

FOR LEASE  
**62,100 SF**



280 DESBRISAY AVENUE  
**MONCTON, NB**



*INDUSTRIAL WAREHOUSE SPACE*



280 DESBRISAY AVENUE | MONCTON, NB

# PROPERTY HIGHLIGHTS

Located on Desbrisay Avenue, this state-of-the-art warehouse presents an exceptional opportunity for businesses seeking industrial space in Moncton. Enjoy excellent accessibility with its prime location near multiple major thoroughfares.

Building Size:	62,100 sf (Demisable)
Expansion Potential:	Up to an additional 40,000 sf
Office Area:	+/- 2,021 sf
Site Area:	5.56 acres with a fenced compound
Clear Height:	34'
Loading:	7 dock loading doors 1 grade loading door
Parking:	Paved lot with +/- 30 marked stalls
Year Built:	2015
Building Depth:	180'
Electricity:	600 Volt, 400 amp, 3 phase
Heating:	Natural Gas
Sprinkler:	ESFR
Lease Rate:	\$14.75 psf Net
Additional Rent (2024):	\$5.00 psf*

\*Tenants are responsible for snow removal, heating, electricity, and garbage



**Seven Dock**  
Loading Doors



**Fully Sprinklered**  
Building





# FLOOR PLAN

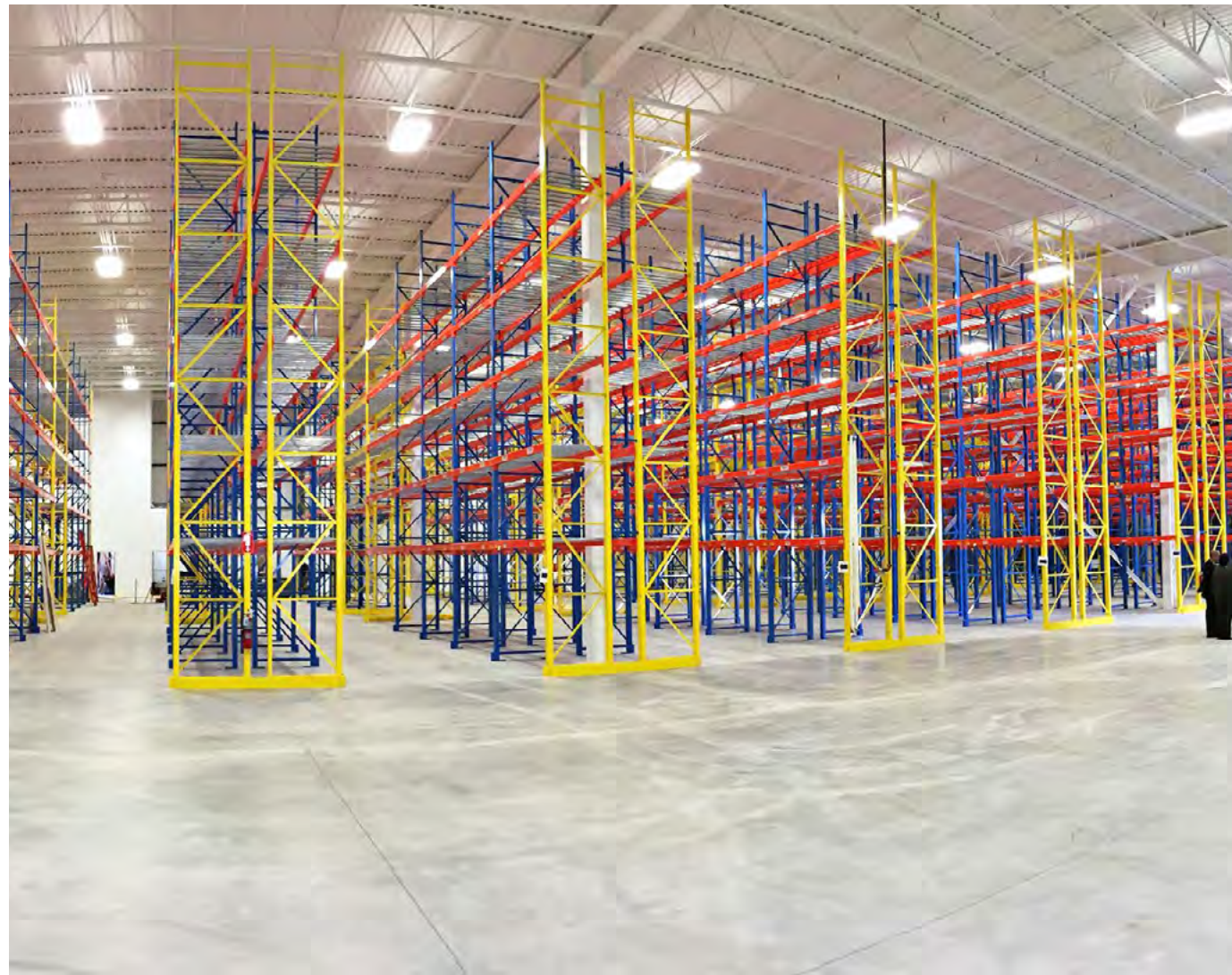
## 62,100 SF



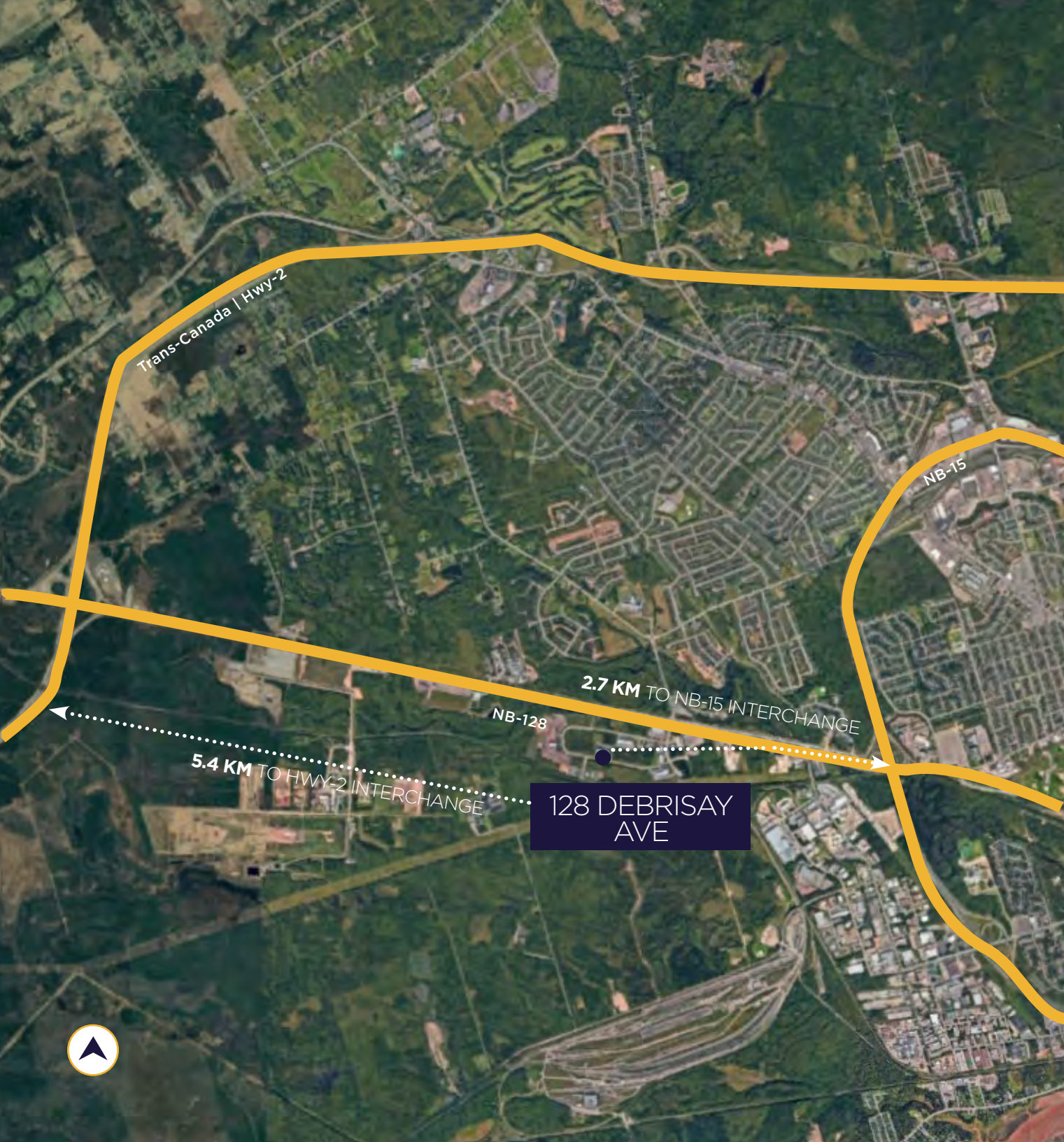


SITE PLAN  
**5.56 ACRES**









**2.7 KM**

TO NB-15

**5.4 KM**

TO HWY-2

**4.8 KM**

TO MOUNTAIN ROAD

**5.7 KM**

TO VAUGHAN HARVEY BLVD

**8.4 KM**

TO CITY CBD

**18.0 KM**

TO YQM AIRPORT

# CONTACT INFORMATION

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