

# BRUNSWICK

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BROKERS

Unit 3 – 2,910 SF

FOR LEASE

**50 MACNAUGHTON AVENUE**

Moncton | NB

**Steve Morrison**



50 MacNaughton Ave | Moncton, NB  
Steve Morrison



## Property Highlights

NET RENT  
**\$6.50 psf**

Built in 2007, this opportunity includes Unit 3 – 2,910 sf of warehouse and office space in Caledonia Industrial Park. Backing onto the Trans Canada Highway, this property offers quick and easy access, and excellent visibility. In addition, Moncton Airport's cargo terminal is just 8 kilometres away.

The unit features dock level loading, ample yard space to the rear and warehouse ceiling heights between 19' and 21'. This unit also boasts efficient layouts, having office / service retail space to the front and warehouse / storage area to the rear.



**HIGHWAY  
ACCESS**



**NEAR  
AIRPORT**



**INDUSTRIAL  
CEILINGS**

**BRUNSWICK**  
BROKERS

633 Main Street, Suite 420  
Moncton, NB  
E1C 9X9

**Steve Morrison**  
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## Property Details

AVAILABLE  
February 1, 2022

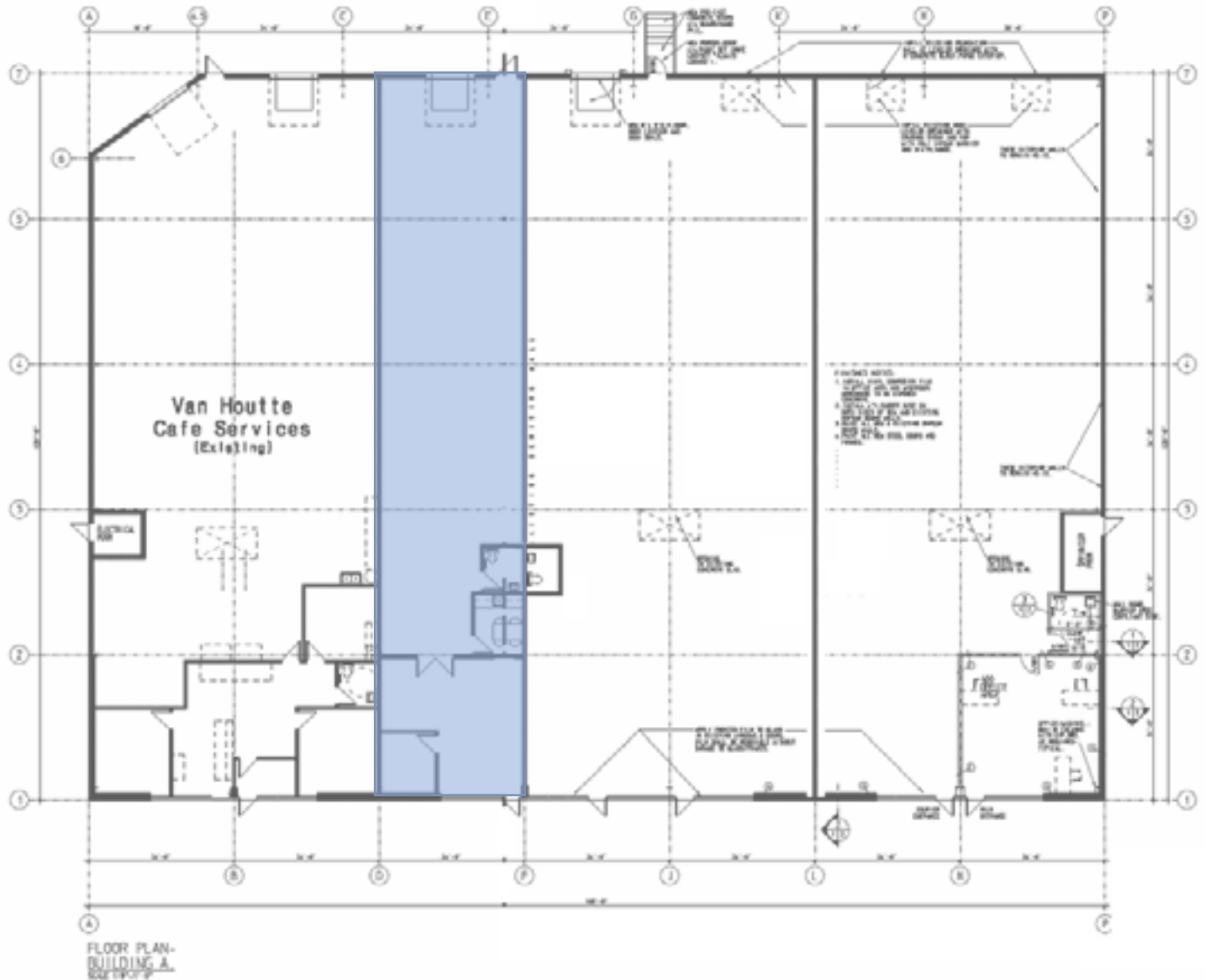
<b>LISTING ID</b>	15042
<b>PROPERTY TYPE</b>	Industrial / Office
<b>YEAR BUILT</b>	2007
<b>UNIT SIZE</b>	2,910 sf
<b>LOADING</b>	Dock Level Loading
<b>CLEAR HEIGHT</b>	19' to 21'
<b>PARKING</b>	Ample on-site surface parking (paved)
<b>FIRE PROTECTION</b>	Fully sprinklered
<b>BASE RENT</b>	\$6.50 psf
<b>ADDITIONAL RENT</b>	\$6.00 psf



# Floor Plan

50 MacNaughton Ave | Moncton, NB  
Steve Morrison

Unit 3 2,910 sf



# Property Photos

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COMMERCIAL REAL ESTATE

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