



4,125 SF of office and warehouse space for lease in Caledonia Industrial Park, Moncton, NB



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**Location**

75 Urquhart Avenue, Moncton

Available Space

±4,125 SF

Doors

One Grade-Level, One Dock-Level

Parking

Ample Paved On-Site

Layout

Functional Blend of Office and Warehouse Space

Visibility

Excellent Visibility and Signage Opportunities

Surrounding Area

Mix of Distribution, Manufacturing and Service-Based Businesses

Net Rent

\$12 PSF

Additional Rent

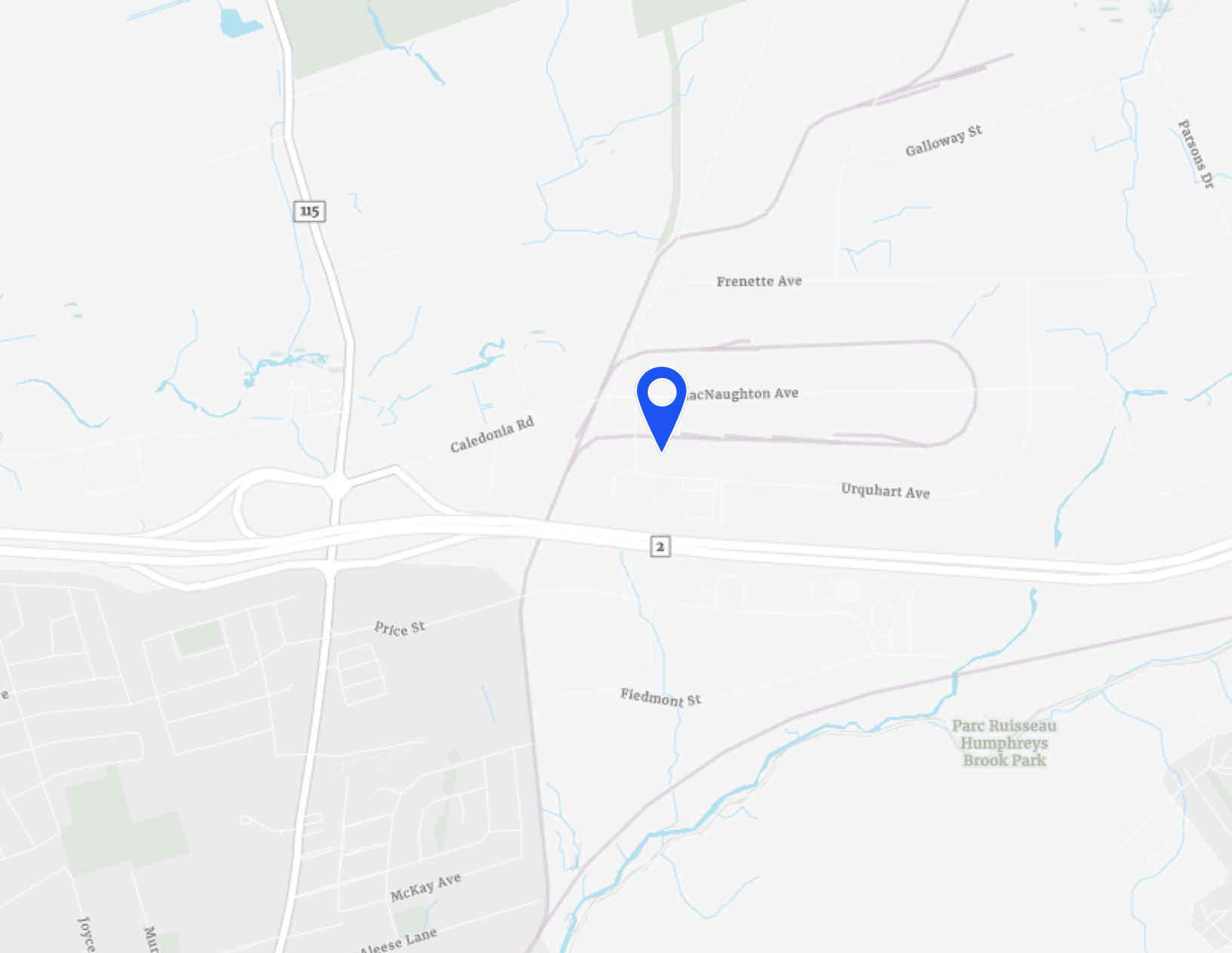
\$5 PSF

75 Urquhart Avenue

Where versatility and visibility drive business success.

Positioned in the heart of Moncton's well-established Caledonia Industrial Park, this property offers excellent visibility, strong signage opportunities, and ample on-site parking. Its strategic location ensures effortless accessibility for clients, staff, and transport, making it a standout address for businesses looking to establish a professional presence.

This 4,125 SF space is designed for versatility, combining functional warehouse capacity with office and reception areas. The layout allows for seamless daily operations, supporting businesses that require both administrative and light industrial capabilities under one roof.



Within 5 KM

Population	50,715
Average household Income	\$88,672
Average Age	39.1
Percent in workforce	92.5% Employment 62.5% Participation
Total Households	22,774
Walk score	26
Bike score	53
Transit score	22

Strategically located in Moncton's Caledonia Industrial Park, this property places your business at the heart of one of the region's busiest commercial hubs.

With direct access to the Trans-Canada Highway, Greater Moncton Roméo LeBlanc International Airport, and key trucking routes, your operations benefit from exceptional connectivity. Surrounded by a thriving mix of distribution, manufacturing, and service-based companies, the site offers both visibility and convenience to support long-term growth. Key location advantages include:

- Exceptional accessibility to highways, airport, and trucking routes for efficient logistics and staff commuting.
- High-profile setting within a diverse industrial park that attracts steady business activity and customer traffic.

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