



OFFICE & SPACIOUS WAREHOUSE

+/- 23,300 sf Mixed Office & Warehouse Space
Sale Price: \$850,000

Property Highlights

- This building sits on a +/- 1.93 acre lot, offering abundant warehouse space alongside professional office space
- Office portion features spacious and brightly-lit lobby/reception area, private bathrooms, kitchenette, multiple private offices and storage areas
- Warehouse portion is wide open and suitable for multiple uses, featuring a versatile production room and dock level loading
- Fully sprinklered
- 600 Amp 600 Volt 3 Phase Power
- Propane and electric heat
- Built in +/- 1980
- Ceiling heights: 12' – 15'
- 2 Dock level doors
- Loading dock is 15'x20' (+/- 300 sf)
- Ample onsite paved parking
- Excellent visibility
- PID: 25112368
- Zoning: Commercial
- Taxes (2020): \$13,289.27

Location Information

- Located on Route 134 in Cocagne, less than 30 minutes from Moncton
- Easy access to Highway 11, offering a short drive to Highway 15 and the Trans Canada Highway
- In close proximity to many amenities including grocery stores, gas stations, restaurants, and pharmacies



For more information, please contact:

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Large +/- 1.93 acre lot



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