

FOR LEASE

INDUSTRIAL FRONT LOADING PRIME INDUSTRIAL

222

Edinburgh Drive

MONCTON, NEW BRUNSWICK



INDUSTRIAL OPTIONS FROM
±7,609 SQ. FT TO ±22,893 SQ. FT.

CBRE

The Property

Base Rent	Please contact	
Additional Rent	±\$4.92 PSF (est. 2024)	
Available Size	Suite 120:	±11,409 sq. ft.
	Suite 180:	±7,609 sq. ft.
	Suite 200:	±15,284 sq. ft.
	Suite 180 & 200:	±22,893 sq. ft.
Building Size	±94,682 sq. ft.	
Lot Size	±8.6 acres	
Clear Height	±18 - 22 feet	
Construction Year	1974, renovated in 2007-2010	
Court Width	±100 feet	
Sprinklers	Yes	
Parking	±70 stalls	
Zoning	IP - Industrial Park	

Situated in the heart of Moncton Industrial Park, 222 Edinburgh is a professionally-managed and well-maintained multi-tenant light industrial property covering ±94,682 sq. ft. Key property features include front-load shipping, generous on-site parking and high ceilings. The property also provides additional land which could accommodate requirements for a compound yard or truck/trailer parking. Three units are currently available, with sizes ranging from ±7,609 sq. ft. to ±22,893 sq. ft., each equipped with 15% office space and two dock loading doors. Furthermore, the property can accommodate pylon signage for optimal visibility and exposure.



