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**CUSHMAN &
WAKEFIELD**
Atlantic

INVESTMENT PORTFOLIO

INTERPROVINCIAL SINGLE TENANT
MONCTON SAINT JOHN, FREDERICTON - NB
WINSLOE - PEI



+/- 25 ACRES
Of combined land



41,660 SF
Of total combined space

SALE PRICE | INVESTMENT PORTFOLIO: \$4,500,000

SALE PRICE | EXCESS LAND: \$1,600,000

Property Highlights

This unique opportunity offers, local, national, and institutional investors a chance to own five (5) income producing properties and obtain over 7 acres of land for future developments within Atlantic Canada. The portfolio is comprised of single tenant commercial properties, that provide an appealing investment. The portfolio is ideally located and primed to benefit from the rapid development of Atlantic Canada.

- **5 properties**, 9 buildings
- **Fully leased**, 100% occupancy
- **Tenanted**, by a strong regional ground with continued and sustained success in the region.

PROPERTIES:

- 500 Caledonia Road, Moncton NB (PID # 01024587)
- 275 Baig Boulevard, Moncton¹ NB (PID # 00709725)
- 135 Pepin Road, Fredericton NB (PID # 60017621)
- 39 Hatheway Crescent, Saint John NB (PID # 00471649)
- 314 Winsloe Road, RTE 223 Winsloe South, Winsloe PEI (PID # 491944)



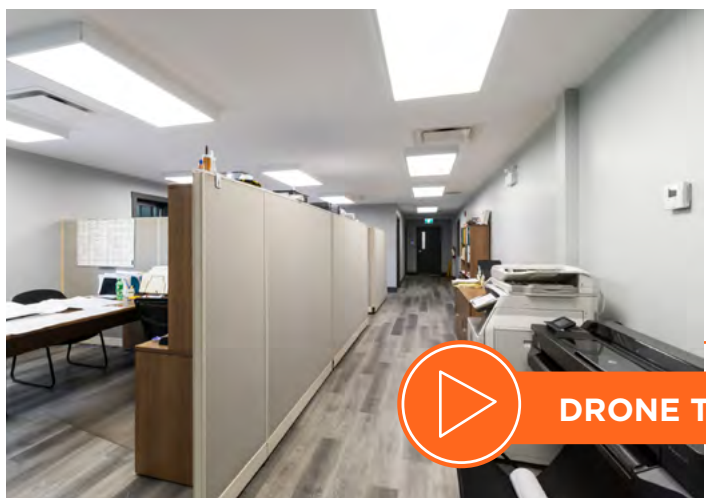
Key Details

- Efficient operations with net leases in place
- All of the properties are functional for a wide range of industrial purposes
- Favourable market conditions for industrial use properties, offering a unique opportunity to further add value to these assets
- Strong ROI, with supply of this type of property not meeting the current market demand
- Mitigate risks associated with localized economic fluctuations by investing in a portfolio spanning across two provinces
- The New Brunswick and PEI regions are experiencing steady economic growth, making them attractive investment destinations.



PID # 01024587

500 Caledonia Road, Moncton NB



- Rare 12,254 sf single-tenant steel framed industrial building with a large fenced-in yard
- +/- 15.8 acre lot
- 8 grade doors
- 800 amp 600 v 3 phase power
- In-floor heating (geothermal heat)
- This property features wide open manufacturing space, main and second floor office space, washrooms, staff room facilities and much more

PID # 00709725

275 Baig Boulevard, Moncton NB



DRONE TOUR



- 6,120 sf industrial building with a partially fenced 1 acre yard with paved parking
- Built circa 1975 with an addition in 2000
- 3 grade level loading doors and an exterior dock loading ramp

PID # 60017621

135 Pepin Road, Fredericton NB



DRONE TOUR



- 8,400 sf industrial building with two storage structures
- Partially fenced yard with ample parking
- 2.72 acre lot
- Paved on-site parking

PID # 00471649

39 Hatheway Cr, Saint John NB



DRONE TOUR



- 12,254 sf Industrial property
- Partially fenced 2.3 acre lot
- Paved on-site parking

