

Flex Industrial
for Lease



CBRE

520 EDINBURGH DRIVE

Moncton, New Brunswick





2,847

Available Space Sq. Ft.



Dock Level Loading



Ample On-site Parking



Signage Opportunities



Improved Office Space

PROPERTY HIGHLIGHTS

- Well-maintained flex building. Ideal for various business types.
- Located in one of the busiest Industrial Parks.
- The building offers significant exposure & visibility.
- Quick & easy access to the Trans-Canada Highway.
- Current home for various tenants such as LeafFilter Gutter Protection, Hercules SLR, Gaston's Catering, CrossFit Moncton, etc.

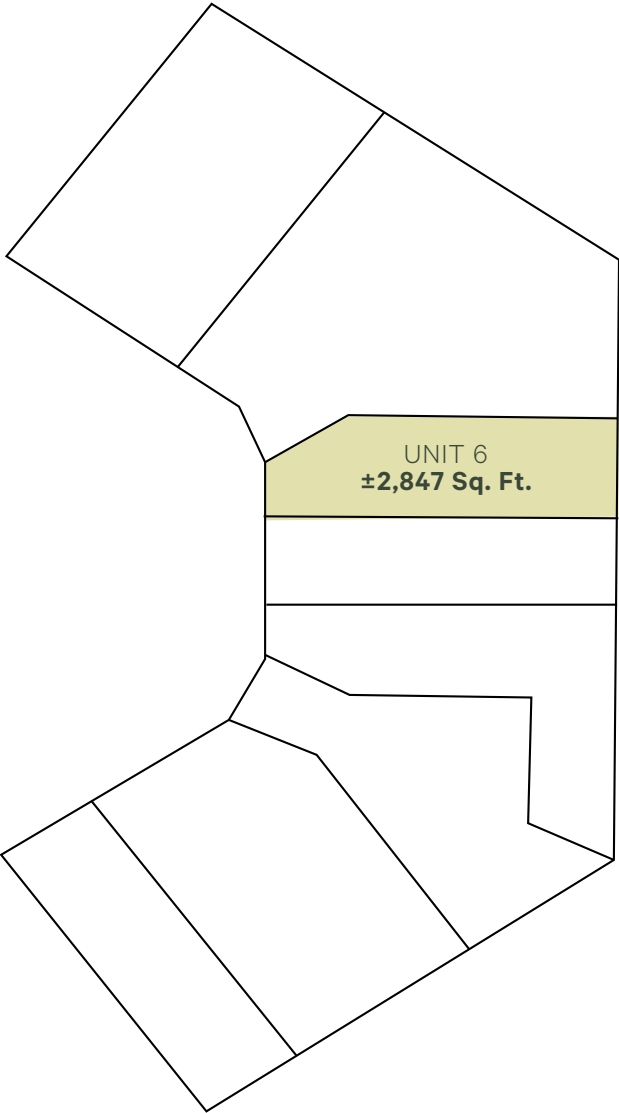
A perfect building for businesses to expand and thrive

Available Space	Unit 6: ±2,847 SF
Base Rent	\$12 PSF
Additional Rent	\$6.66 PSF - Utilities not included (2024 estimated)
Ceiling Height	±20' warehouse portion
Loading Doors	Unit 6: 1 dock door
Room Details	6 enclosed offices (1 data room) 1 storage room & 1 storage mezz 1 kitchenette
Zoning	Industrial Park (IP)
Year Built	1980
Lease Type	Direct
Available	July 1st 2024

520 EDINBURGH DRIVE, MONCTON, NB

PROPERTY DETAILS

LOADING ZONE



EDINBURGH DRIVE





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FOR MORE INFORMATION, PLEASE CONTACT:

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