



## FOR LEASE Commerce Street

240 COMMERCE STREET, MONCTON, NB

<b>Location</b>	> Caledonia Industrial Park
<b>PID &amp; PAN</b>	> 70506951/5995111
<b>Total Building Area</b>	> 30,300 SF
<b>Unit Size</b>	> 2,550 SF, 4,892 SF, 7,442 SF, 12,750 SF & 15,300 SF available
<b>Lease Rates</b>	> \$7.50 psf Net
<b>Additional Rent</b>	> \$4.80 psf
<b>Loading</b>	> One (1) dock door per 2,550 SF
<b>Ceiling Height</b>	> 18'0" (approximately)
<b>Zoning</b>	> IP – Industrial Park
<b>Occupancy</b>	> Immediately

## Contact

**JAMIE SMITH**  
COMMERCIAL SALES & LEASING

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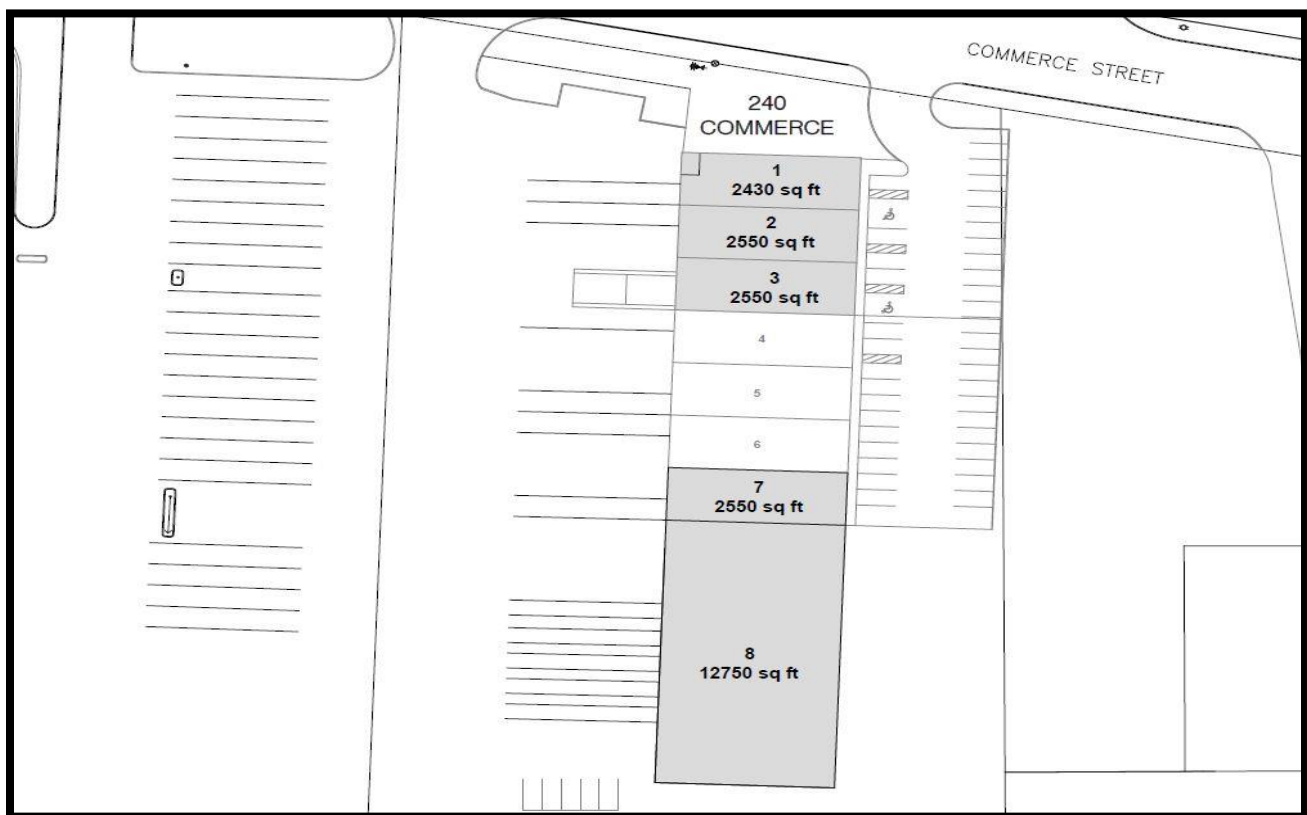
Website:  
<http://coreycraigdevelopments.com>



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**Building Plan: 2,550 – 15,300 SF Available**



### Building Details

- > Natural gas
- > Located in close proximity to Harrisville Boulevard & the Trans-Canada Highway.
- > 200 Amp Service
- > Individual electrical panel & natural gas meter
- > 5.4 Kilometers to the Greater Moncton International Airport
- > On-site parking

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### Property Images





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**Caledonia Industrial Park Site Plan**

