

8761 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
February 2026



NOW LEASING

Under Construction - Industrial Warehouse/Flex Space

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

A.S.H. Management Group Inc., Brokerage
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Address	Available Space (sf ±)	Basic Rental Rate (psf per annum)	Additional Rent (est. 2026) (psf per annum)
8761 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

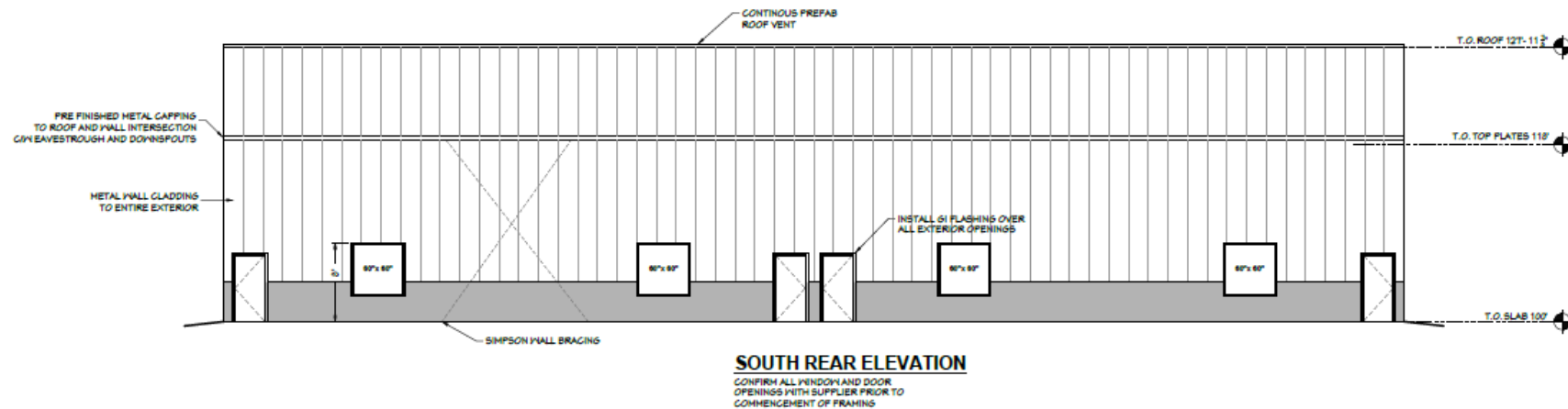
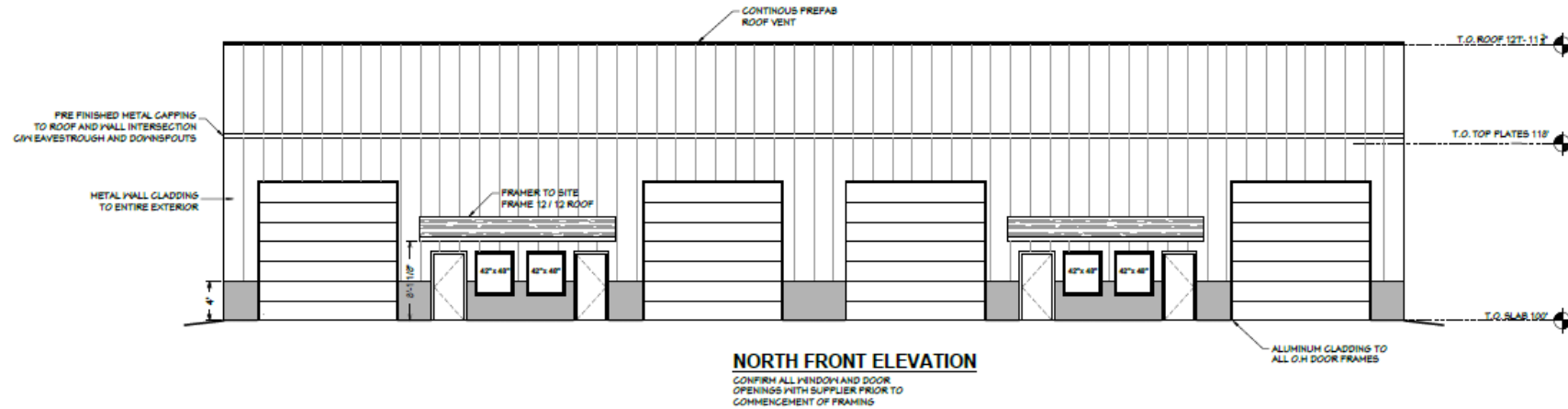
Water Holding Tank