Exterior Storage



Pylon Signage



On-Site Parking



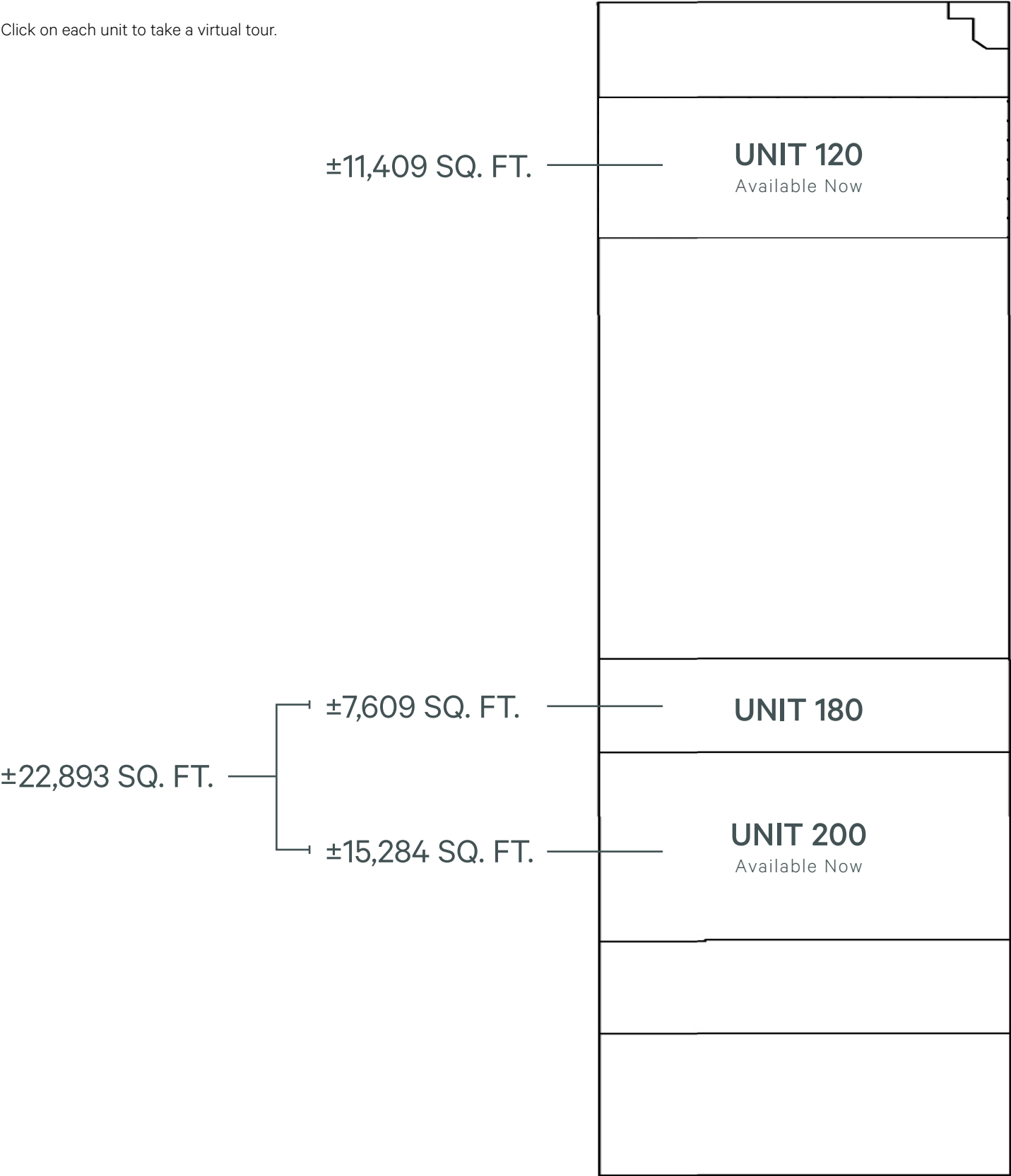
Extra Yard Space





Site Plan

Click on each unit to take a virtual tour.



Unit 120

±11,409 SQ. FT.

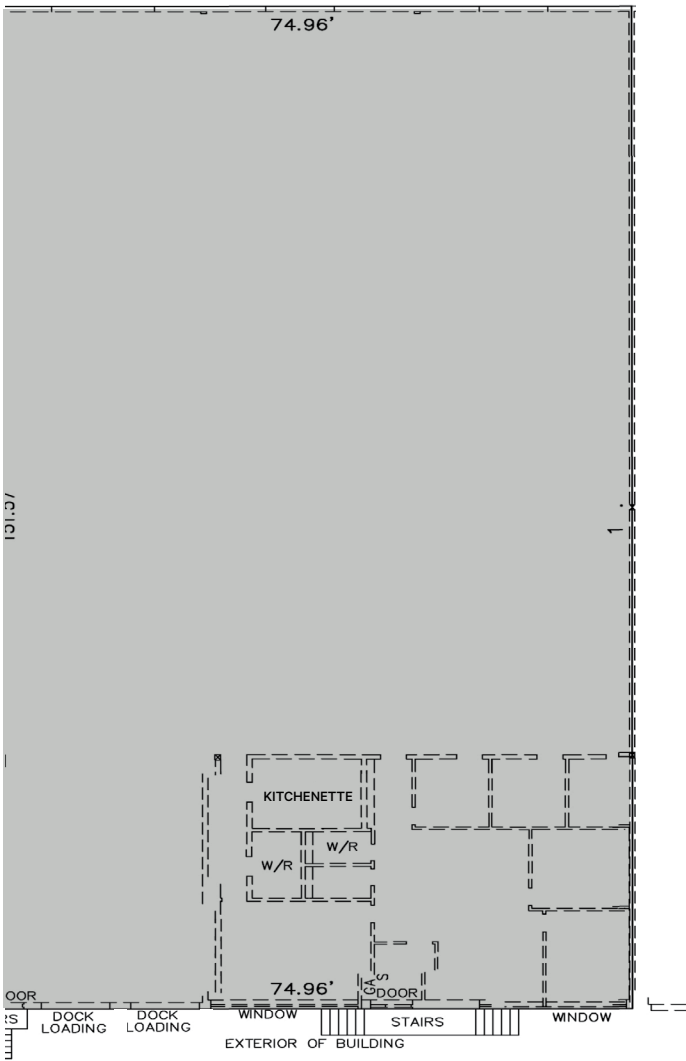
Office ratio: ±15%

Loading: 2 dock doors

Electrical: 400 A

Ceiling height: ±18'

Recently renovated, this space features new high-efficiency lighting in the large warehouse with modernized offices. It offers a large open area, a combination of closed offices or meeting rooms, as well as a large kitchenette and two bathrooms. The warehouse depth is approximately 150 feet.