PID # 491944-000

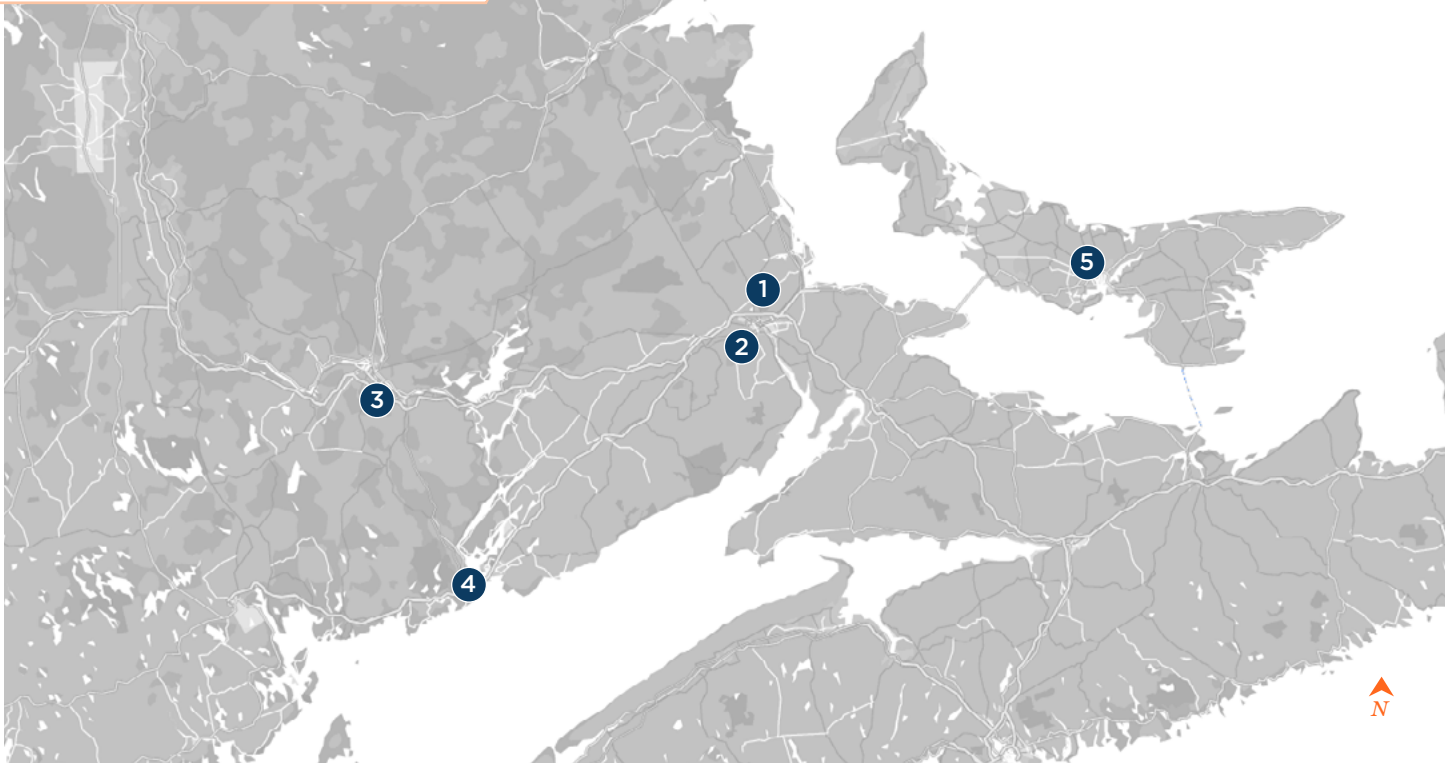
314 Winsloe Rd, RTE 223 Winsloe PEI



- 5,280 sf industrial building with a residential structure on the property for additional income
- 2.44 acre lot
- Paved on-site parking

AREA MAP

Atlantic Canada



Location Information

ABOUT THE AREA

These properties are strategically located in the thriving cities of Moncton, Fredericton, and Saint John in New Brunswick, as well as in the charming area of Winsloe in Prince Edward Island.

Furthermore, each property is conveniently situated less than 2km from the local thoroughfare, ensuring seamless access to major highways and roads, making commuting and transportation hassle-free. Moreover, to cater to the convenience of tenants and clients, each property offers ample on-site parking, enhancing accessibility and comfort for all visitors.

PROPERTIES

1. 500 Caledonia Road, Moncton
2. 275 Baig Boulevard, Moncton
3. 135 Pepin Road, Fredericton
4. 39 Hatheway Cr, Saint John
5. 314 Winsloe Road, Winsloe



LARGE YARDS



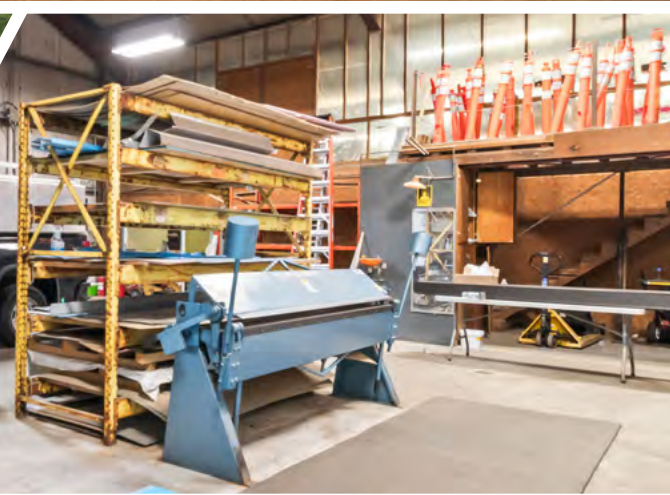
INDUSTRIAL AREAS



ONSITE PARKING



CENTRAL LOCATION



CONTACT INFORMATION

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