

FOR LEASE  
194 Killam Drive  
Moncton, New Brunswick



Central Location

[View Virtual Tour](#)

**+/- 4,640 SF Lease Rate: \$8.75 psf Net**

### Property Highlights

Centrally located commercial space in a busy multi-tenant retail building

- +/- 4,640 sf of commercial flex space with multiple open concept rooms, private offices, staff room, and more
- High ceilings
- 1 Dock-level loading door
- Versatile layout suited for many uses



Ample onsite parking



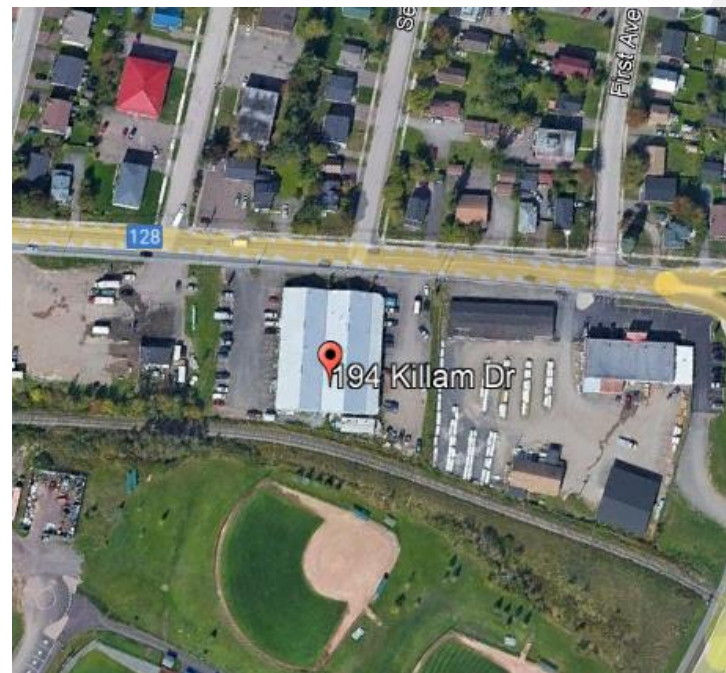
Available June 1, 2022



Zoning: IP – Industrial Park



Operating Costs: \$2.86 psf + heat and lights



### Contact

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## [View Aerial Tour](#)

### Location Information



**High traffic location**



**5 minutes to the Moncton Industrial Park**



**Easy access to Wheeler Blvd and the Trans Canada Highway**



**Minutes from retail and the Moncton Coliseum**



**On city transit route**



**Walking distance to Superior Propane Centre and Centennial Park**



**Nearby fast food: Greco Pizza, McDonald's, Burger King, Deluxe, Pizza Hut and KFC**



**5 minutes to Downtown Moncton**

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