

FOR LEASE  
**11,200 SF**



# INDUSTRIAL BUILDING

**158 TOOMBS STREET, MONCTON, NB**

*GRADE LOADING WAREHOUSE*

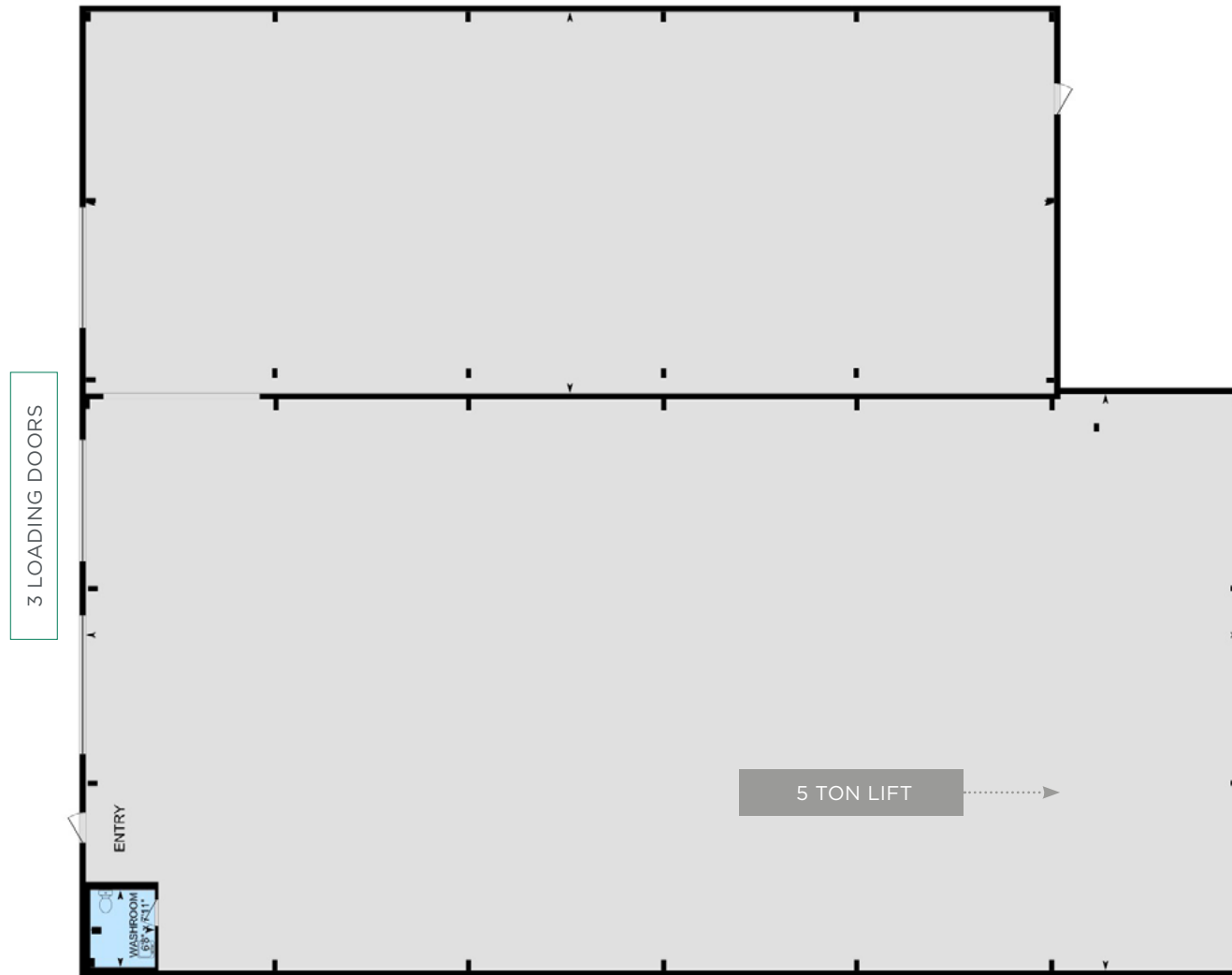
INDUSTRIAL BUILDING | 158 TOOMBS STREET

# PROPERTY HIGHLIGHTS

This industrial building on Toombs Street offers 11,200 square feet of versatile warehouse space. Building F features three large grade-level doors for easy access and includes a washroom, making it well-suited for a variety of industrial uses.