50,000 BTU heaters in
each bay

Zoning District
"IG"



Subject to change



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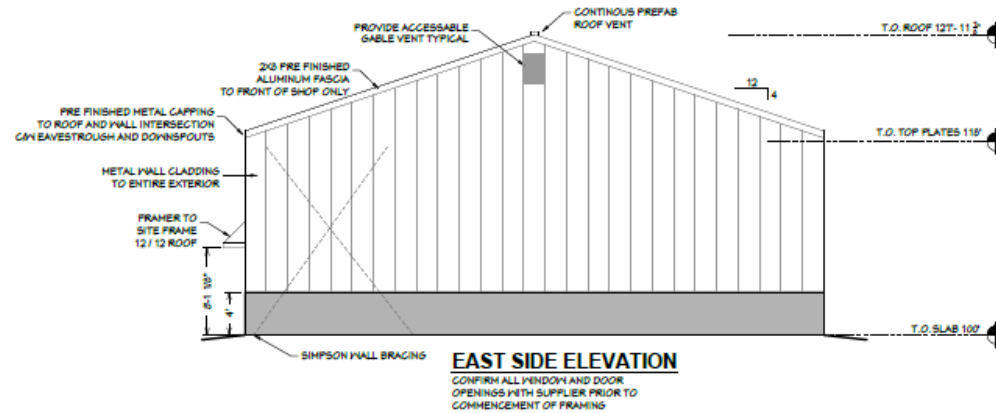
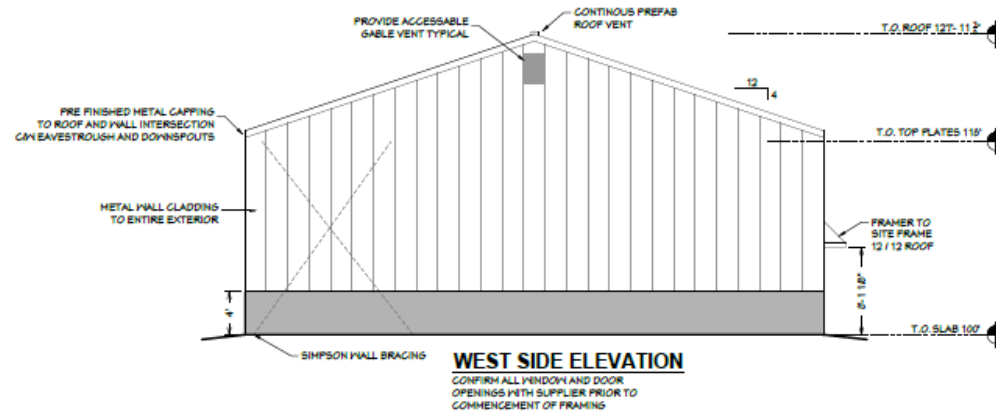
FRONT & REAR ELEVATION

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A.1

SCALE: 3/32" = 1'

T.O. SLAB 100'