Unit 180

±7,609 SQ. FT.

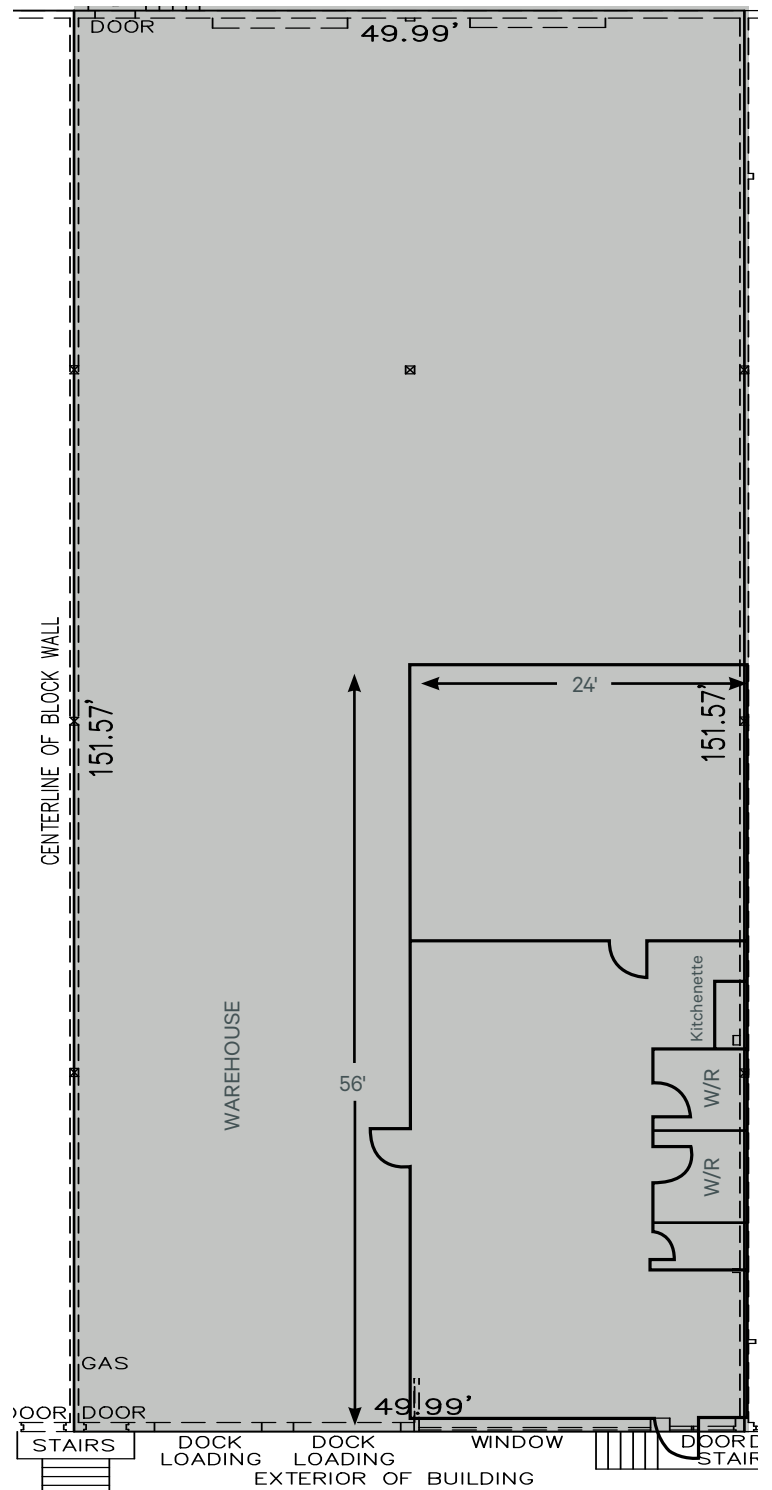
Office ratio: ±15%

Loading: 2 dock doors with levelers

Electrical: TBC

Ceiling height: ±18'

