

QUICK BUILD-OUTS



Up to 14,400 sf Industrial Space for Lease
Lease Rate : \$5.75 psf Net

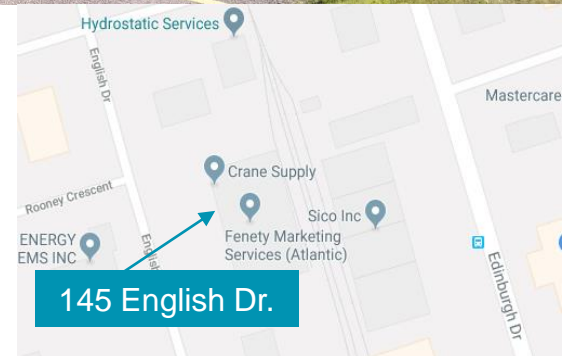
Property Highlights

- Unique multi-tenant industrial property in the heart of the Moncton Industrial Park
- 132' deep parking lot with multiple access points
- +/- 22' ceilings
- Three 10' x 8' Dock doors, all with levellers
- Potential to add a grade loading ramp
- Landlord can accommodate a quick build out
- Natural Gas Heat
- Column grid is 40' wide by 30' deep
- 400 amp, 600 volt, 3 phase electrical
- Sprinkler throughout

Location Overview

Ideally Located in the Moncton Industrial Park on English Drive.

The Moncton Industrial Park is adjacent to CN's rail yards and Intermodal system with direct controlled access to the Trans-Canada Highway via Berry Mills Road. The Park is adjacent to the four-lane Wheeler Boulevard, which provides fast, easy access to the Greater Moncton International Airport and all points in the Greater Moncton area.



Details

Lease Rate	\$5.75 psf Net
Operating Costs	\$1.86 psf (excludes heat, lights and snow removal)

For more information, please contact:

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Floor Plan

