



383 Gunn Road, RM of Springfield, Manitoba

Industrial Building with Dock and Grade Loading

For Sale



Property Details

+/- 6,272 sq. ft.

BUILDING SIZE

+/- 0.92 acres

LAND SIZE

\$1,950,000

SALE PRICE

1995/1997

YEAR BUILT

+/- 14' to 19' Clear

CEILING HEIGHT

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
- 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
PERIMETER HIGHWAY



Excellent Access

TO MAJOR TRANSPORTATION
ROUTES



Ideally Suited For

A VARIETY OF
INDUSTRIAL USERS



No City of Winnipeg

BUSINESS TAX

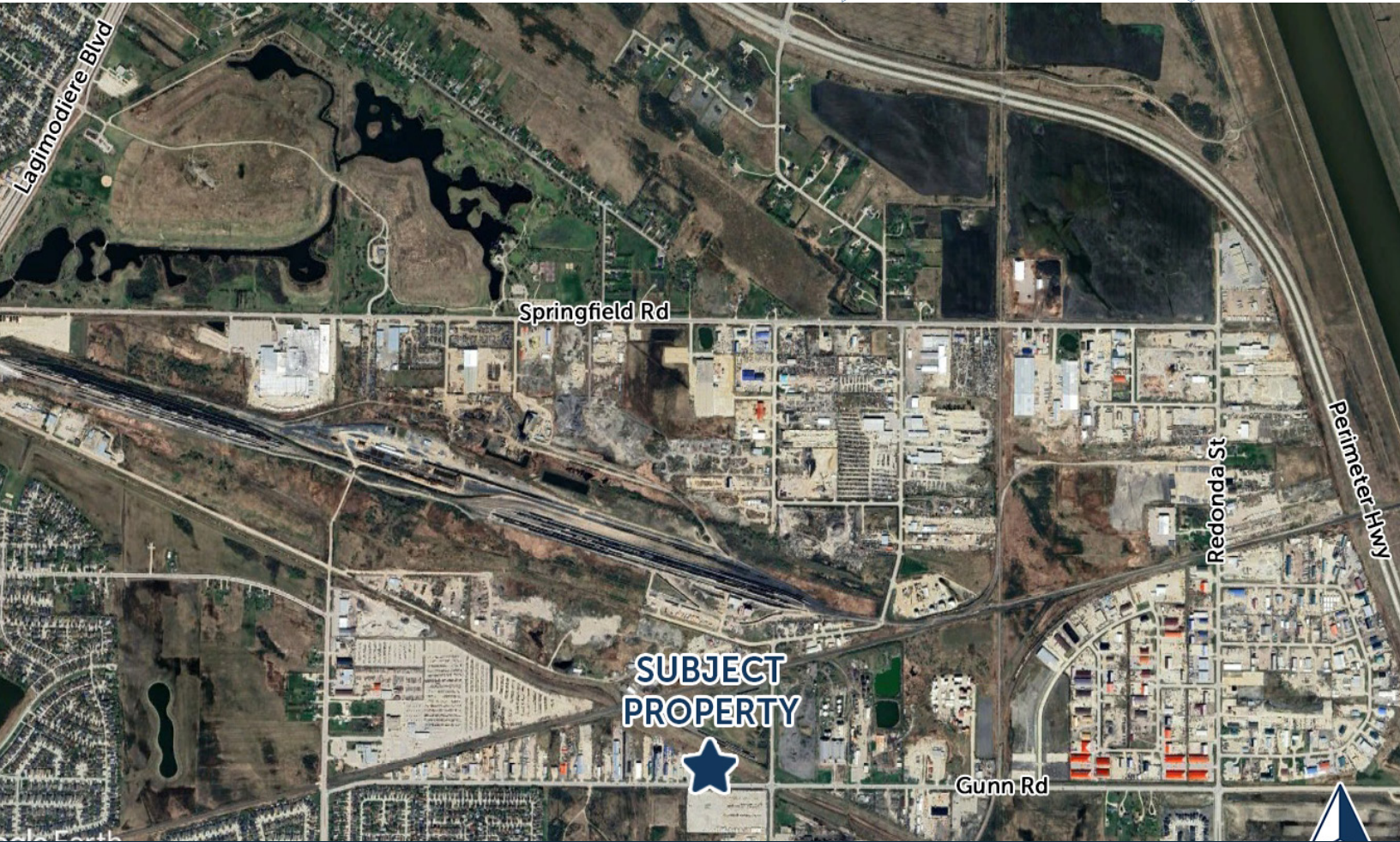
For Sale



383 Gunn Road, RM of Springfield, Manitoba
iciproperties.com







Connect with us today!

[iciproperties.com](https://www.iciproperties.com)

Tyson Preisentanz*

SENIOR VICE PRESIDENT

tpreisentanz@iciproperties.com

204-782-6183

Jared Kushner*

VICE PRESIDENT

jkushner@iciproperties.com

204-294-1087

DISCLAIMER The information contained herein has been obtained from sources believed to be reliable; however, neither the Vendor/Landlord nor ICI Properties makes any representations, warranties, or guarantees, express or implied, as to the accuracy, completeness, or currency of such information. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and may differ materially from actual results. Some images or renderings used in this brochure may be enhanced or generated using artificial intelligence (AI) for illustrative purposes and may not depict actual properties or conditions. Prospective purchasers and tenants are strongly advised to conduct their own independent investigations and due diligence to verify all information. The property and any offering terms are subject to change or withdrawal without notice. Neither the Vendor/Landlord nor ICI Properties shall be liable for any direct, indirect, incidental, consequential, or special losses or damages arising from reliance upon this information or any omission. In the event the recipient has executed a confidentiality or nondisclosure agreement in connection with this property, the terms of such agreement shall govern. ©2026 ICI Properties. All rights reserved.

**Services provided by Jared Kushner Personal Real Estate Corporation *Services provided by 2023 Tyson Preisentanz Personal Real Estate Corporation*

For Sale



383 Gunn Road, RM of Springfield, Manitoba
[iciproperties.com](https://www.iciproperties.com)