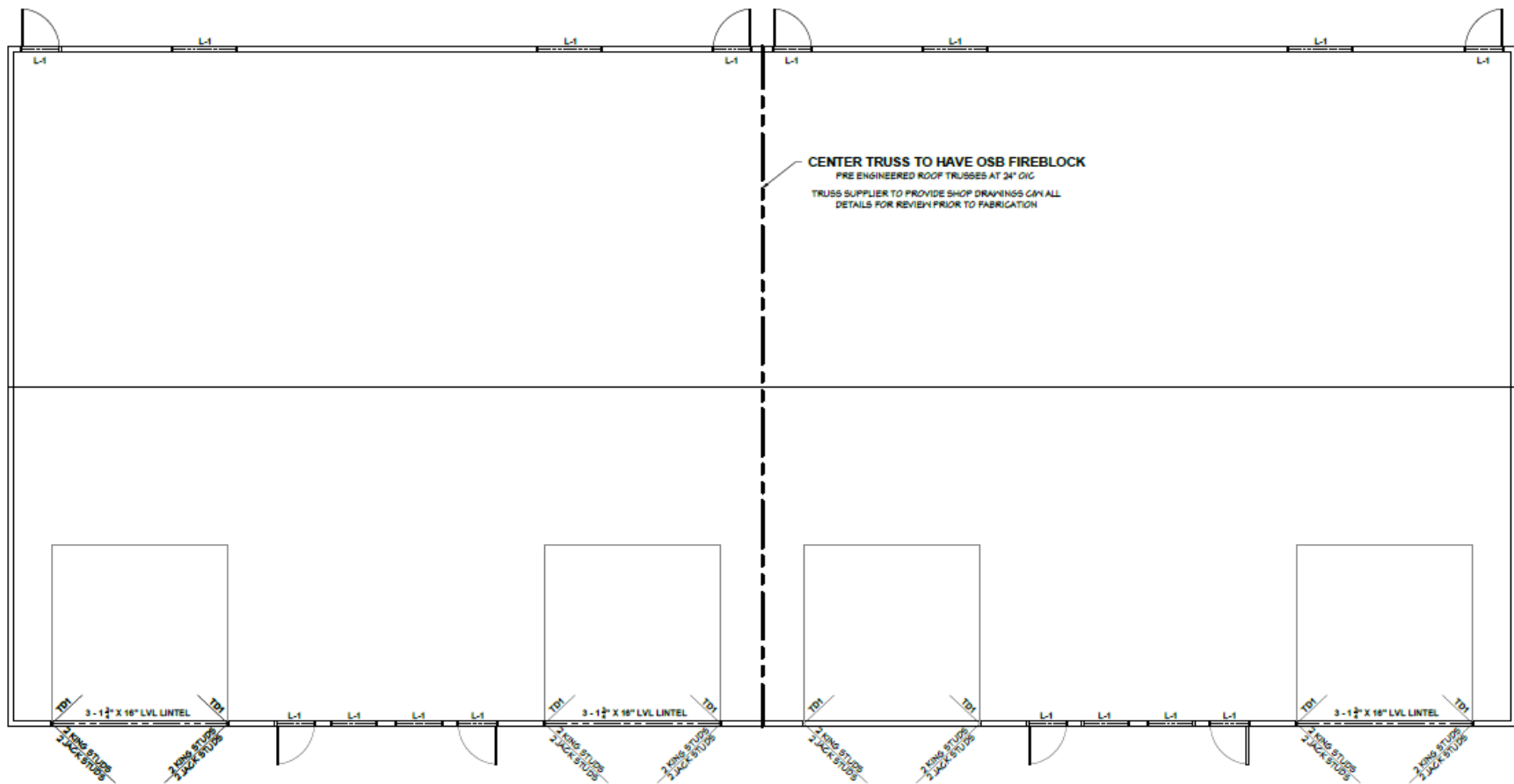
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# PILE LAYOUT

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## S.2

SCALE: 1/8" = 1'



