

# 255

EDINBURGH DRIVE

INDUSTRIAL BUILDING

 GENTEK

For Lease  
26,000 SF

 **Colston**  
PROPERTY GROUP

 **CUSHMAN &  
WAKEFIELD**  
Atlantic



# // PROPERTY FEATURES



**29' CLEAR HEIGHT**



**2,000 SF OFFICE SPACE**



**2,000 SF MAIN FLOOR RETAIL**



**5 DOCK DOORS**



**3 GRADE DOORS**



**+/- 30 PARKING SPACES**

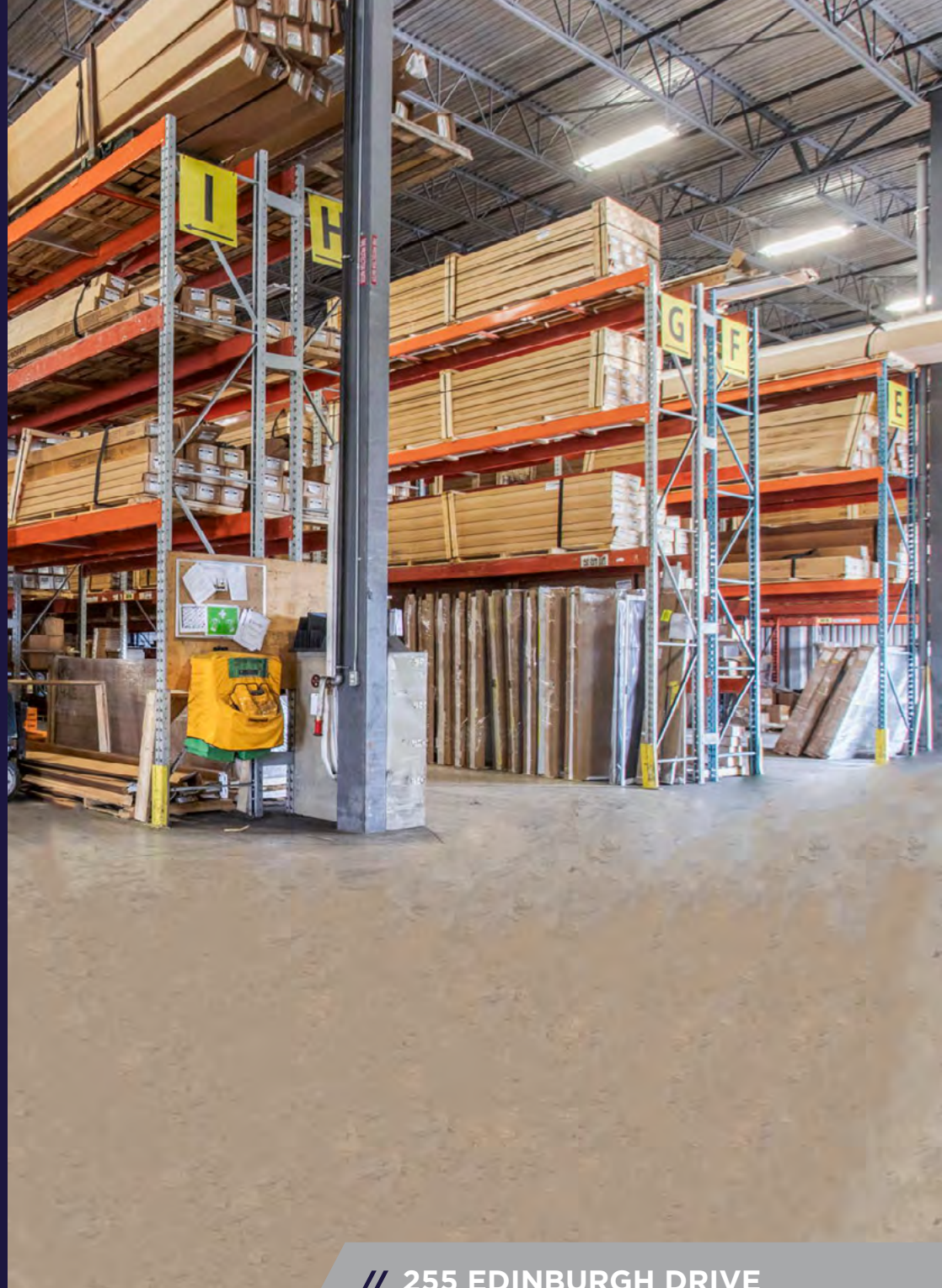


**AVAILABLE: Q2, 2025**



**LEASE RATE: \$15.25 PSF NET**

**ADDITIONAL RENT: \$4.73 PSF**  
+ SNOW REMOVAL & HEAT AND LIGHTS.



// **255 EDINBURGH DRIVE**  
**MONCTON, NB**





## // BUILDING SPECS

### **BUILDING SIZE**

26,000 SF

### **AVAILABLE SPACE**

26,000 SF

### **CLEAR HEIGHT**

29'

### **LOADING**

5 DOCK DOORS  
3 GRADE DOORS

### **PARKING**

+/- 30 SPACES

### **SITE SIZE**

2.62 ACRES

### **YEAR BUILT**

2006

### **ZONING**

IP: INDUSTRIAL PARK ZONE

### **COLUMN SPACING**

40 X 30

### **HEATING SYSTEM**

NATURAL GAS. RADIANT TUBES AND  
UNIT HEATERS.

