



INDUSTRIAL & OFFICE
SPACE

+/- 12,009 sf of Industrial & Office Space Available
Lease Rate: \$10.00 psf Gross

Property Highlights

- High quality warehouse space with +/- 1,500 of office space
- Office space features two private offices, bathroom and large open concept space
- One grade and two dock doors with one leveler
- Ceiling height: +/- 18' 10"
- Natural gas radiant heat
- Fully sprinklered
- Easy access to nearby bus route

Location Information

- The property is located on Driscoll Crescent in the Moncton Industrial Park.
- Located directly off Edinburgh Drive, the location provides access to major arterial routes such as the Trans-Canada Highway via Berry Mills Road.
- The Moncton Industrial Park is adjacent to four-lane Wheeler Boulevard, providing fast and easy access into the Greater Moncton Area.
- This property is located within 5 km from Downtown Moncton, 5 km from the Trans-Canada Highway and 18 km from the Greater Moncton International Airport.



For more information, please contact:

Adam MaGee
Commercial Real Estate Advisor
+1 506 387 6928
amagee@cwatlantic.com

Ian Franklin, CCIM
Vice President
+1 506 863 7199
ifranklin@cwatlantic.com

32 Alma Street
Moncton, New Brunswick E1C 4Y1
+1 506 387 6925
cwatlantic.com



Property Highlights

Details

Parking	Ample On-site Parking (asphalt)
Gross Leasable Area (GLA)	+/- 12,009 sf
PID Number	1008119
Current Property Taxes (2021)	\$59,772.96
Zoning	Industrial Park Zone
Lot Size	+/- 1.6 acres
Tenants	East Coast Mobile, Enbridge Gas, Missing Links
Services	Municipal

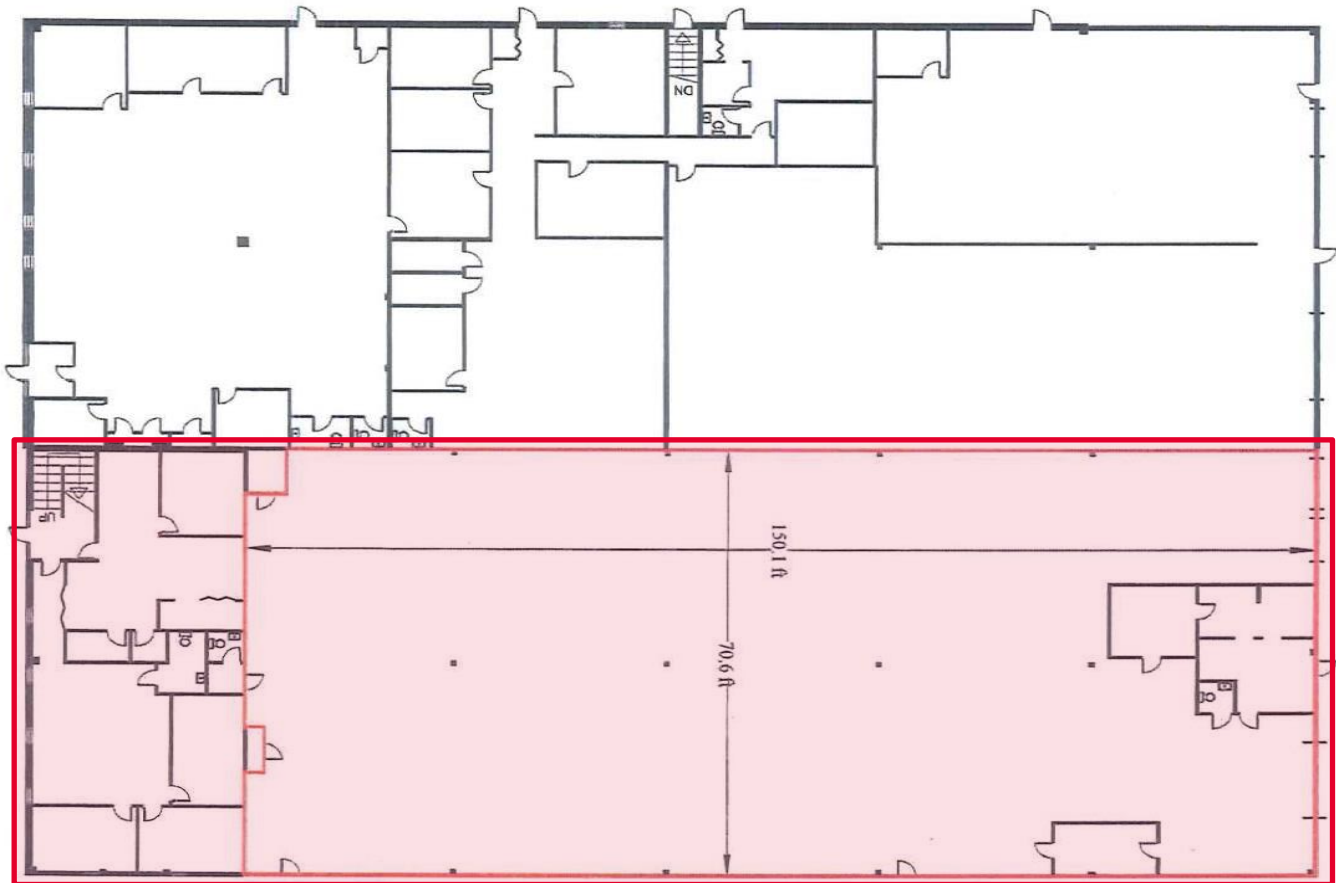


Adam MaGee
Commercial Real Estate Advisor
+1 506 387 6928
amagee@cwatlantic.com

Ian Franklin, CCIM
Vice President
+1 506 863 7199
ifranklin@cwatlantic.com

32 Alma Street
Moncton, New Brunswick E1C 4Y1
+1 506 387 6925
cwatlantic.com

Floor Plan



+/- 12,009 sf Vacancy

Adam MaGee
Commercial Real Estate Advisor
+1 506 387 6928
amagee@cwatlantic.com

Ian Franklin, CCIM
Vice President
+1 506 863 7199
ifranklin@cwatlantic.com

32 Alma Street
Moncton, New Brunswick E1C 4Y1
+1 506 387 6925
cwatlantic.com