#### 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 ANCHOR BOLT  
20-14\"/>



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## ROOF PLAN S.3

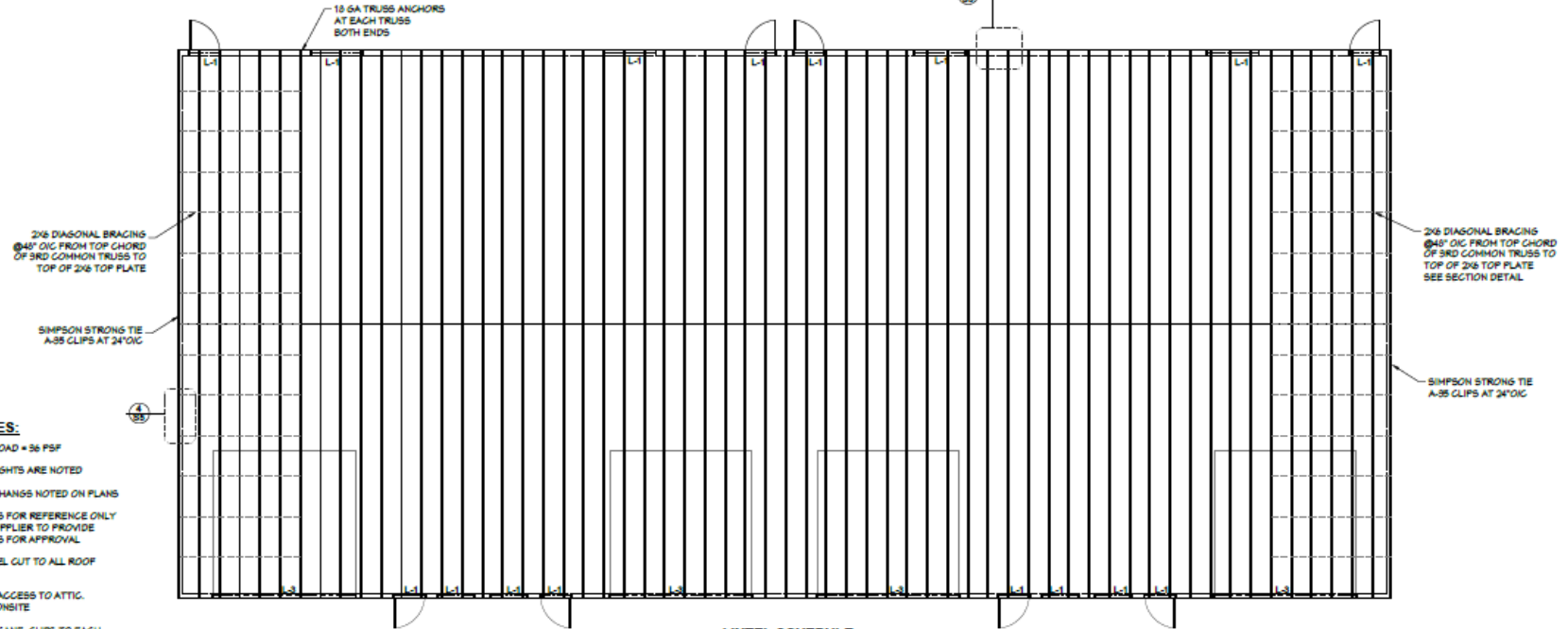
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SCALE: 1/8" = 1'

# 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" HEEL CUT TO ALL ROOF  
TRUSSES  
PROVIDE ATTIC ACCESS TO ATTIC.  
LOCATION TBD ON SITE  
PROVIDE HURRICANE CLIPS TO EACH  
TRUSS TYP. ALL AROUND

## 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" X 16" LVL CAN 2 CRIPPLE  
AND 2 KING STUD EACH END



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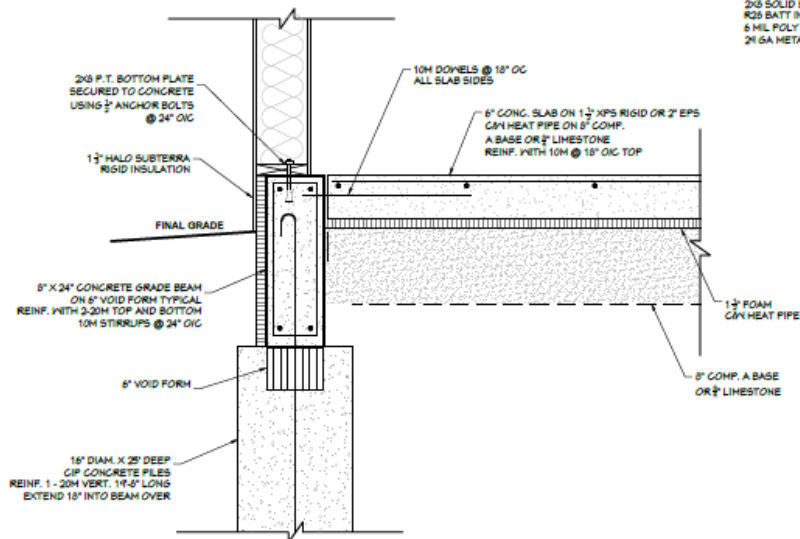
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# ROOF FRAMING S.4