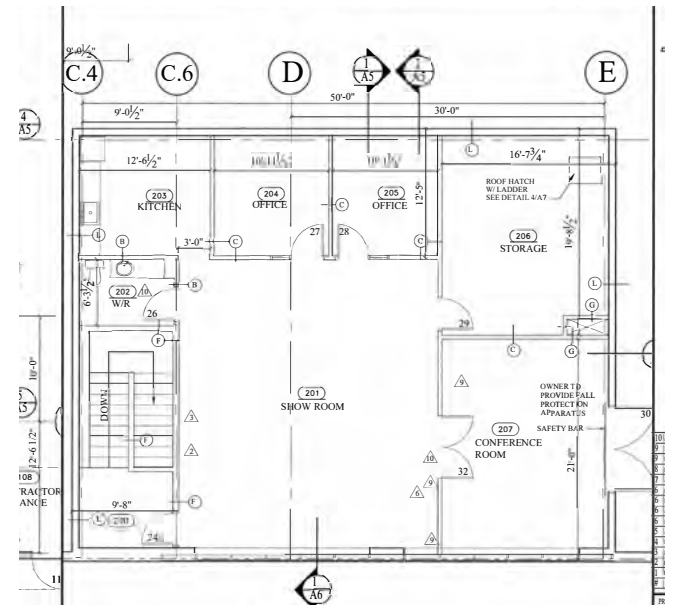
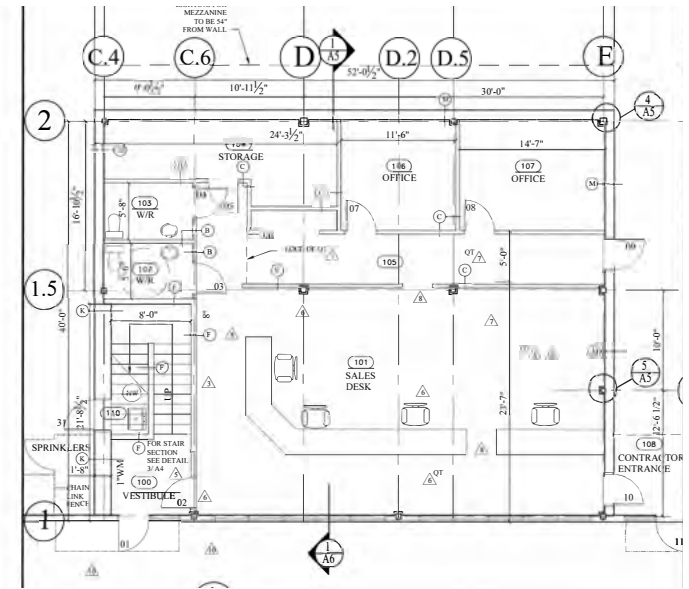
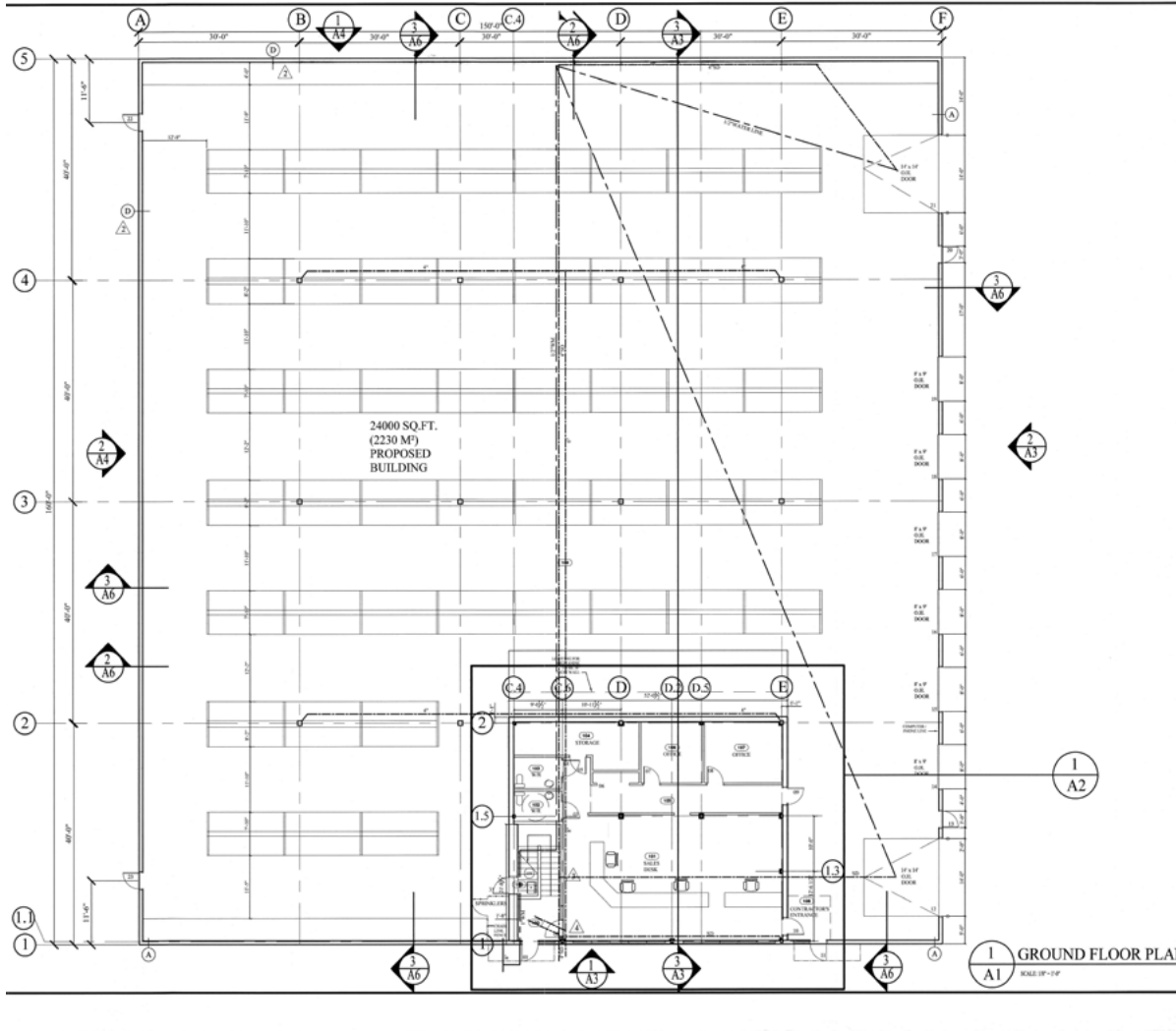
### **ELECTRICAL SIZE**

3 PHASE 400AMP 600VOLT

### **SPRINKLERS**

ESFR

# // FLOOR PLANS





# // SITE PLAN

DRONE VIDEO



2 FENCED COMPOUNDS

2.62 ACRES

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# // GALLERY



**LARGE YARD WITH DOCK DOORS**



**MAIN FLOOR RETAIL**



**LARGE WAREHOUSE**



**ATTRACTIVE EXTERIOR**



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