



**CUSHMAN &  
WAKEFIELD**  
Atlantic



**FOR LEASE**

**36 4TH STREET  
CHARLOTTETOWN, PE**

**8,400 SF**

**PREMIUM INDUSTRIAL  
SPACE AVAILABLE**

204 Strathgartney Road  
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[cwatlantic.com](http://cwatlantic.com)

FOR LEASE

36 4th Street  
Charlottetown, PE



## 8,400 SF PREMIUM INDUSTRIAL SPACE | LEASE RATE: PLEASE CONTACT

### Property Highlights

Situated within the West Royalty Business Park, 36 4th Street offers over 8,000 sf of prime industrial space in Charlottetown, PE

- With 8,400 sf of premium industrial space available, this unit can accommodate a wide range of tenants, and uses.
- Additional 2,000 sf office space can be combined for 10,400 sf of space.
- One dock loading doors
- Versatile and adaptable layout.
- Ceiling heights ranging from 14' to 16'
- Excellent exposure on the corner of 4th street and Hillstrom Avenue, and great signage opportunities.
- In-suite washrooms, and small office space.

### Contact

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PARKING



CENTRAL  
LOCATION



DOCK LOADING  
DOOR



INDUSTRIAL  
PARK



HIGH TRAFFIC  
AREA



EXTERIOR  
SIGNAGE



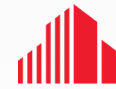
EASY ACCESS TO  
TRANS-CANADA  
HIGHWAY



14' TO 16'  
CEILING  
HEIGHTS

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## Location Information

Situated in the West Royalty Business Park, a dynamic and diversified business hub conveniently positioned next to the Trans Canada Highway in Charlottetown. This location provides easy access to various points across the province.

The Charlottetown Region, with a resident community exceeding 80,000, witnesses consistent daily commuting via public transit and private vehicles to its industrial parks and businesses. Two prominent business parks, West Royalty and the BioCommons, face each other, offering a range of distinct properties. The property is a 15-minute drive from downtown Charlottetown and mere minutes from the Charlottetown Airport. The area hosts a variety of businesses, including manufacturing, wholesale, distribution, logistics, and office spaces, strategically situated near residential areas with a high population density.

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