

327

URQUHART
AVENUE

MONCTON, NEW BRUNSWICK



For Lease
Up to 21,000 SF

adelin 
PROPERTIES • PROPRIÉTÉS

 **CUSHMAN &
WAKEFIELD**
Atlantic

CLASS A INDUSTRIAL DEVELOPMENT

Situated within the Caledonia Industrial Park, 327 Urquhart Avenue is a new 63,000 sf multi-tenant industrial development offering a modern design, flexible configurations and efficient loading options. Each segment, covering 10,500 sf, measures at 60 feet by 175 feet. There are distinct entrances for trucks and cars. The site features a large truck yard with driver-friendly docking facilities.





// BUILDING SPECS

AVAILABLE SPACE

21,000 SF

BASE RENT

\$12.00 PSF

CAM

\$5-6 PSF (INCLUDING TAXES)

LOADING DOCKS

2 PER 10,500 SF

PARKING

25 SPACES (APPROX.)

SITE SIZE

5.16 ACRES

EXPECTED COMPLETION

Q4, 2024

CLEAR HEIGHT

24'

ROOF

2 PLY MODIFIED R-13

ZONING

IP - INDUSTRIAL PARK

COLUMN SPACING

40' X 40'

LIGHTING

LED

SPRINKLERS

FULLY SPRINKLERED BUILDING

LOCATION HIGHLIGHTS

The Caledonia Industrial Park boasts a prime central location and exceptional transportation connectivity, rendering it an enticing option for businesses seeking to establish or grow their presence in Moncton. With its strategic logistics hub at the heart, it offers superior accessibility for efficient transportation. It is seamlessly linked to nearby highways, including the TCH, highway 11 and highway 15, making transportation efficient and convenient. Additionally, the vicinity boasts proximity to the airport with more than 100 cargo flights weekly and access to 3 deep water year round ports within 300 km, making it an ideal choice for businesses seeking a strategic location in the Moncton area.