This unit offers two bathrooms, a large open area with kitchenette and a large 24" x 20" multi-purpose room. The office area is equipped with 2 mini-splits. The large warehouse depth is approximately 150 feet.

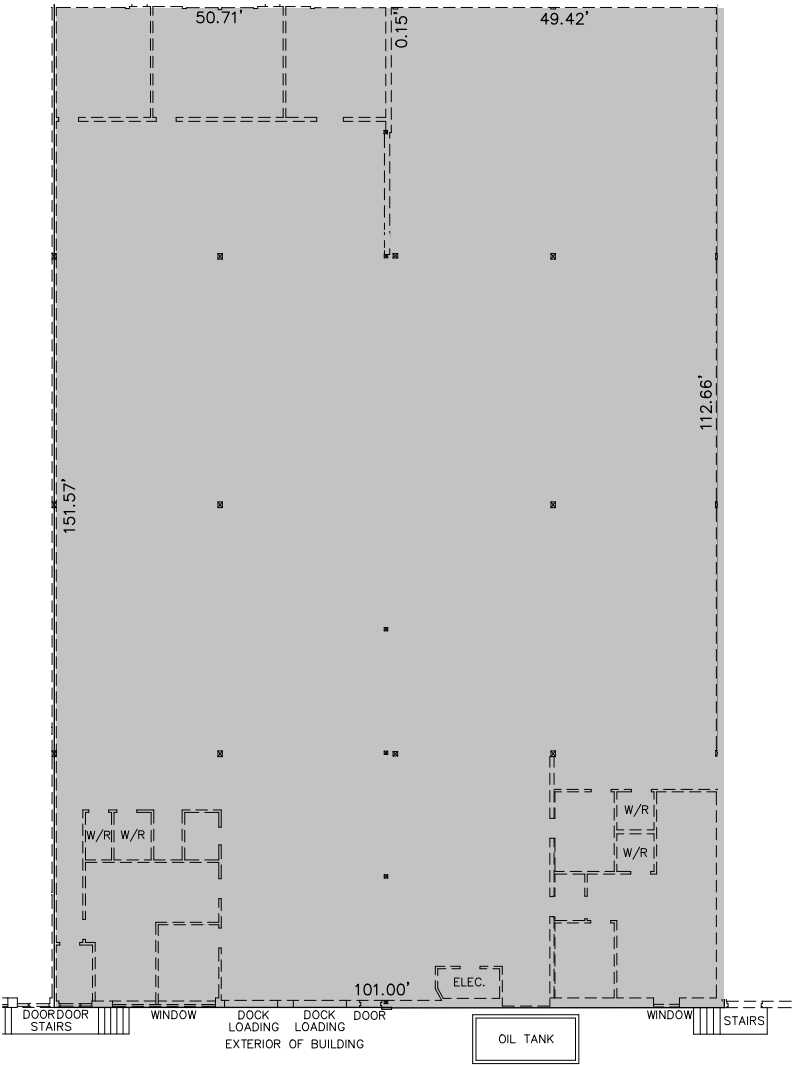


Unit 200

±15,284 SQ. FT.

- Office ratio: ±15%
- Loading: 2 dock doors with levelers
- Electrical: 400 A, 120/208 V, 3-phase
- Ceiling height: ±18' - ±22'

The space benefits from a large warehouse, a combination of closed offices, meeting rooms, open workstations, storage areas and a total of four bathrooms. The warehouse depth is approximately 150 feet.



