

# BRUNSWICK

BROKERS

Newly Renovated Interior, Bright, Clean, Large  
Warehouse Space

FOR LEASE

222 EDINBURGH DRIVE

Moncton | NB

Steve Morrison



222 Edinburgh Drive | Moncton, NB  
Steve Morrison



## Property Highlights

STARTING BASE RENT  
**\$6.50 psf**

ADDITIONAL RENT  
**\$3.91 psf**

Located in the Moncton Industrial Park just 5 minutes from Downtown and 2 Minutes to the Trans Canada Highway, this well-maintained professionally managed property, has undergone an unparalleled renovation of the interiors including bright, high efficiency lighting in the warehouse and completely redone, clean, modern, office spaces.

With +/- 70 exterior surface parking stalls, and multiple dock level doors with option to ramp to grade, high ceilings, and exterior storage potential, this property checks many boxes. Take a moment to view the virtual tour from the comfort of your desk and schedule a viewing today.



**GRADE  
LEVEL DOOR**



**HIGH  
CEILINGS**



**EXTERIOR  
STORAGE**



**LIGHTING  
UPGRADES**



**ON-SITE  
PARKING**

**BRUNSWICK**  
BROKERS

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

**Steve Morrison**  
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## Property Details

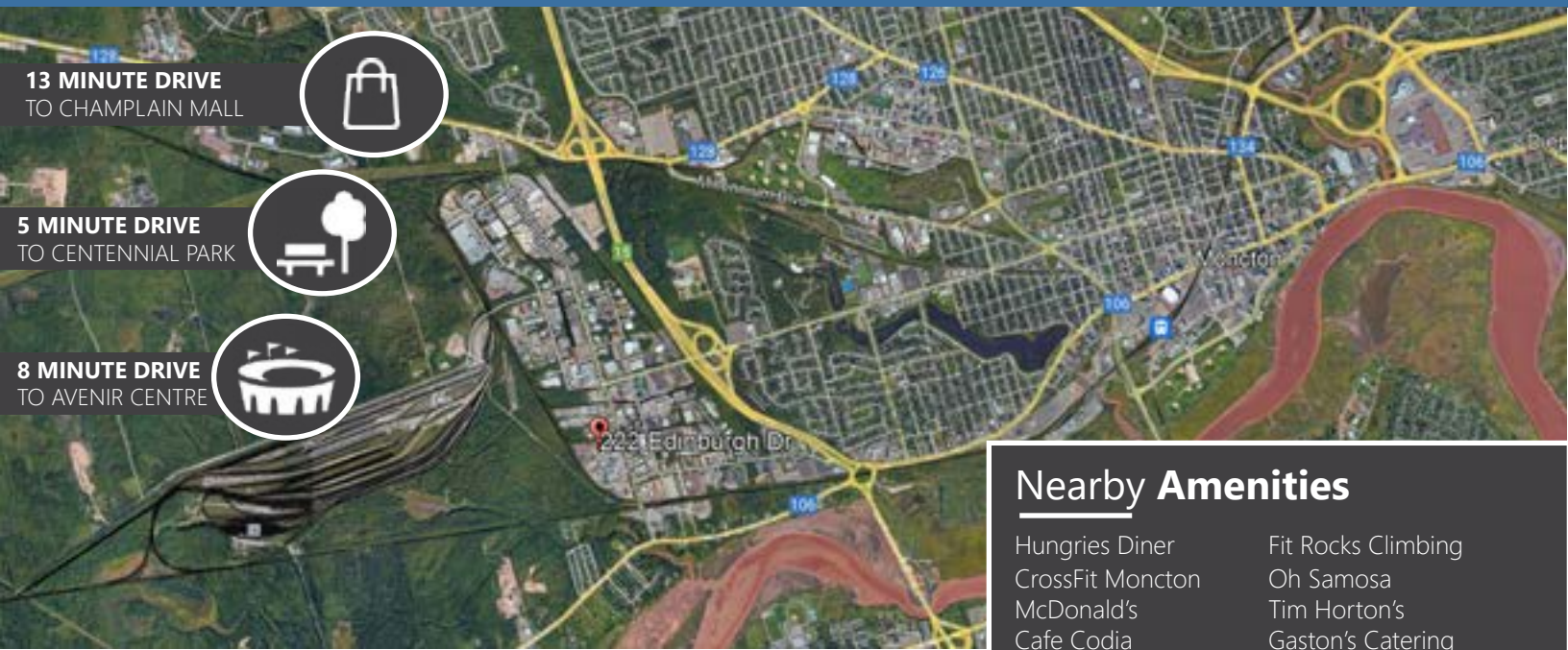
AVAILABLE  
IMMEDIATELY

<b>YEAR BUILT</b>	1977, with an addition in 1990
<b>BUILDING SIZE</b>	94,292 sf
<b>LOT SIZE</b>	8.60 acres
<b>ZONING</b>	IP - Industrial
<b>MAX CONTIGUOUS SPACE</b>	11,409 sf
<b>MIN DIVISIBLE SPACE</b>	11,409 sf
<b>CLEAR HEIGHT</b>	18 ft
<b>SIZE(S) AVAILABLE</b>	Suite 120: 11,409 sf ( <a href="#">Virtual Tour</a> ) Note: Options to demise (call the listing agent for details)
<b>OVERHEAD DOOR</b>	1 Dock (10') / 1 Grade (10')
<b>PARKING</b>	Ample on-site surface parking (~70 stalls)
<b>SPRINKLERED</b>	Yes
<b>LOADING</b>	Suite 120: 1 x grade level, 1 x dock level
<b>ELECTRICAL</b>	12.47KV 3-Phase



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## Aerial View



## UNIT 120

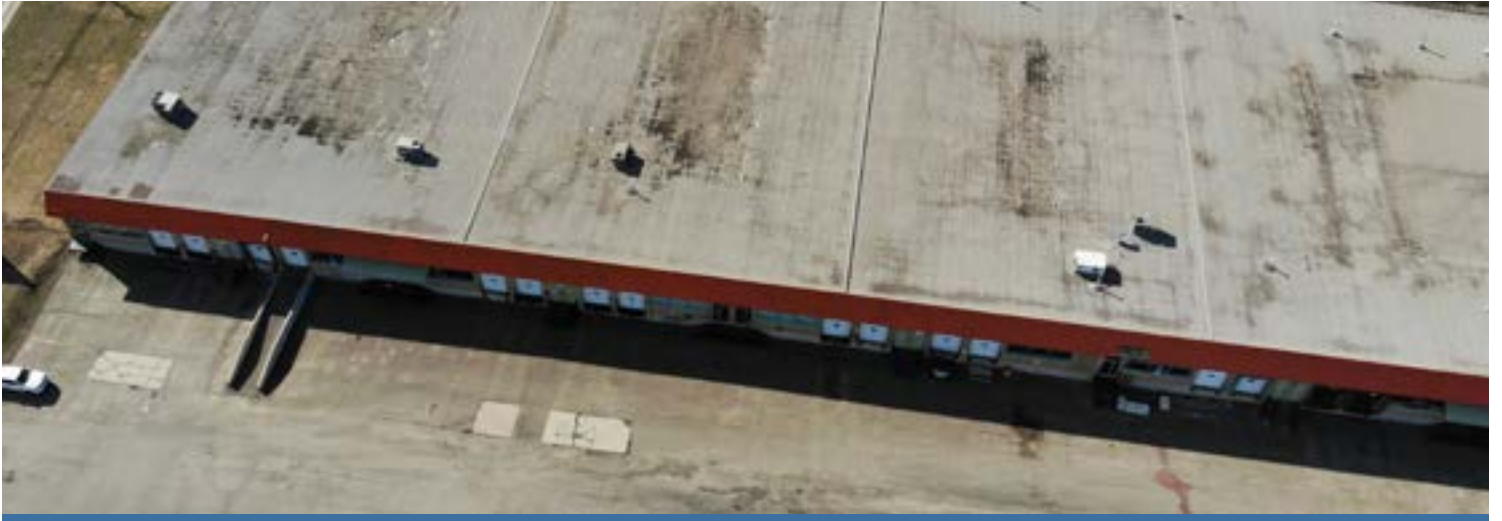


Take a Virtual Tour



# Property Photos

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