

one fourteen
Price Street
MONCTON, NEW BRUNSWICK

IDEAL FOR WAREHOUSING & LOGISTIC

41,676–94,417

TOTAL SQ. FT.

26'

CLEAR HEIGHT

14

DOCK DOORS

8.87

LOT SIZE (ACRES)

1

DRIVE-IN DOOR



**NEWLY RENOVATED FRONT-LOADING INDUSTRIAL PROPERTY
WITH HIGHWAY EXPOSURE**

CBRE

Property Overview

114 Price Street is an ideal distribution center offered at a significant discount to new construction. Situated on the corner of Price Street and backing onto the Trans-Canada Highway, this high-profile location provides excellent access to highways, commercial amenities, and proximity to serve the New Brunswick market.

Subdivision scenarios are available upon request. This front loading facility is serviced by 23 dock doors all with levelers, one drive-in door (hydraulic lift), 26-foot clear height, and 2 possible lots with approximately 1 AC each lot.

114 Price Street is currently undergoing a major retrofit with upgrades to the parking lot, a new roof, and exterior painting. Interior improvements feature polished and grinded warehouse floors, and a fresh paint to white box the space. New LED warehouse lighting caps off an amazing transformation making 114 Price the ideal location for your growing business.

Building Size	183,267 sq. ft.
Available	Minimum space: 41,676 sq. ft. Maximum contiguous space: 94,417 sq. ft.
Bay Size	31 ft wide, 219 ft deep
Lot Size	8.87 acres
Available Yard	2 x 1 acre yards
Column Grid	31 ft by 31 ft
Loading Doors	14 docks available, 1 grade with hydraulic lift
Clear Height	26 ft
Net Rent	Call agents for details
Additional Rent	\$5.50 per sq. ft. (Estimated 2023)



NEW LED LIGHTINGS



FRESHLY PAINTED INTERIOR



GRINDED FLOORS LIKE NEW

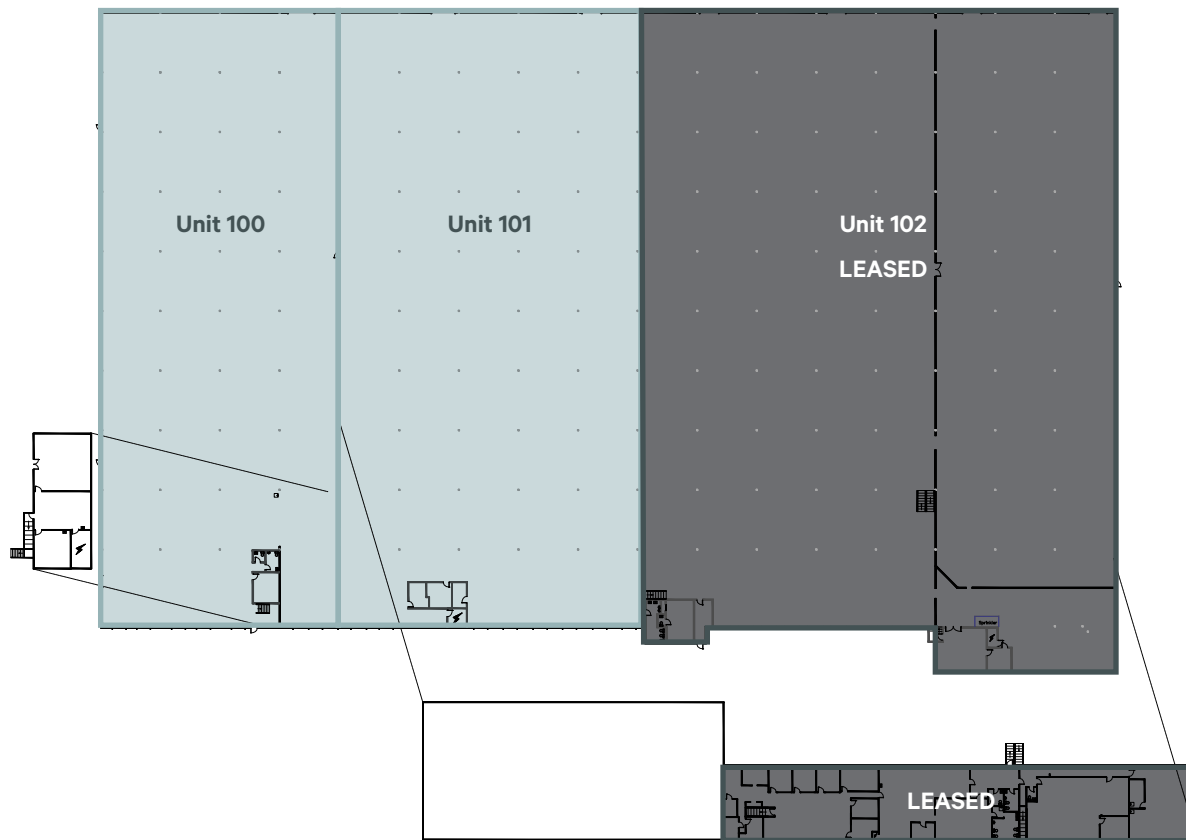


NEW ROOF



UPGRADED PARKING LOT

Building *Floor plan*



Unit 100:

Ground floor: ±39,756 sq. ft.
Mezzanine: ±1,920 sq. ft.

Unit 101:

Ground floor: ±52,741 sq. ft.

