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For Lease | 8 Galloway Street, Moncton, NB

Versatile Industrial Building with Expansive Yard & Bay Doors

±6,300 SF Warehouse & Office Space

Colliers East

Victoria Place

101-29 Victoria Street

Moncton, NB E1C 9J6



Property **Mackay's** Overview

Versatile industrial opportunity offering approximately ±6,300 SF of combined warehouse and office space, well suited for a range of commercial or industrial users. The unit features a practical front office layout with reception, private offices, and washrooms, complemented by a functional warehouse area with 18–20 ft clear ceiling height.

Three grade-level overhead doors provide efficient access for shipping and receiving, while a mezzanine level adds valuable additional storage space. The property also benefits from ample yard area for outdoor storage or maneuvering, along with paved on-site parking for staff and visitors.

With prominent signage opportunities and a highly functional layout, this space offers an ideal combination of accessibility, efficiency, and visibility for growing businesses.

Key Features

- **Civic Address:** 8 Galloway Street, Moncton, NB
- **Available Space:** ±6,300 SF
- **Loading:** Three grade-level doors
- **Ceiling Height:** 18' to 20' clear in warehouse
- **Drive-In Capability:** Ideal for equipment and vehicle access
- **Site Area:** ±3.41 acres with ample yard space
- **Office Layout:** Private offices, reception, and washrooms
- **Zoning:** HI - Heavy Industrial Zone
- **Parking:** Paved on-site parking and truck maneuverability
- **Occupancy:** Immediately

Asking Rent:
\$15 PSF NET

Additional Rent:
\$5 - \$6 PSF

Property Photos

Office Space

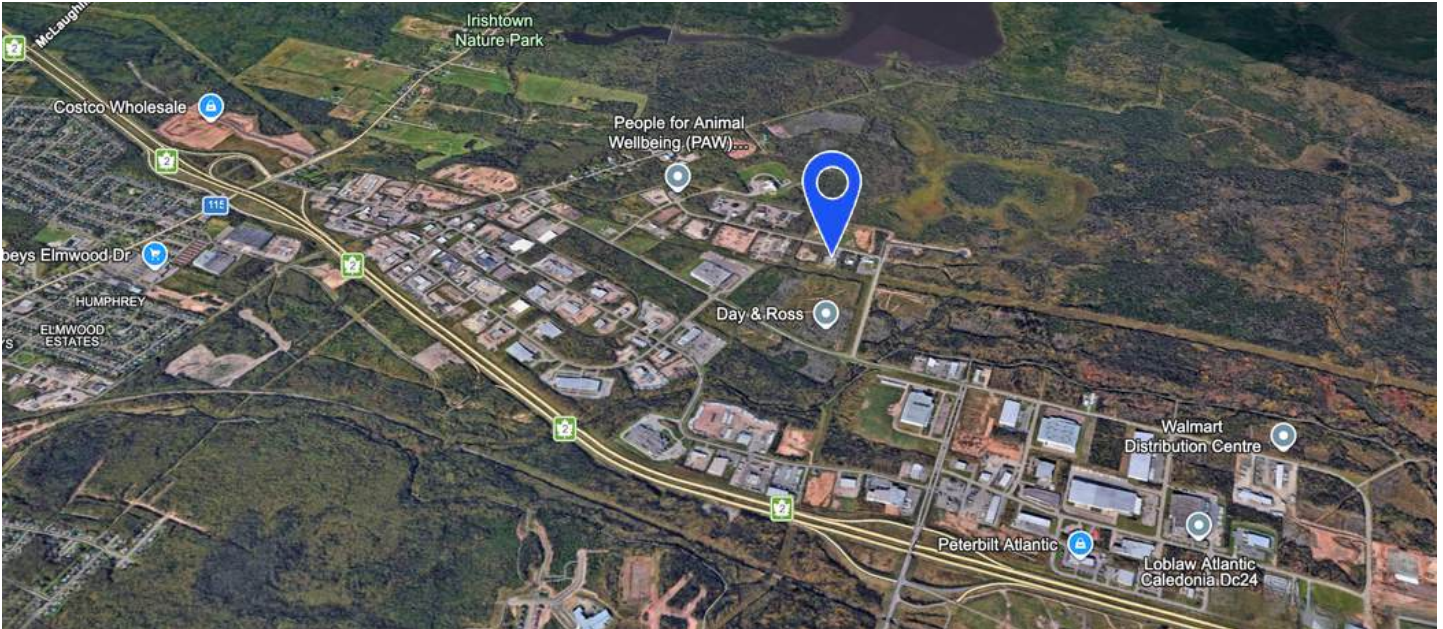


Property Photos

Warehouse Space



Area Overview



8 Galloway Street is located within the Caledonia Industrial Park, one of Moncton's most established and active industrial areas. The property benefits from a strong business environment, surrounded by a mix of warehouse, distribution, and service-based users, making it well suited for a wide range of industrial operations.

The site offers convenient access to Wheeler Boulevard (Highway 15), providing efficient connectivity to the Trans-Canada Highway and the broader Greater Moncton region. This allows for seamless movement of goods and services throughout Moncton, Dieppe, Riverview, and beyond.

The property is also in close proximity to Elmwood Drive and the Mapleton commercial area, including Costco Wholesale and a range of nearby retail and service amenities, supporting both staff convenience and day-to-day operations.

Positioned within a well-established industrial park with excellent access and surrounding services, this location offers a practical and efficient setting for businesses seeking a functional base within Greater Moncton.

Demographics | Within 5 KM

Total Population	Daytime Population	Total Households	Average Household Income	Labour Employment Rate
36,600	40,375	15,508	\$96,148	94.0%

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