Building Size:	11,200 SF
Site Area:	8.8 acres shared among several buildings
Clear Height:	12'09" - 18'05"
Loading:	3 Grade Doors
Parking:	Ample on site
Heating:	Propane
Lease Rate:	\$12.00 psf Net
Additional Rent:	\$3.67 psf





VIRTUAL TOUR



# FLOORPLAN **BUILDING F**

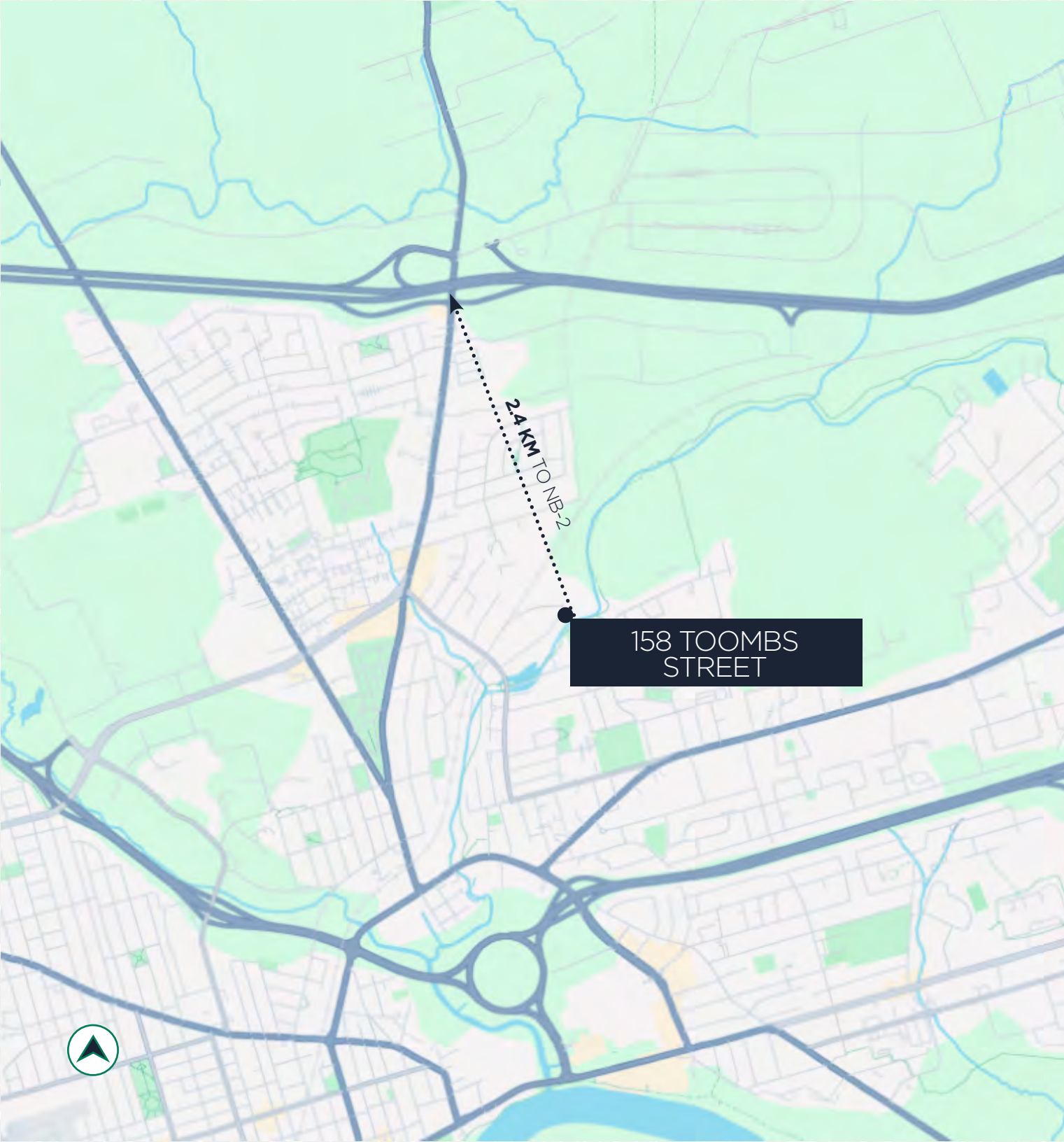




8.8 ACRE SITE

SITE PLAN  
**11,200 SF**





**2.4 KM**

TO TRANS-CANADA HWY

**3.3 KM**

TO DOWNTOWN MONCTON

**10 KM**

TO MONCTON INDUSTRIAL  
PARK

**3.8 KM**

TO CALEDONIA INDUSTRIAL  
PARK

**8 KM**

TO AIRPORT

**2.5 KM**

TO CF CHAMPLAIN MALL



# A PRIME LOCATION

Located near the geographical heart of Moncton, this property's location stands out for more than its easily accessible location. It benefits from countless nearby amenities while being in a secure and private street.