Location

Located in the heart of the well-established Moncton Industrial Park, 222 Edinburgh offers optimal convenience for transportation, distribution, and logistics operations. The property has a strategic position, with only a 2-minutes drive from Highway 15 and 5 minutes from the Trans-Canada Highway. Surrounding amenities include Tim Hortons, McDonald's, Institut Apprenti-sage school and daycare, just to name a few. A future expansion of the existing Moncton Industrial Park West is proposed off Horsman Road, south of Berry Mills with with plans for future connectivity to enhance accessibility

Moncton Industrial Park

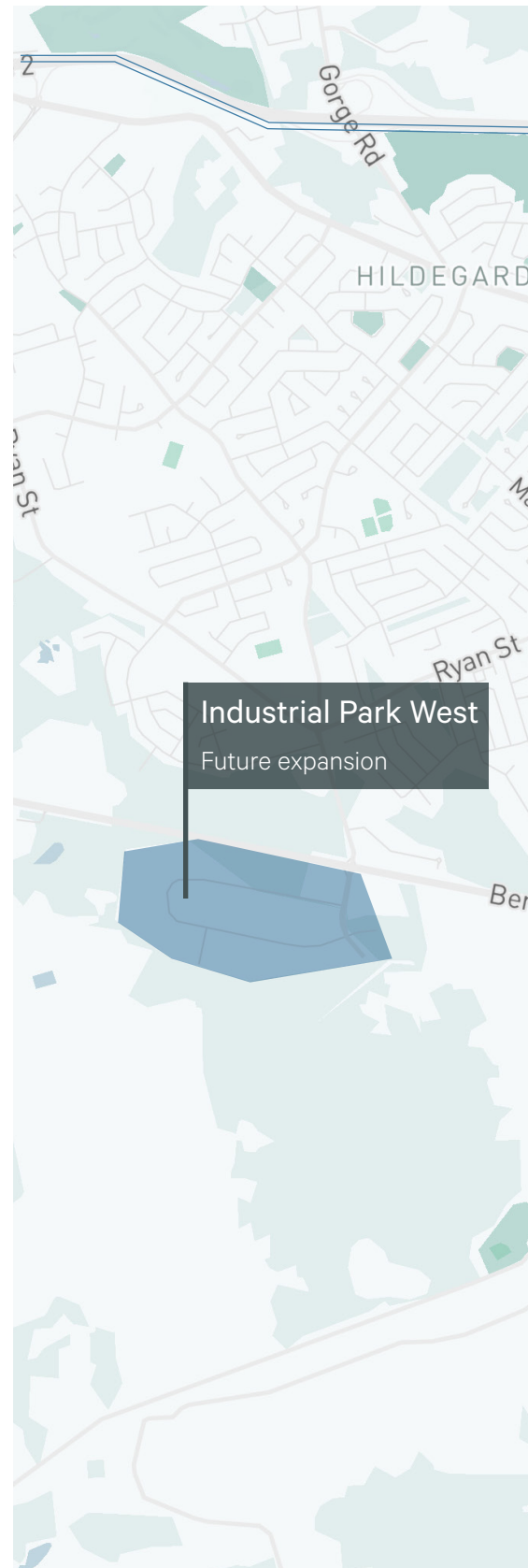
MAJOR COMPANIES LOCATED IN MONCTON INDUSTRIAL PARK:

