

255

EDINBURGH DRIVE

INDUSTRIAL BUILDING



For Lease
26,000 SF



**CUSHMAN &
WAKEFIELD**

Atlantic

// PROPERTY FEATURES



29' CLEAR HEIGHT



2,000 SF OFFICE SPACE



2,000 SF MAIN FLOOR RETAIL



5 DOCK DOORS



3 GRADE DOORS



+/- 30 PARKING SPACES

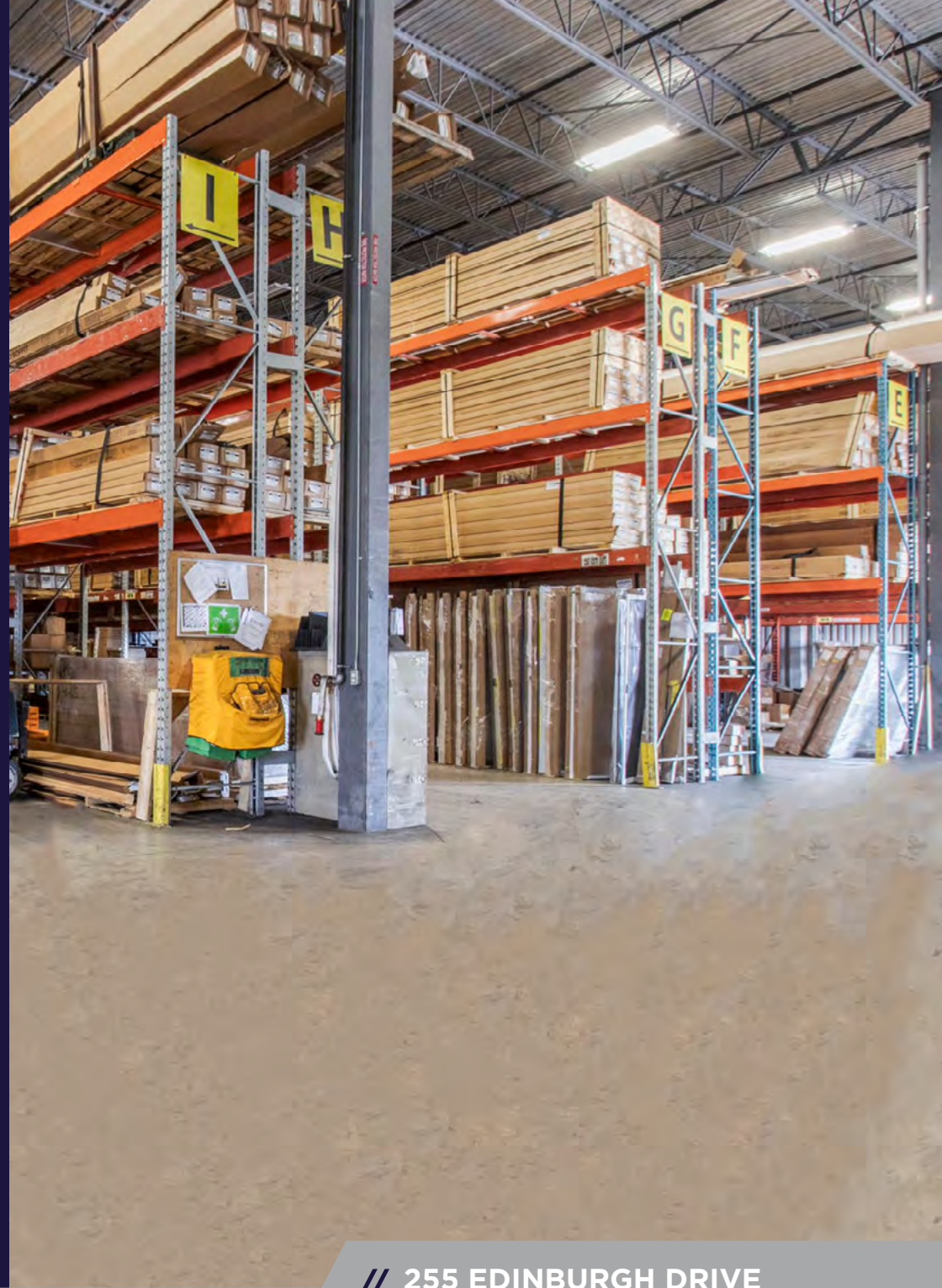


AVAILABLE: Q2, 2025



LEASE RATE: \$15.25 PSF NET

ADDITIONAL RENT: \$4.73 PSF
+ SNOW REMOVAL & HEAT AND LIGHTS.