2.1 KM
3 MIN
TRANS CAN
HIGHWAY



7 KM
13 MIN
DOWNTOWN
MONCTON



9.6 KM
10 MIN
INTERNATIONAL
AIRPORT



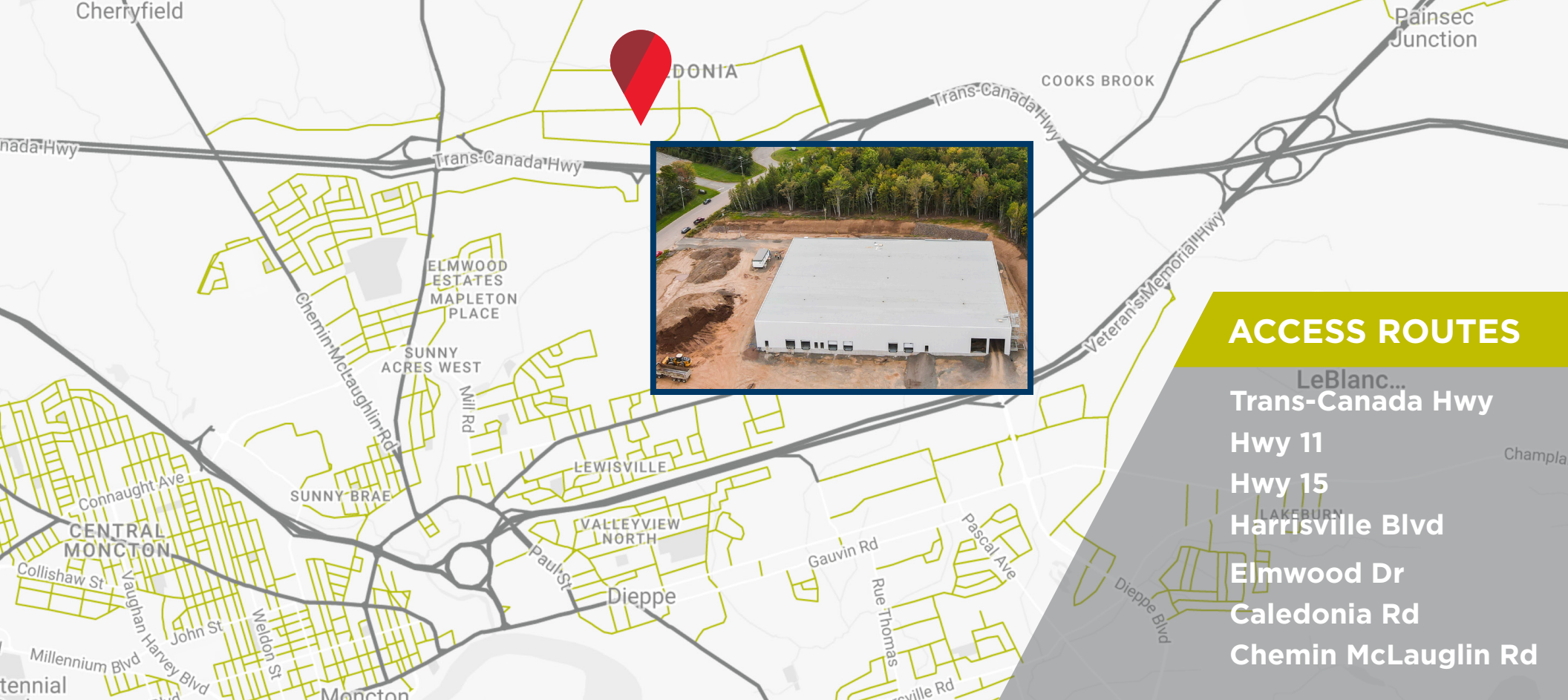
15.8 KM
18 MIN
INTERMODAL
TERMINAL



7.2 KM
13 MIN
CITY OF
DIEPPE



6.3 KM
10 MIN
DIEPPE INDUSTRIAL
PARK



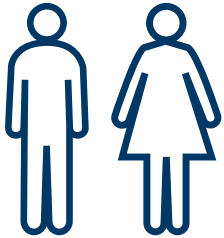
ACCESS ROUTES

- LeBlanc...
- Trans-Canada Hwy
- Hwy 11
- Hwy 15
- Harrisville Blvd
- Elmwood Dr
- Caledonia Rd
- Chemin McLaughlin Rd

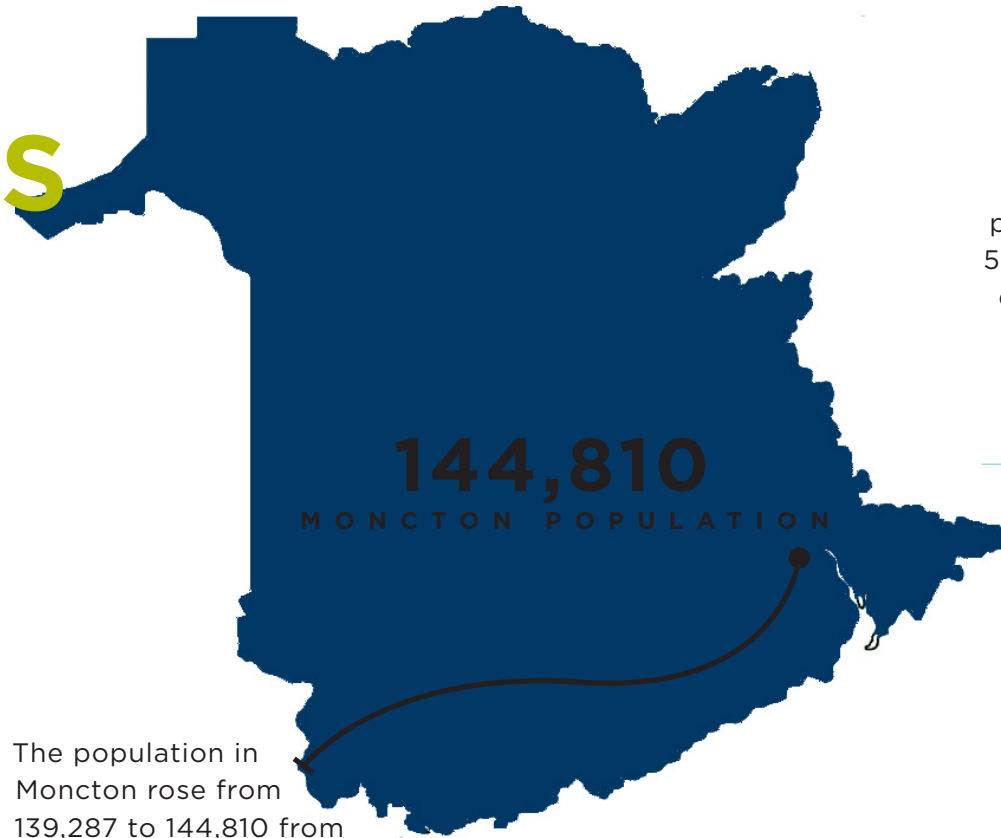
// CORPORATE NEIGHBORS



BY THE NUMBERS

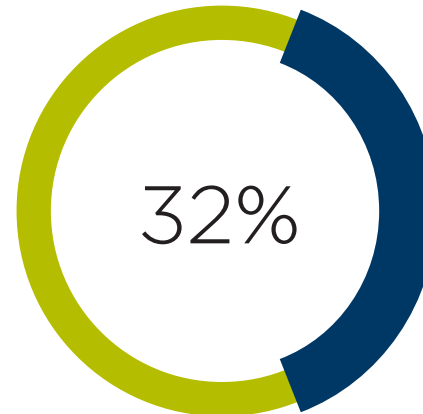


Moncton hosts 20% of New Brunswick its population, with its thriving economy and strategic advantages, stands as an ideal destination for businesses. **Moncton's central location within the province,** coupled with its proximity to major roadways, such as the Trans-Canada Highway, positions it as a prime transportation hub. Making Moncton a strategic and convenient choice for businesses looking to **thrive in the heart of the Maritimes.**



