



## Prime industrial space in New Brunswick's hub

- Strategically positioned less than 10 minutes from Downtown Moncton
- 15,730 sf of industrial space suited for warehouse/ distribution uses, with a small office, mezzanine area and two washrooms
- 3 Dock Level loading doors and desirable 28' clear ceilings
- 2 - 600 AMP, 3 phase power service
- Separate power meter
- Oil fired furnace

### Get more information

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# Industrial property for lease

150 Henri Dunant Street



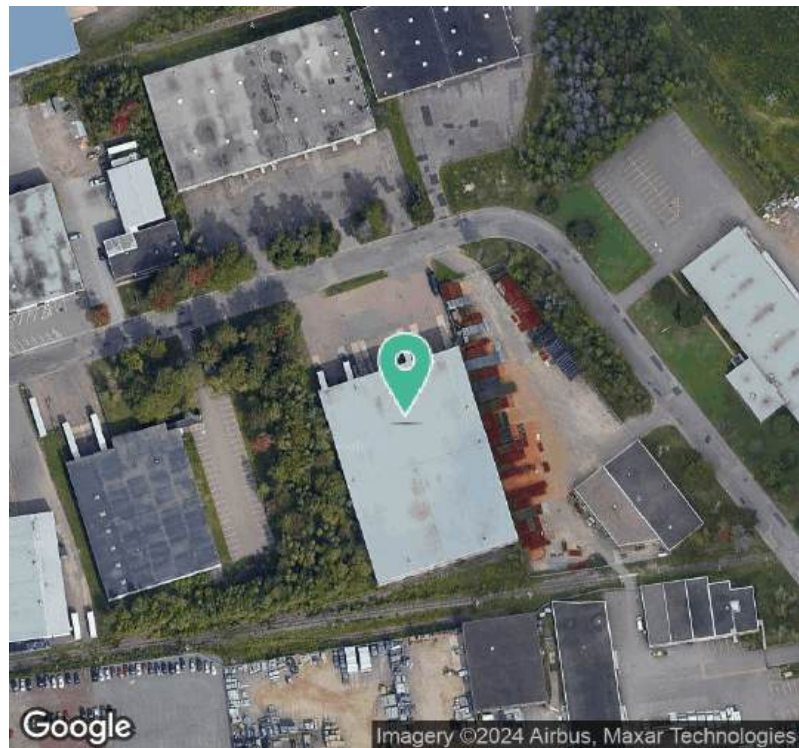
## Property Description

The building at 150 Henri Dunant features a high-functional design tailored for industrial use with additional office and mezzanine space. Its spacious interior featuring open floor layouts, large loading docks and high ceilings, offers flexibility for a variety of commercial uses.

With industrial-grade flooring, advanced electrical and plumbing systems and on-site office spaces, the property is primed for tenants seeking a versatile industrial space minutes from Downtown Moncton.

## Offering Summary

Lease Rate:	\$8.95 SF/yr (NNN)
Number of Units:	1
Available SF:	15,730 SF
Building Size:	53,760 SF



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	15,730 SF	Lease Rate:	\$8.95 SF/yr

Available Spaces

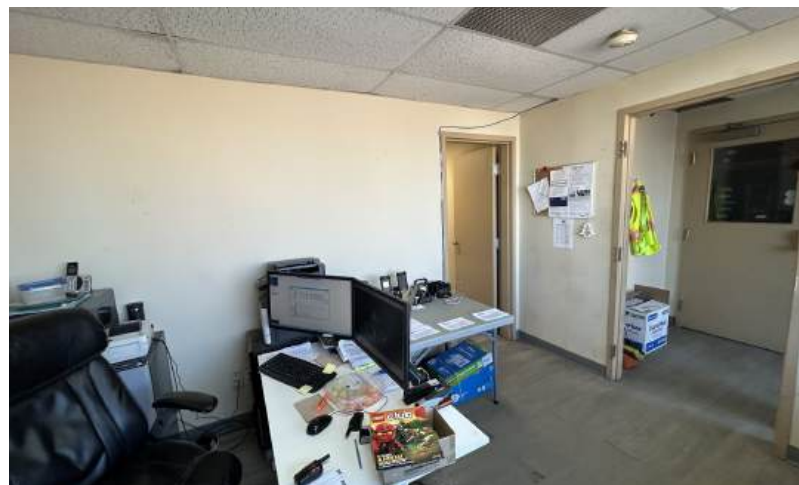
Suite	Tenant	Size (SF)	Lease Type	Lease Rate
■ UNIT 1	Available	15,730 SF	NNN	\$8.95 SF/yr



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## Location Description

Strategically located in Moncton, New Brunswick's bustling centre, 150 Henri Dunant offers versatility and functionality across its 53,760 square feet. This industrial property caters to a wide array of business operations while allowing for flexible space configurations.

Situated in a key industrial hub, the property enjoys excellent local and regional accessibility, minutes away from major roads such as the Trans-Canada Highway, and from downtown Moncton. Its prime positioning facilitates seamless logistics and connections to suppliers and clients.

Businesses looking to expand or establish a foothold in Moncton's thriving industrial sector will find the property an ideal choice. Boasting a thriving local business ecosystem, 150 Henri Dunant offers close proximity to amenities like restaurants, cafes, offices and other services.

## Location Details

Market	Moncton
Cross Streets	Rideout Street, Loftus Street
Street Parking	Yes
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	Hwy 15
Nearest Airport	Moncton Airport



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# Demographics

41.9

Average  
Resident  
Age

\$68,000

Median  
Household  
Income

15 min

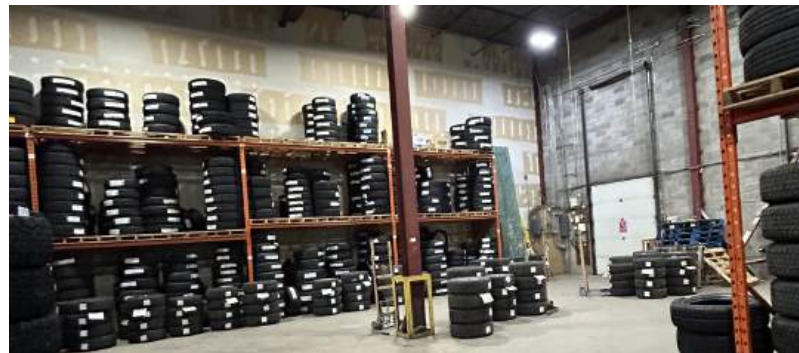
Average  
Commute  
Time

Total Population	79,470
Population % Change [2016 to 2021]	+10.5
Population Density	564.9/km2
Male Population	48.7%
Female Population	51.3%



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