

FOR LEASE

227 Old Shediac Road
Memramcook, NB



CUSHMAN &
WAKEFIELD
Atlantic

INDUSTRIAL PROPERTY FOR LEASE



5,639 - 11,397 SF INDUSTRIAL SPACE

PROPERTY HIGHLIGHTS

Two industrial properties available for lease within the village of Memramcook, offering 5,639 sf to 11,397 sf of prime industrial space.

Main Shop | 5,704 sf \$8.00 psf Semi-Gross

- Industrial/office space with reception/waiting area, private offices, breakroom, open shop area, and washroom.
- 14' ceiling heights
- (3) 12'x12' garage doors & (1) 12'x10' garage door.
- Paved & graveled parking lot
- HVAC: Oil furnace & Mini split heat pump
- Electrical: Two 200 amp

Warehouse | 5,693 sf \$6.00 psf Gross

- Warehouse space divided to provide smaller storage areas, combined with storage on the upper floor
- 14' ceiling heights
- HVAC: None
- Electrical: 200 amp
- Year built: 1972

Contact

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Location Information

Situated within Memramcook, a historic village located in southeastern New Brunswick, and the Westmorland County, offering a unique combination of natural beauty and commercial opportunity. Conveniently positioned just 20 minutes from the city of Moncton, home to major transportation hubs such as the Greater Moncton International Airport, and the Port of Moncton.

The local area is well-equipped to support a variety of businesses, with ample space available for development and growth, and is home to a range of services and businesses, including restaurants, shops, and many other amenities.

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