The population in Moncton rose from 139,287 to 144,810 from 2011-2016

20%
of New Brunswick
its population



**GROWTH
PREDICTED
BETWEEN
2011 -2035**

544

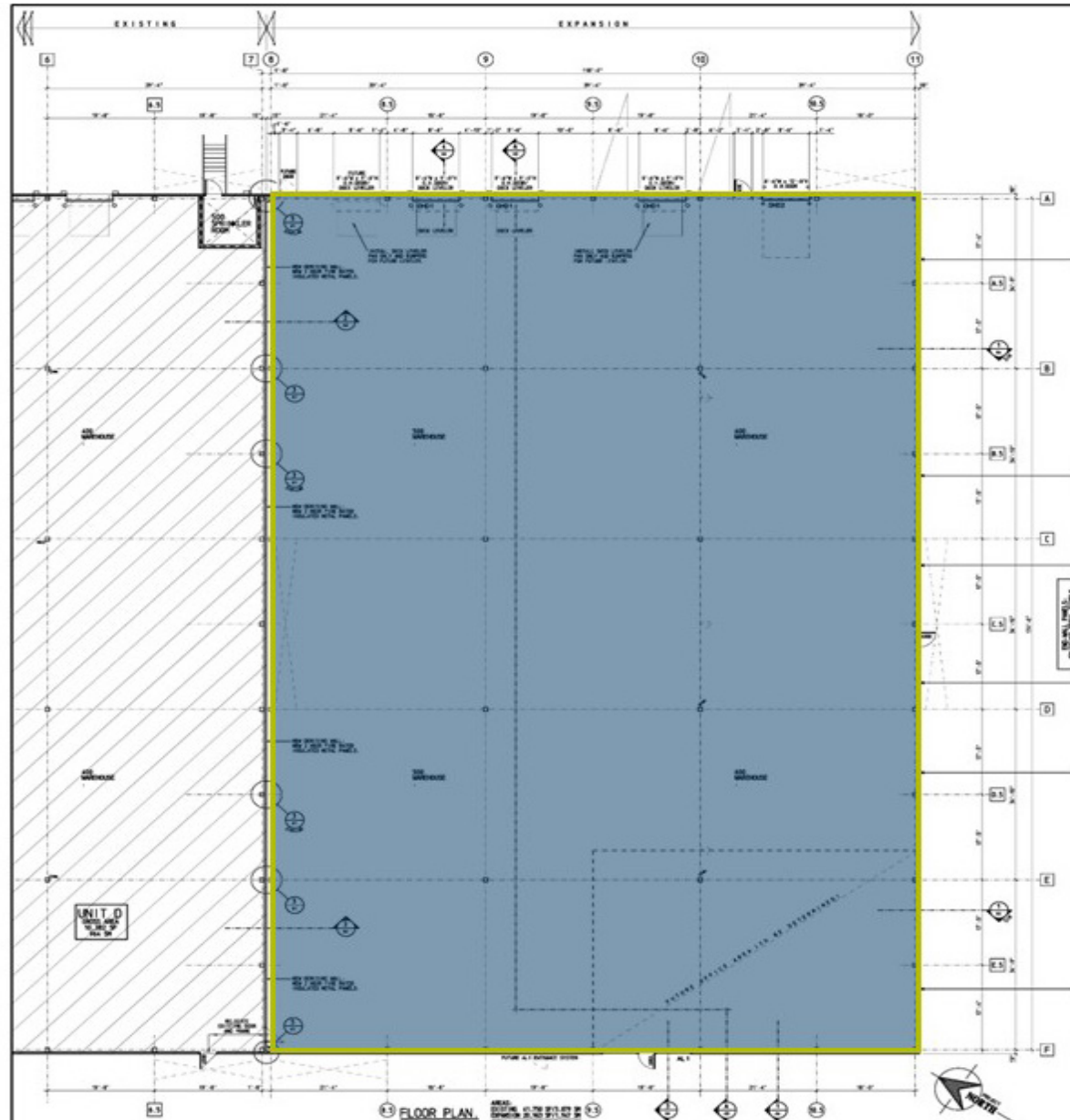
TOTAL POPULATION IN A 1 KM RADIUS OF THE PROPERTY
Within a 1 km radius of the property the total population is 544, this number nearly doubles during the day where it is 995.

17,633

HOUSEHOLDS NEARBY

17,633 househod are in a 5 km radius of the property

// FLOOR PLANS



// GALLERY



HIGHLY VISIBLE LOCATION



DOCK LEVEL LOADING



INDUSTRIAL GRADE LIGHTING



LARGE LOADING DOORS

327

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Atlantic

CONTACT

ADAM MAGEE
Associate Vice President
+1 506 387 6928
amagee@cwatlantic.com

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