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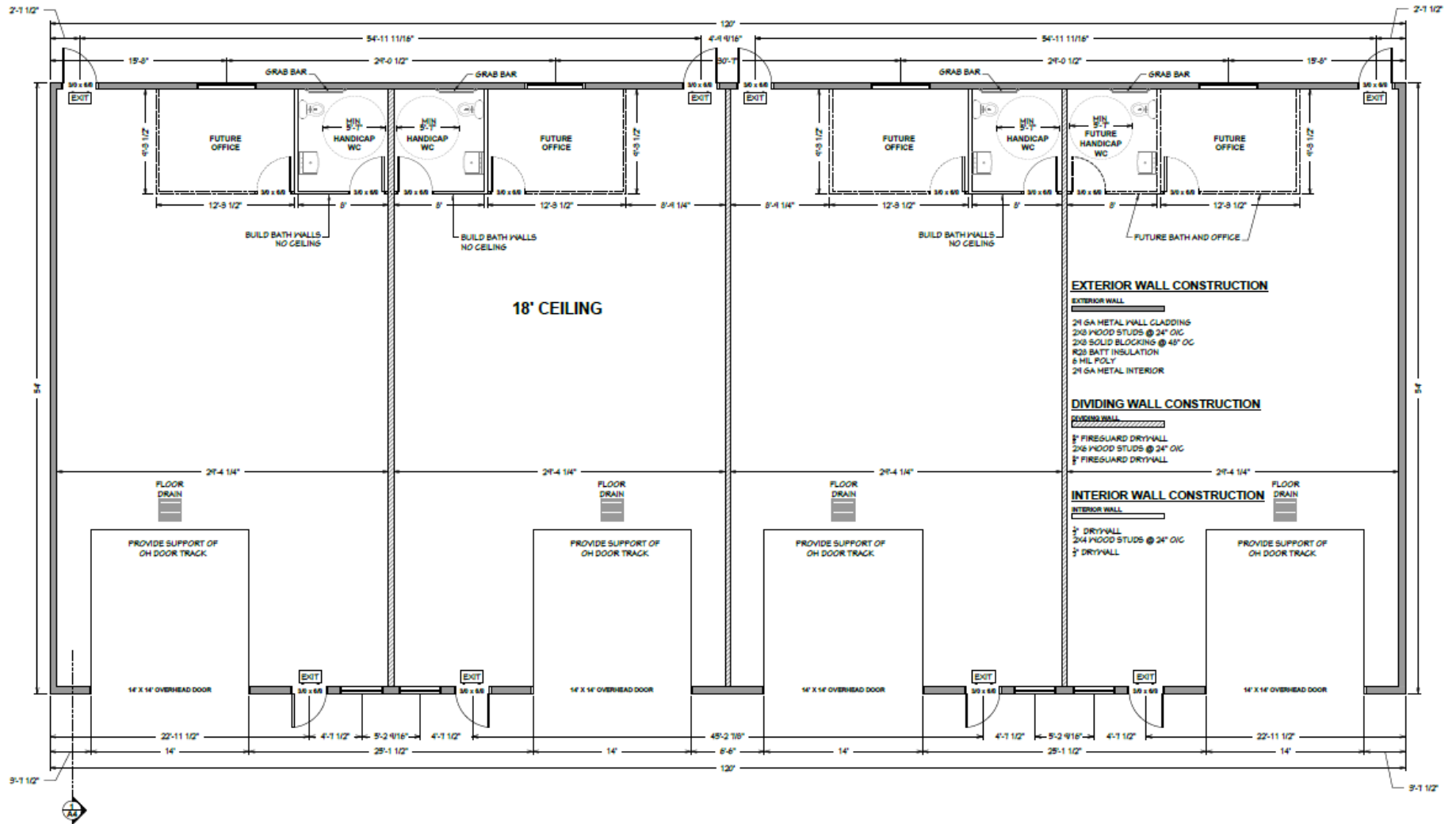
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SIDE ELEVATIONS

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A.2

SCALE: 3/32 = 1'