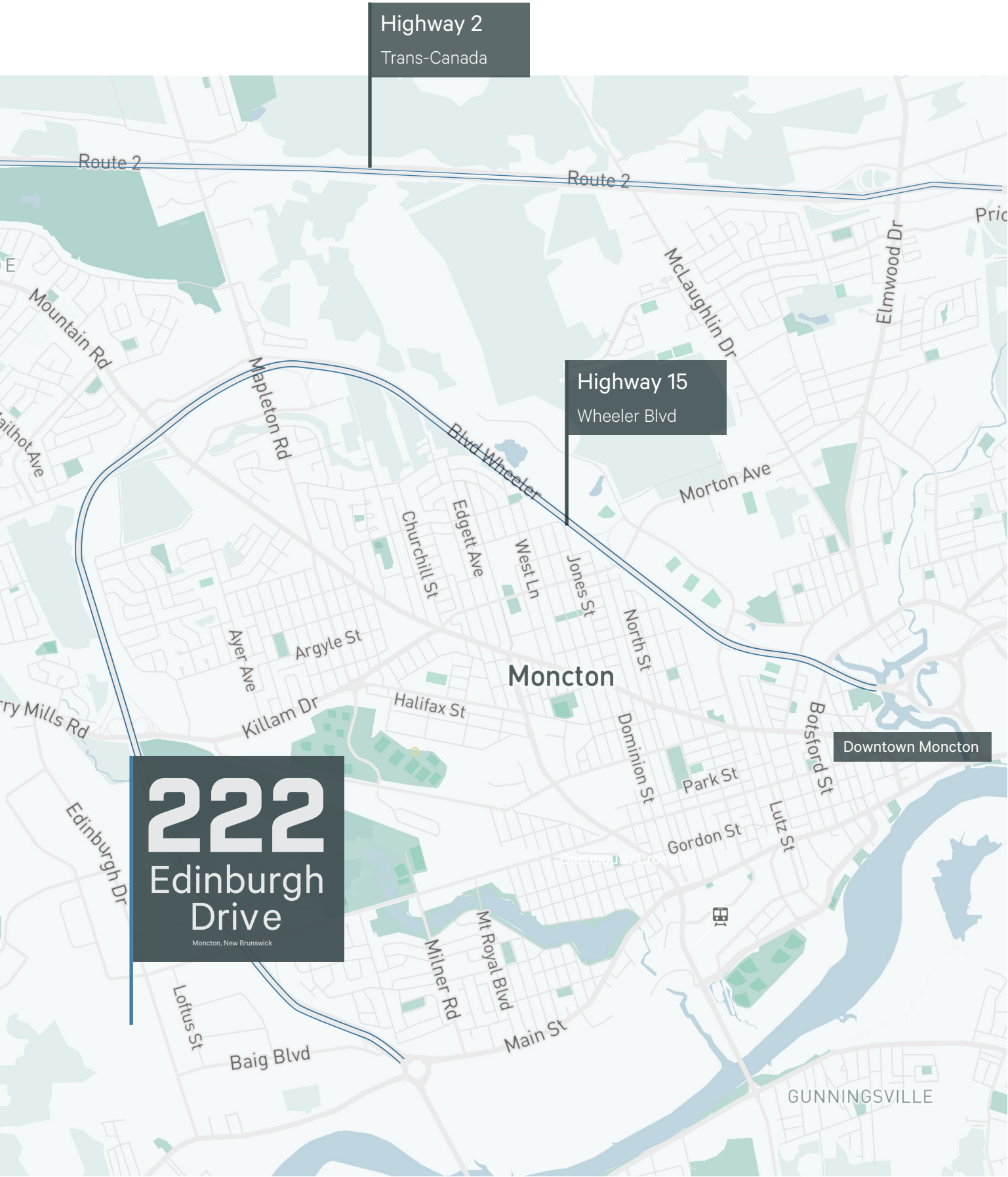
- Pepsi-Cola
- Wesco International
- ABF Freight System
- Greystone Energy Systems
- Organigram
- Wolseley
- Schneider Electric
- Armour Logistic Services
- Home Depot Distribution Centre

Amenities

AMENITIES CLOSE BY MONTON INDUSTRIAL PARK

- CrossFit Moncton
- Fit Rocks Climbing Gym Moncton
- McDonald's
- Hungries Diner
- Tim Hortons







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Book a showing [HERE](#) or contact us:

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CBRE

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