Unit 102:

LEASED





Location Overview

The Property is well-located with excellent access to both Elmwood Drive (Highway 115) and Highway 2 - the Trans-Canada Highway. Elmwood Drive is a primary arterial off of the Trans-Canada Highway, promoting direct penetration to downtown Moncton and its commercial and residential communities. The near immediate access to the Trans-Canada Highway provides connectivity to all-points in New Brunswick, Nova Scotia, and beyond – ideally suited for logistics services.

The building has grandfathered rights for distribution and warehousing use, which is currently not permitted under the Highway Commercial zone.





The only opportunity in the Moncton East Business Park for distribution and warehousing needs. The building has grandfathered rights for distribution and warehousing use, which is currently not permitted under the Highway Commercial zone.

PRIMARY PERMITTED USES

- Art gallery, library or museum
- Bank or financial institution
- Billboard sign
- Car wash
- Church
- Communication use
- Community garden
- Daycare centre
- Display court
- Drive thru
- Educational use
- Entertainment use
- Funeral home
- Government use
- Heavy equipment sales establishment
- Hospital, treatment centre or medical clinic
- Kennel
- Microbrewery
- Motel, hotel, or rooming house
- Nursery
- Office use (up to 112 m²)
- Personal service shop
- Pet services
- Philanthropic use
- Public park or playground
- Recreational use
- Restaurant
- Restaurant including a drive thru
- Retail store
- Service shop
- Small-scale recycling centre
- Veterinary clinic
- Wholesale store
- Accessory use, building or structure

SECONDARY PERMITTED USES

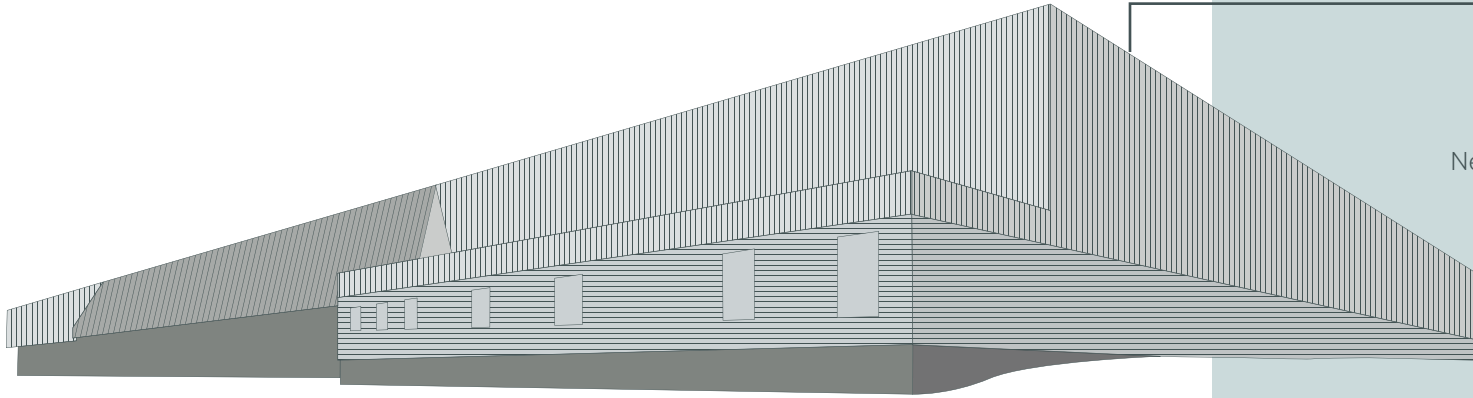
- Daycare centre
- Display court
- Dwelling unit
- Home occupation
- Office use (up to 465 m²)
- Outdoor storage

CONDITIONAL USES SUBJECT TO TERMS AND CONDITIONS

- Automobile repair shop or automobile sales establishment
- Mini storage warehouse
- Service station
- Small engine repair

HC Zone
Permitted Usage

New Building *Improvements*



Roof replacement

Exterior painting

New interior painting - white box condition

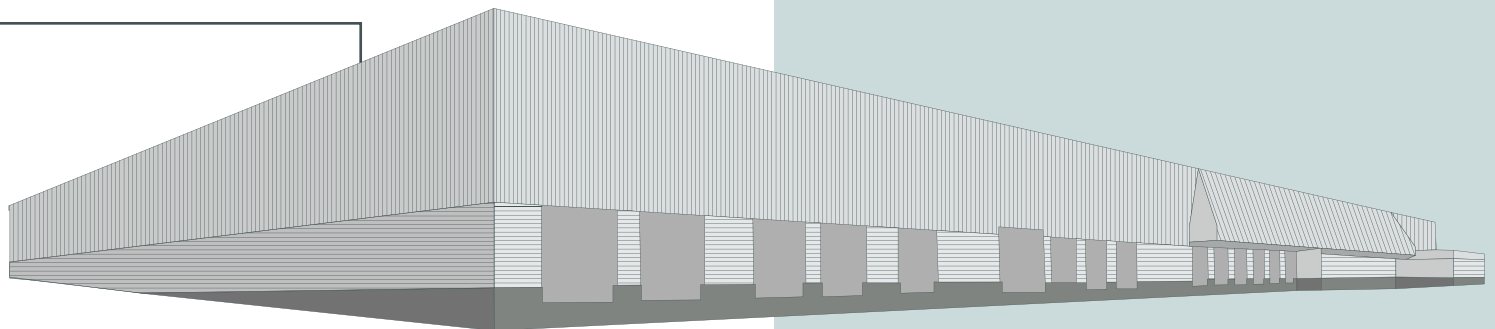
Concrete slab refinishing

New LED lighting

14 Dock level doors

1 Grade level door

26 ft clear height







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MONCTON, NEW BRUNSWICK

FOR MORE INFORMATION, PLEASE CONTACT:

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