



FOR SUBLEASE 56,250 SF

**450 EDINBURGH DRIVE**

**MONCTON, NB**

 **CUSHMAN &  
WAKEFIELD**  
Atlantic

# 450 EDINBURGH DRIVE MONCTON, NB

## Property Features

Strategically positioned in the heart of the Moncton Industrial Park, 450 Edinburgh Drive offers a unique opportunity for businesses seeking substantial industrial space in a thriving commercial zone. With convenient access to key transportation networks, this location enhances operational efficiency. Combined with the ongoing expansion of the surrounding area, this property emerges as a strategic asset, providing occupiers with a competitive edge

Building Size:	63,620 sf
Space Available:	56,250 sf
Office Area:	N/A
Site Area:	3.5 Acres
Clear Height:	18'
Loading:	15 dock doors w/ levelers
Parking:	Ample on-site (paved)
Electrical:	600 amp
HVAC:	Natural gas furnaces
Zoning:	Industrial Park Zone (IP)
Sprinkler:	Wet and dry system
Lease Rate:	\$4.25 psf (Until December 2024)
CAM/Tax	\$2.59 psf / \$1.49 psf



# 450 EDINBURGH DRIVE MONCTON, NB

## SITE PLAN

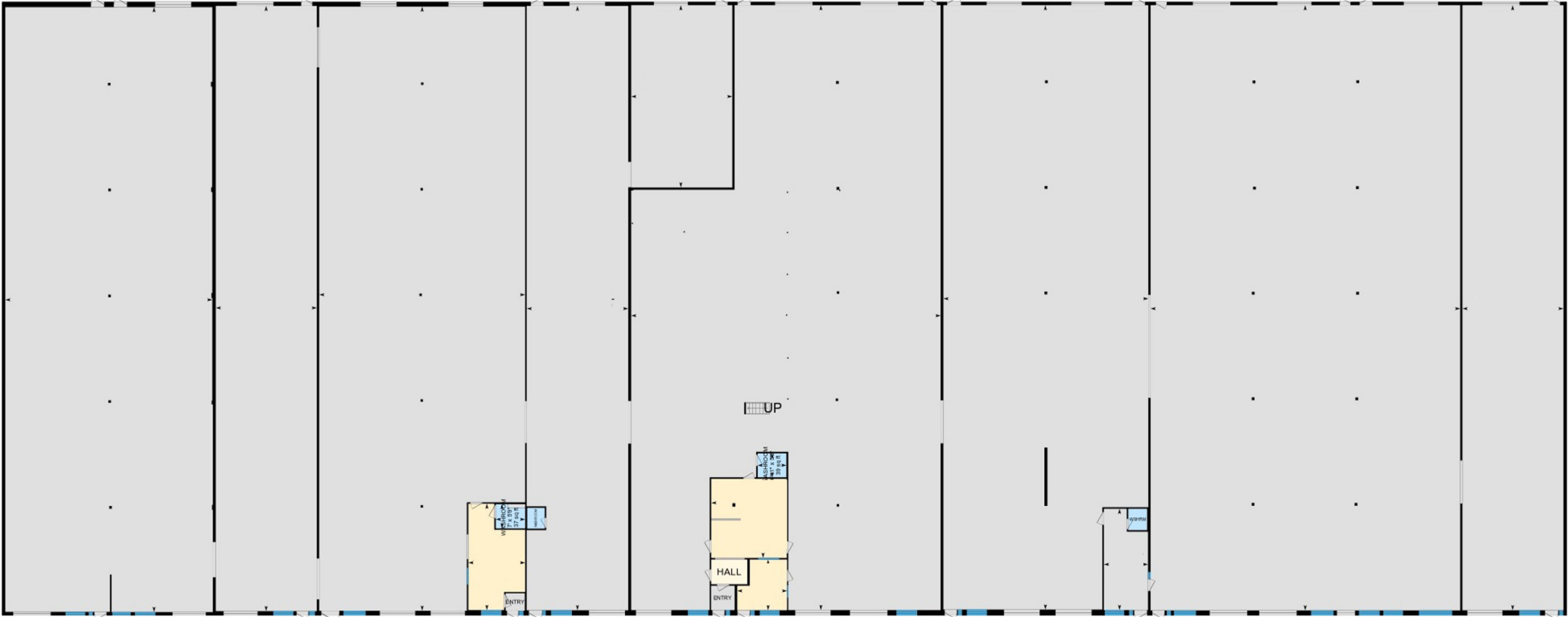


