

**FOR LEASE**

671 Malenfant Blvd

Dieppe, New Brunswick

*Premium Warehouse Space*



**DIEPPE  
INDUSTRIAL  
PARK**

# PROPERTY HIGHLIGHTS

Located in the thriving Dieppe Industrial Park, 671 Malenfant presents a prime opportunity for businesses looking to establish or expand in Atlantic Canada. This well-maintained property offers 4,969 square feet of adaptable industrial space, perfectly suited for diverse business needs. With easy access to major transportation routes and a location in one of the region's most sought-after industrial hubs, this facility is strategically positioned to support growth and efficiency.



<b>Building Size:</b>	17,800 SF
<b>Space Available:</b>	4,969 SF
<b>Site Area:</b>	2.5 acres
<b>Clear Height:</b>	15'6" - 17'11"
<b>Loading:</b>	1 Dock door
<b>Parking:</b>	Large yard for onsite parking
<b>Year Built:</b>	Renovated 2018
<b>Floors:</b>	Concrete
<b>Electricity:</b>	3-phase, 400 amp, 600 V
<b>Zoning:</b>	IP - Industrial Park Zone
<b>Heating:</b>	Natural Gas
<b>Additional Rent:</b>	\$5.23 + heat and lights

**LEASE RATE: PLEASE CONTACT**

# FLOOR PLAN



VIRTUAL TOUR

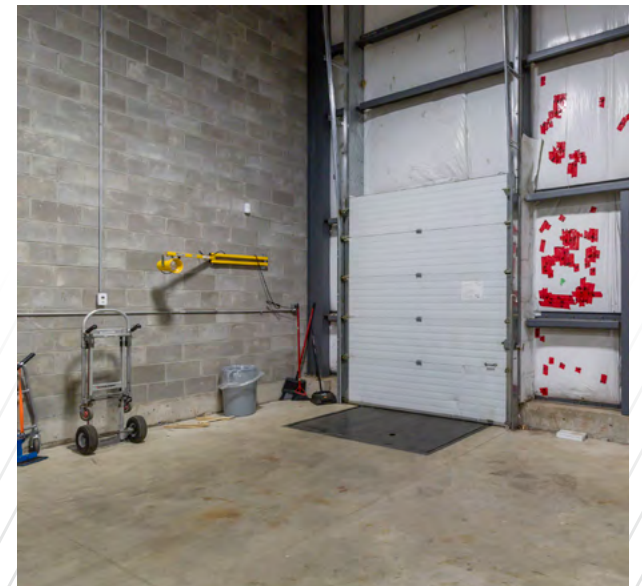




# SITE PLAN









# AERIAL MAP



## DOING BUSINESS IN THE DIEPPE INDUSTRIAL PARK!

Seeking a growth-oriented location? The Dieppe Industrial Park, with its advanced infrastructure and state-of-the-art intermodal facilities, is the ideal place for your business. Home to a diverse range of industries—including aerospace, agri-food, transport, and distribution—Dieppe offers strategic access to key markets, making it a prime hub for your operations.





## CONTACT

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