4,651  
**POPULATION**  
*Within 1 km*



\$59,896  
**MEDIAN INCOME**  
*Within 1 km*



2,223  
**TOT. HOUSEHOLDS**  
*Within 1 km*



40.5  
**MEDIAN AGE**  
*Within 1 km*

64,272

**POPULATION**  
*Within 5 km*

\$65,855

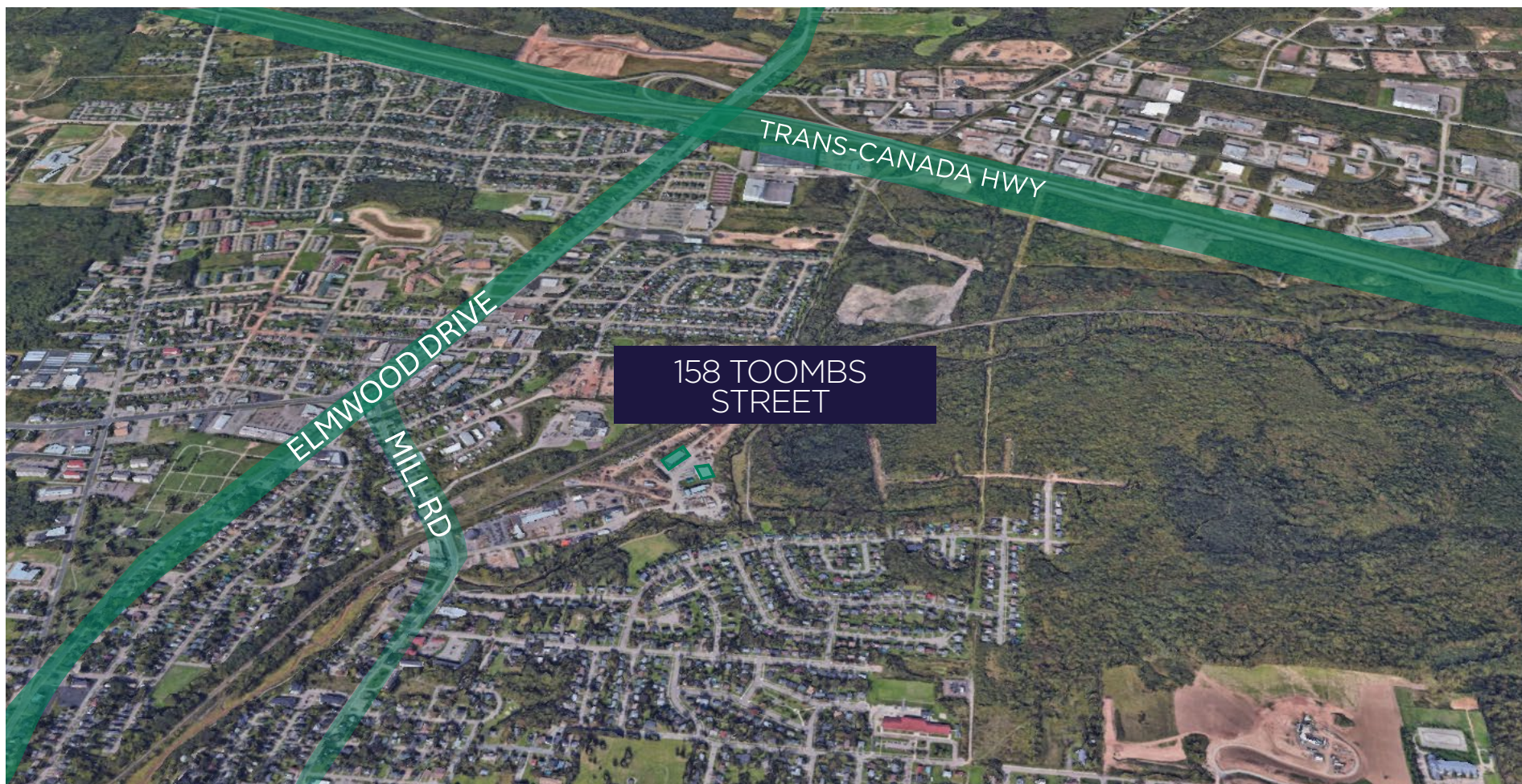
**MEDIAN INCOME**  
*Within 5 km*

29,621

**TOT. HOUSEHOLDS**  
*Within 5 km*

42.49

**MEDIAN AGE**  
*Within 5 km*







# CONTACT INFORMATION

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