

FOR SALE
4585 Route 134
Cocagne, New Brunswick



Office & Spacious Warehouse

+/-23,300 sf Mixed Office & Warehouse Space | Sale Price: \$619,000

Property Highlights

The 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)



In close proximity to many amenities including grocery stores, gas stations, restaurants, and pharmacies



Easy access to Highway 11, offering a short drive to Highway 15 and the Trans Canada Highway



Less than 30 minutes from Moncton



Ample onsite paved parking



PID: 25112368
Zoning: Commercial
Taxes (2021): \$13,376.13



Excellent visibility

Contact

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