AMPLE  
PARKING

DOCK LOADING

# 450 EDINBURGH DRIVE MONCTON, NB

FLOOR PLAN | 56,250 SF



3D VIRTUAL TOUR



# 450 EDINBURGH DRIVE MONCTON, NB



## Location Overview

Situated in the western sector of Moncton within the thriving Moncton Industrial Park, this industrial site is strategically designed for optimal business operations. Benefiting from convenient access to Wheeler Boulevard, allowing for swift and efficient connections to all of Greater Moncton. Strategically positioned to ensure seamless connectivity and streamlined transportation, including direct access to the Greater Moncton Romeo LeBlanc International Airport



**OPEN WAREHOUSE**



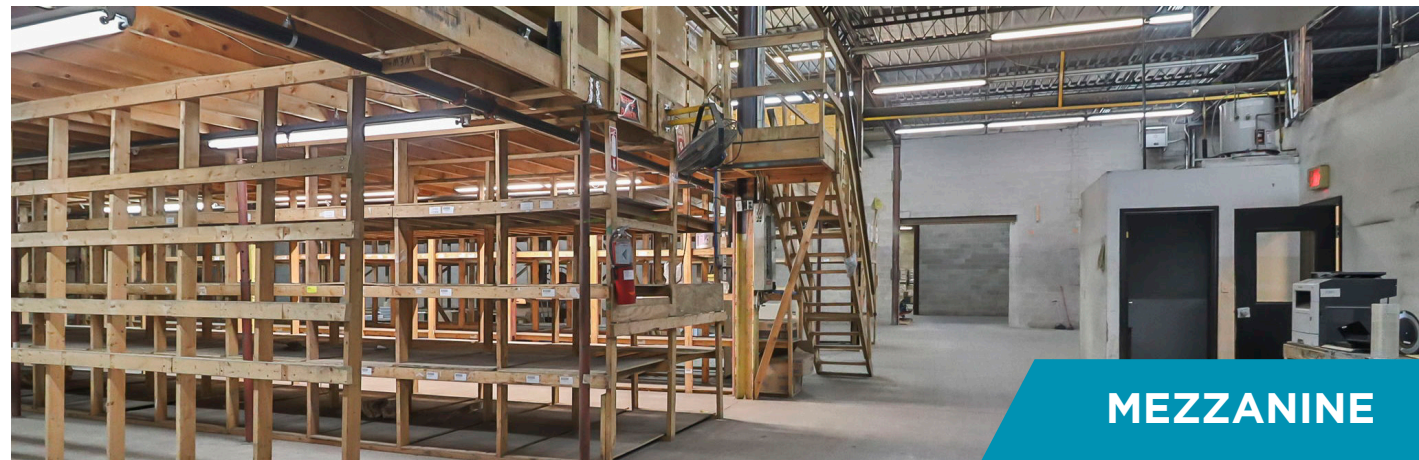
**OFFICE SPACE**



**DOCK LOADING**



**18' CEILING HEIGHTS**



**MEZZANINE**

# 450 EDINBURGH DRIVE MONCTON, NB



450 EDINBURGH  
DRIVE

WHEELER BLVD: 1.4 KM  
TRANS-CAN HWY: 7.4 KM  
DOWNTOWN: 5.3 KM  
AIRPORT: 18.4 KM

## Corporate Neighbors







## FOR MORE INFORMATION, CONTACT:

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