



Colliers

For Sale

\$2,395,000



Currently occupied
by 5 tenants



Five 14' x 14'
overhead doors



Fenced, secured
yard



Move in ready
office

1016 Wellings Road, RM of Sherwood, SK

Modern Industrial Building **for sale**

Located in Wellings Industrial, this property is minutes away from the city and has quick access to Highways 6 & 46.

Designed for flexibility, this property features four units, including a 6,240 SF main bay with two overhead doors plus three 1,200 SF bays. It is ideal for owner to dictate how much of the building they want to occupy and what portion they want to lease. All units are tin lined including the ceiling, they come complete with radiant heat and separate utilities.

Contact Listing Agent to discuss the various options on how this property could work as an Investment or an Owner occupant.

Glen Hill

Senior Vice President | Partner
Sales Associate
+1 306 535 0604
Glen.Hill@colliers.com

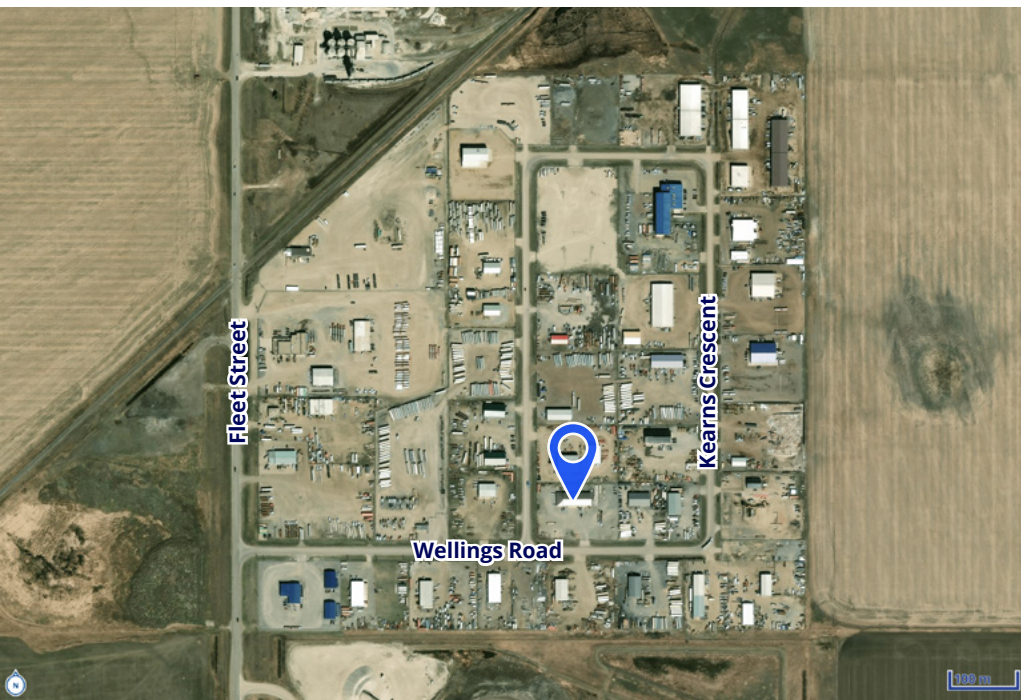
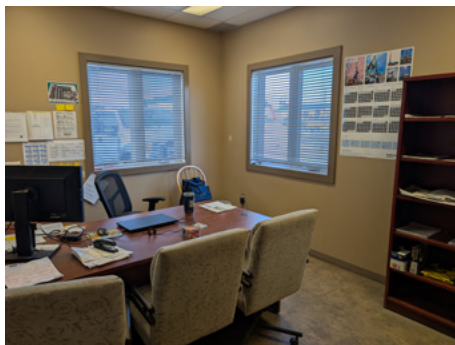
Robert Porter

Vice President | Sales Associate
+1 306 216 7550
Robert.Porter@colliers.com

Colliers

2002 Victoria Avenue, Suite 800
Regina, SK S4P 0R7
Main: +1 306 789 8300

Photos



9,840
square feet available

Details

Building Area 9,840 SF

Site Area 2.47 AC

Zoning I2 (Medium to Heavy Industrial)

Possession Flexible

Asking Price \$2,395,000.00



Receive our latest listings



collierscanada.com

Copyright © 2026 Colliers. This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved. Colliers McClocklin Real Estate Corp. CIR Commercial Realty Inc.



Unit 1

Unit 2

Unit 3

Unit 4

**Land
Lease**