

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.



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

LEASE RATE: PLEASE CONTACT

FLOOR PLAN

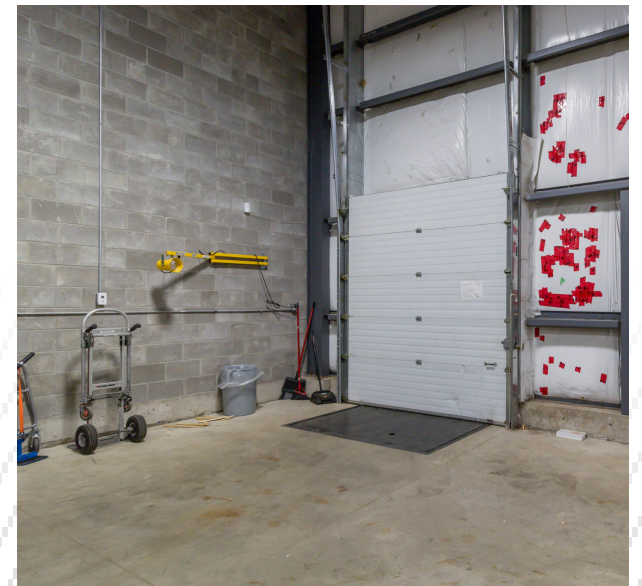


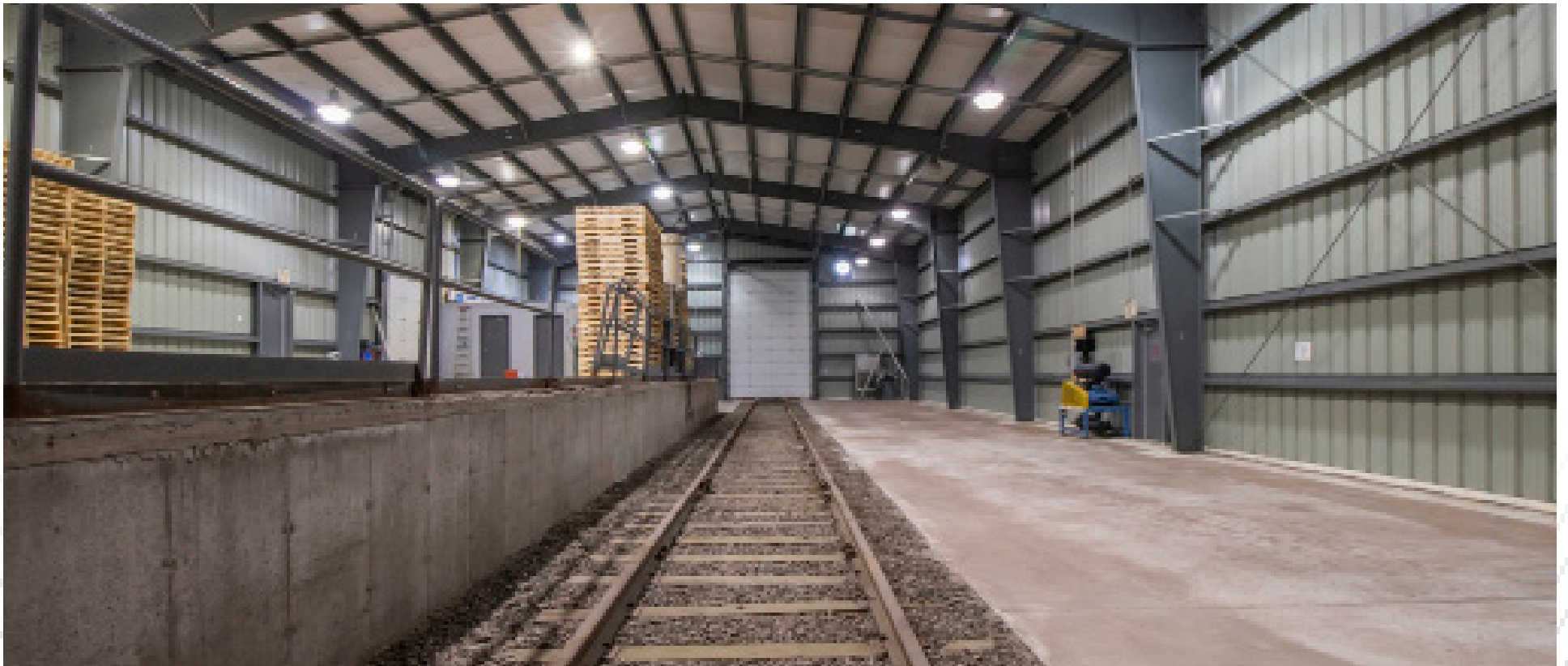
VIRTUAL TOUR



SITE PLAN







An aerial photograph of an industrial area in Midland, Ontario. The map shows several large industrial buildings and parking lots. A red location pin with a white star is placed on a building in the center-left. A red dotted line with circular markers at each end connects this pin to another red dot on a building in the upper right. Text labels are overlaid on the map: 'NB-15' in red at the top left, 'MIDLAND TRANSPORT' in a white box with a red border at the top center, 'MALENFANT BLVD' in red along a diagonal road, 'CANADA POST' in a white box with a red border in the center, and 'CHAMPLAIN ST' in red along a diagonal road at the bottom right. The surrounding area includes trees with autumn foliage and residential houses in the distance.

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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