



INDUSTRIAL/SERVICE COMMERCIAL

+/- 2,600 sf Industrial Space Available
Lease Rate: \$1,500 per month + utilities

Property Highlights

- +/- 7,840 sf one storey single tenant industrial/mixed-use building
- +/- 2,600 sf warehouse space is located at rear of the building
- Ideal for skilled trades including plumbing, electrical repair, welding, carpentry and more
- Building is a wood structure with sloped metal panel roof system
- Ideal for service commercial, industrial use or storage
- Mezzanine for additional storage
- 2 grade level doors
- +/- 16' ceiling height
- Ample parking on-site is available
- 600 amp 3 phase main entrance

Location Information

- Positioned on the corner of Halifax Street and McElroy Street located in Victory Industrial Park with good visibility from Collishaw Street.
- Halifax Street fronts Collishaw Street a main thoroughfare within the industrial park which provides access to all major access points including Killam Drive, Vaughan Harvey Boulevard, Mountain Road, Wheeler Boulevard and Trans-Canada Highway.
- Property is located minutes away from Downtown Moncton.
- Centrally located offering easy access to banks, coffee shops, restaurants, gas stations, service shops, fitness centers, retail, residential areas, accommodations and more.



For more information, please contact:

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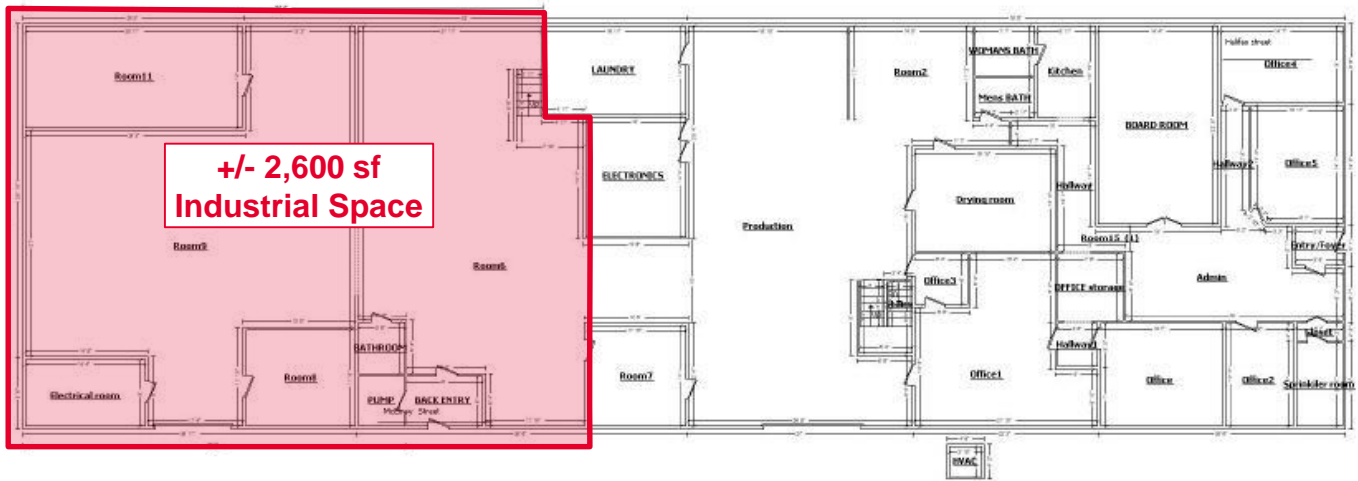
Property Details

Owner	Dock Equities Limited
PID	70278601
PAN	01905504
Building Size	+/- 7,840 sf
Lot Size	+/- 20,646 sf
Zoning	VIP - Victory Industrial Park
Parking	On-site

Building Details

Year Built	+/- 1945
Structure	Wood
Roof	Sloped metal panel roof system
Windows	Single glaze, aluminum framed
Exterior	Prefinished metal vertical siding panel
Heating	Oil-fired furnace
Electrical	600 amp 3 phase main entrance

Floor Plan



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