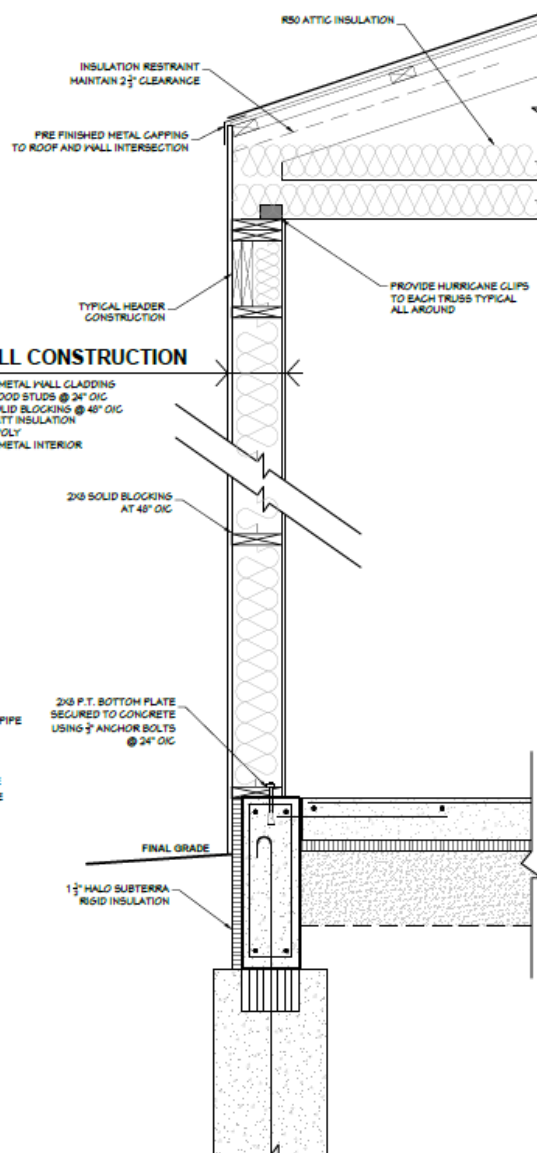
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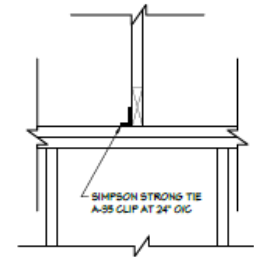




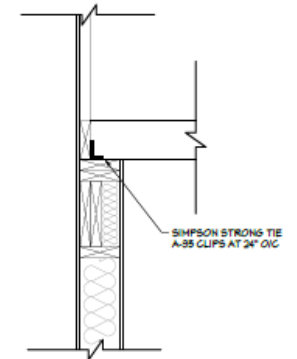
**1**  
**S5**  
**GRADE BEAM DETAIL**  
SCALE: 3/4" = 1'



**2**  
**S5**  
**WALL DETAIL**  
SCALE: 3/4" = 1'



**3**  
**S5**  
**ROOF SECTION**  
SCALE: 3/4" = 1'



**4**  
**S5**  
**ROOF SECTION 2**  
SCALE: 3/4" = 1'

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**DETAILS** | **S.5**  
SCALE: 3/4" = 1'

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## 2020 - NATIONAL ENERGY CODE OF CANADA FOR BUILDINGS

### SECTION 3.1 - GENERAL

REFERENCE LOCATION: HADINGLEY, MB  
HEATING DEGREE DAYS OF BUILDING LOCATION: ZONE 1A (5000-5444)  
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 (FDNR): 25.1%  
ACTUAL FDNR: 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: 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 (3.2.5.2): 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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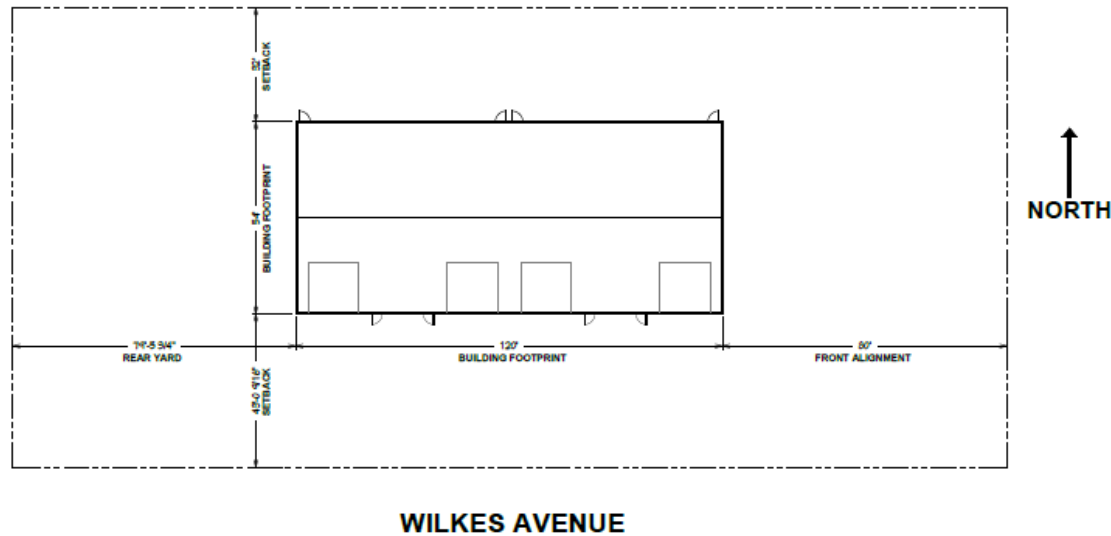
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# NOTES

# S.6

NTS

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**SITE PLAN | S.7**  
1/32" = 1'

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