ICI PROPERTIES



383 Gunn Road, RM of Springfield, Manitoba

Industrial Building with Dock and Grade Loading

For Sale

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Property Details

+/- 6,272 sq. ft.
BUILDING SIZE

+/- 0.92 acres
LAND SIZE

$1,950,000
SALE PRICE

1995/1997
YEAR BUILT

1 - 14'x12' Grade Level
1 - 12'x10' Grade Level
1 - 10' x 9' Dock Level
LOADING

600 Amp, 3 Phase
ELECTRICAL

MG - Industrial General
ZONING

Features

- Located in the RM of Springfield on the edge of Winnipeg, this property offers excellent access to amenities and major transportation routes including Lagimodiere Boulevard & the Perimeter Highway
- Excellent exposure on busy Gunn Road
- Office buildout consists of reception area and one private office
- Bulk of the building consists of open area warehouse shop space
- +/- 14' to 19' clear ceiling heights
- Ample parking and storage capabilities in yard
- Warehouse features a 2-ton and 3-ton crane along with significant heavy equipment which can be made available for purchase alongside the property



Highlights

Prime Location
ADJACENT TO THE PERMIMETER HIGHWAY

Excellent Access
TO MAJOR TRANSPORTATION ROUTES

Ideally Suited For
A VARIETY OF INDUSTRIAL USERS

No City of Winnipeg
BUSINESS TAX

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Connect with us today!

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