# FOR LEASE

## 671 Malenfant Blvd

Dieppe, New Brunswick

Premium Warehouse Space

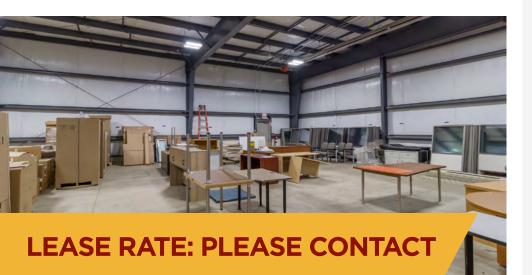


Atlantic

#### 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.





Building Size: 17,800 SF

Space Available: 4,969 SF

Site Area: 2.5 acres

**Clear Height:** 15'6" - 17'11"

**Loading:** 1 Dock door

Parking: Large yard for onsite

parking

Year Built: Renovated 2018

Floors: Concrete

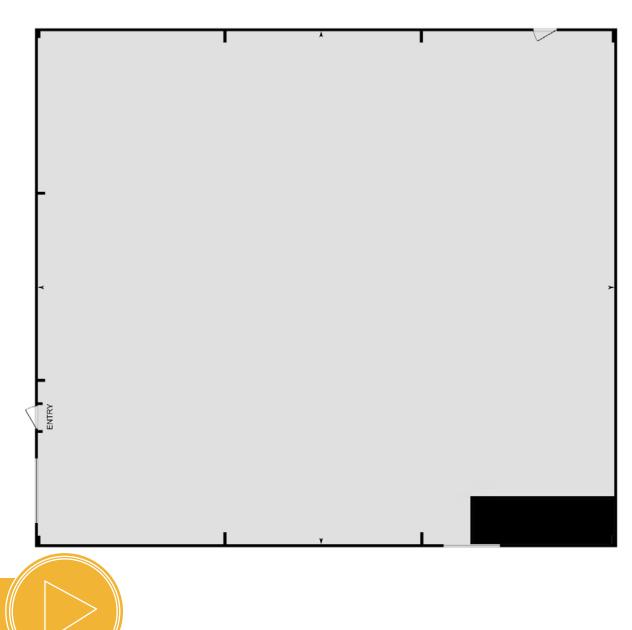
Electricity: 3-phase, 400 amp, 600 V

**Zoning:** IP - Industrial Park Zone

**Heating:** Natural Gas

Additional Rent: \$5.23 + heat and lights

### **FLOOR PLAN**



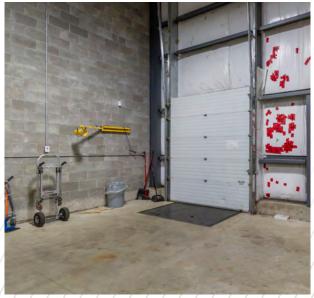
VIRTUAL TOUR

## SITE PLAN







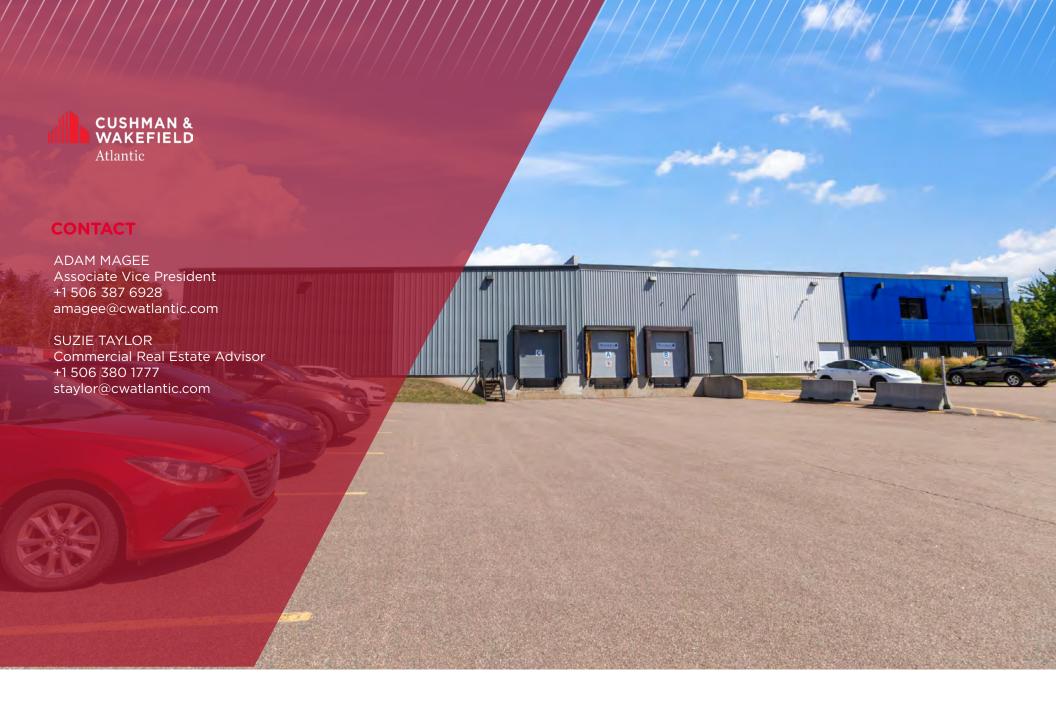


#### **AERIAL MAP**



#### **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.



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