# FOR LEASE 671 Malenfant Blvd

Dieppe, New Brunswick **Premium Warehouse Space** 

USTRIAL



## **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.

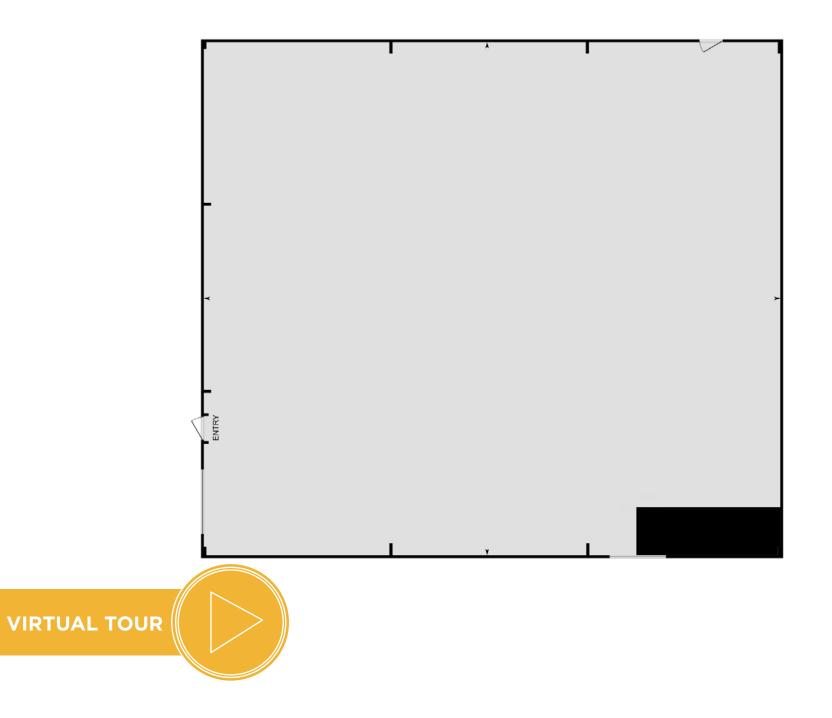






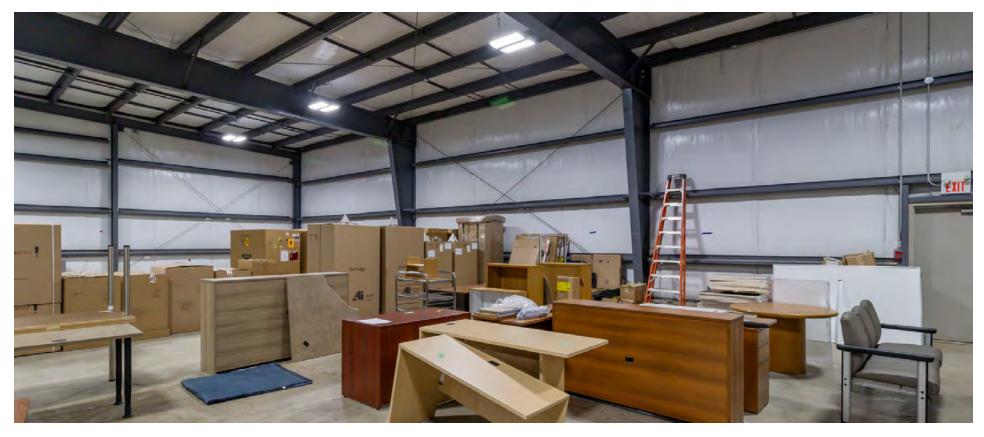
| <b>Building Size:</b> | 17,800 SF                        |
|-----------------------|----------------------------------|
| Space Available:      | 4,969 SF                         |
| Site Area:            | 2.5 acres                        |
| Clear Height:         | 15'6" - 17'11"                   |
| Loading:              | 1 Dock door                      |
| Parking:              | Large yard for onsite<br>parking |
| Year Built:           | Renovated 2018                   |
| Floors:               | Concrete                         |
| Electricity:          | 3-phase, 400 amp, 600 V          |
| Zoning:               | IP - Industrial Park Zone        |
| PID:                  | 70019310                         |
| Additional Rent:      | \$5.23 + heat and lights         |

# **FLOOR PLAN**

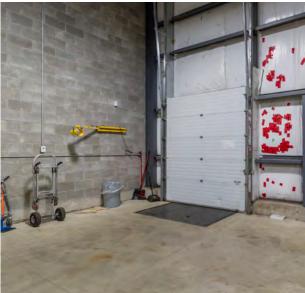


### **SITE PLAN**













### **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.

CUSHMAN & WAKEFIELD Atlantic

### CONTACT

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