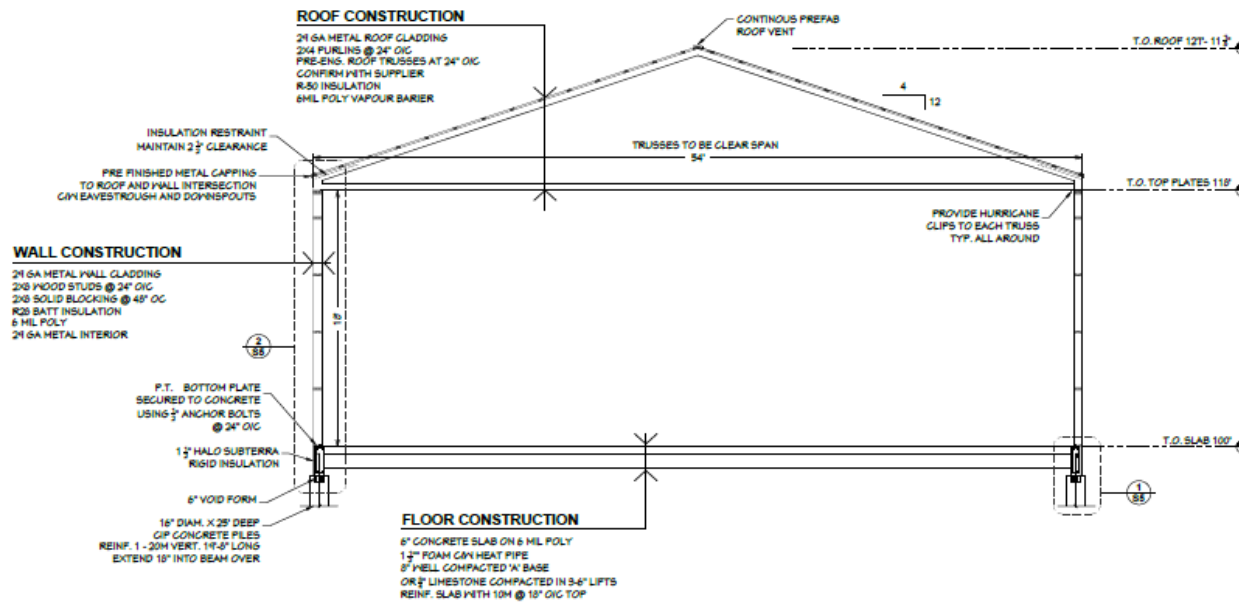
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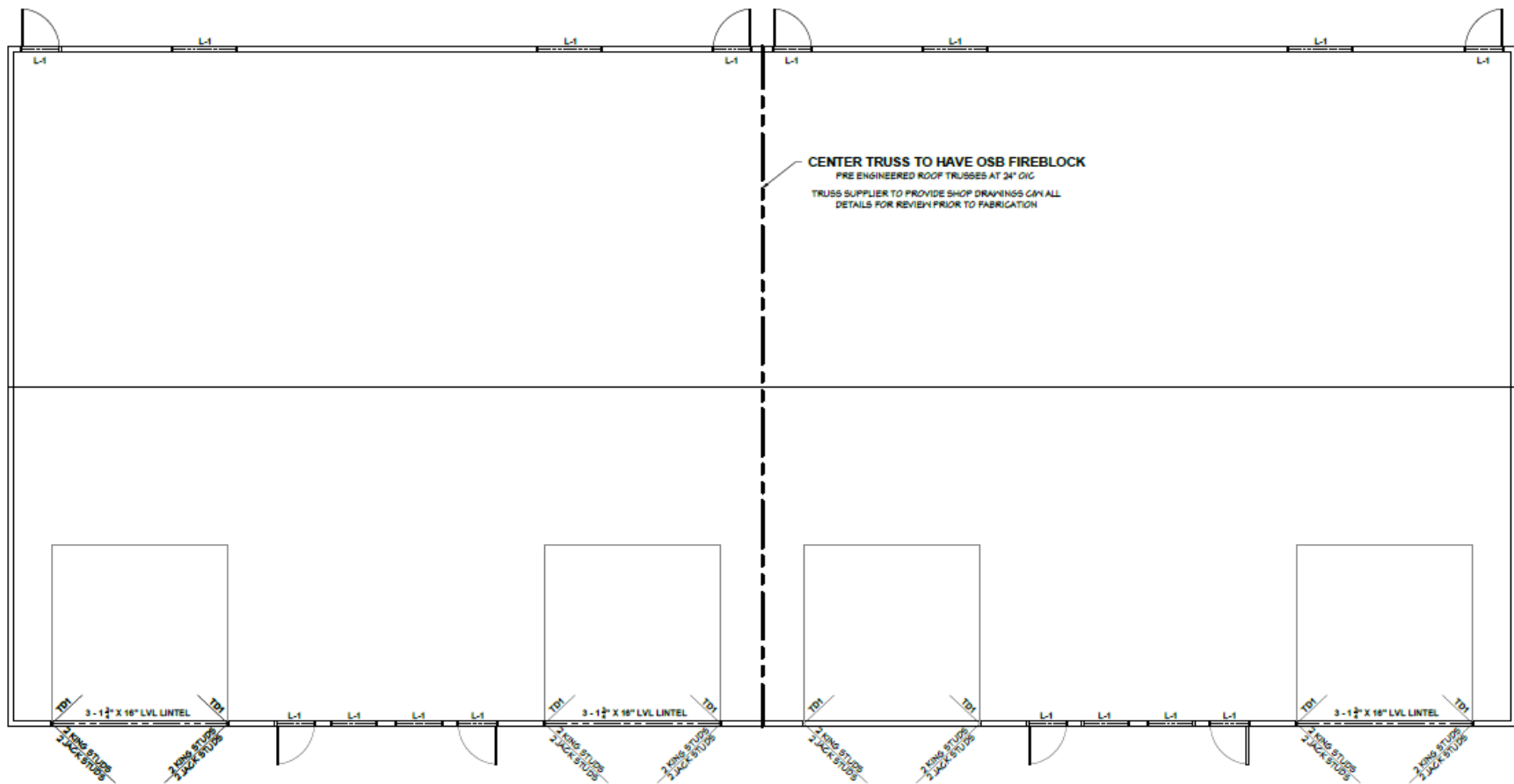
FLOOR PLAN | A.3

