

QUICK BUILD-OUTS



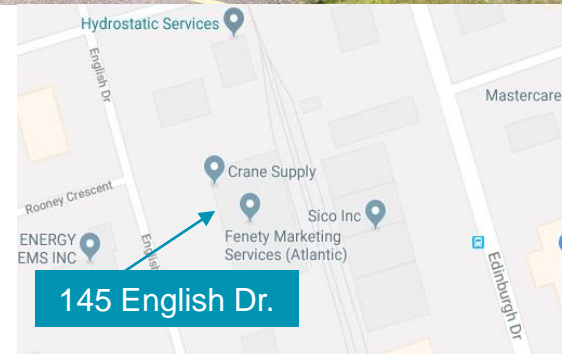
Up to 14,400 sf Industrial Space for Lease
Lease Rate : \$5.75 psf Net

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