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SCALE: 1/8" = 1'



1 BUILDING SECTION
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 HDLS-SDS 25
CAY 1 ANCHOR BOLT
20-14\"/>



CSP SHOP

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ROOF PLAN S.3

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SCALE: 1/8" = 1'

2020 - NATIONAL ENERGY CODE OF CANADA FOR BUILDINGS

SECTION 3.1 - GENERAL

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

COMPLIANCE: SIMPLE TRADE OFF PATH AS PER SECTION 9.3
- 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: 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



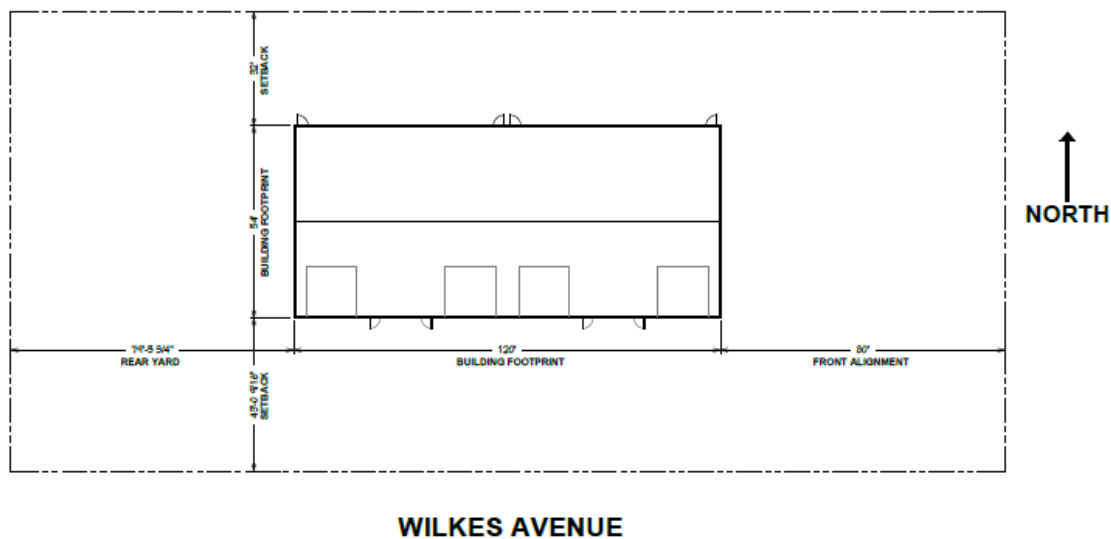
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NOTES | S.6

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SITE PLAN | S.7

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