// **255 EDINBURGH DRIVE**
MONCTON, NB



// BUILDING SPECS

BUILDING SIZE

26,000 SF

AVAILABLE SPACE

26,000 SF

CLEAR HEIGHT

29'

LOADING

5 DOCK DOORS
3 GRADE DOORS

PARKING

+/- 30 SPACES

SITE SIZE

2.62 ACRES

YEAR BUILT

2006

ZONING

IP: INDUSTRIAL PARK ZONE

COLUMN SPACING

40 X 30

HEATING SYSTEM

NATURAL GAS, RADIANT TUBES AND
UNIT HEATERS.

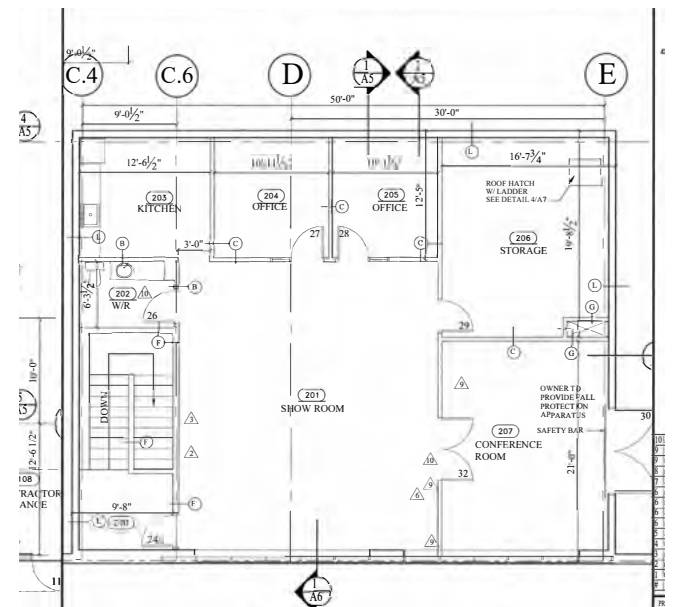
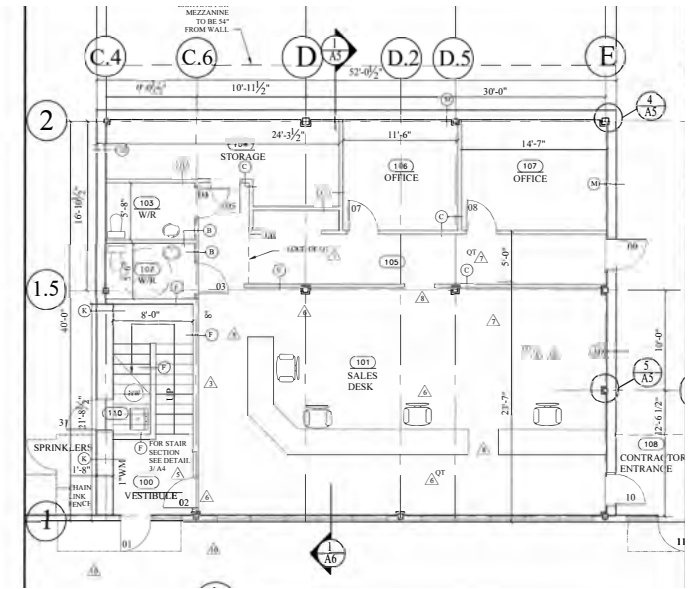
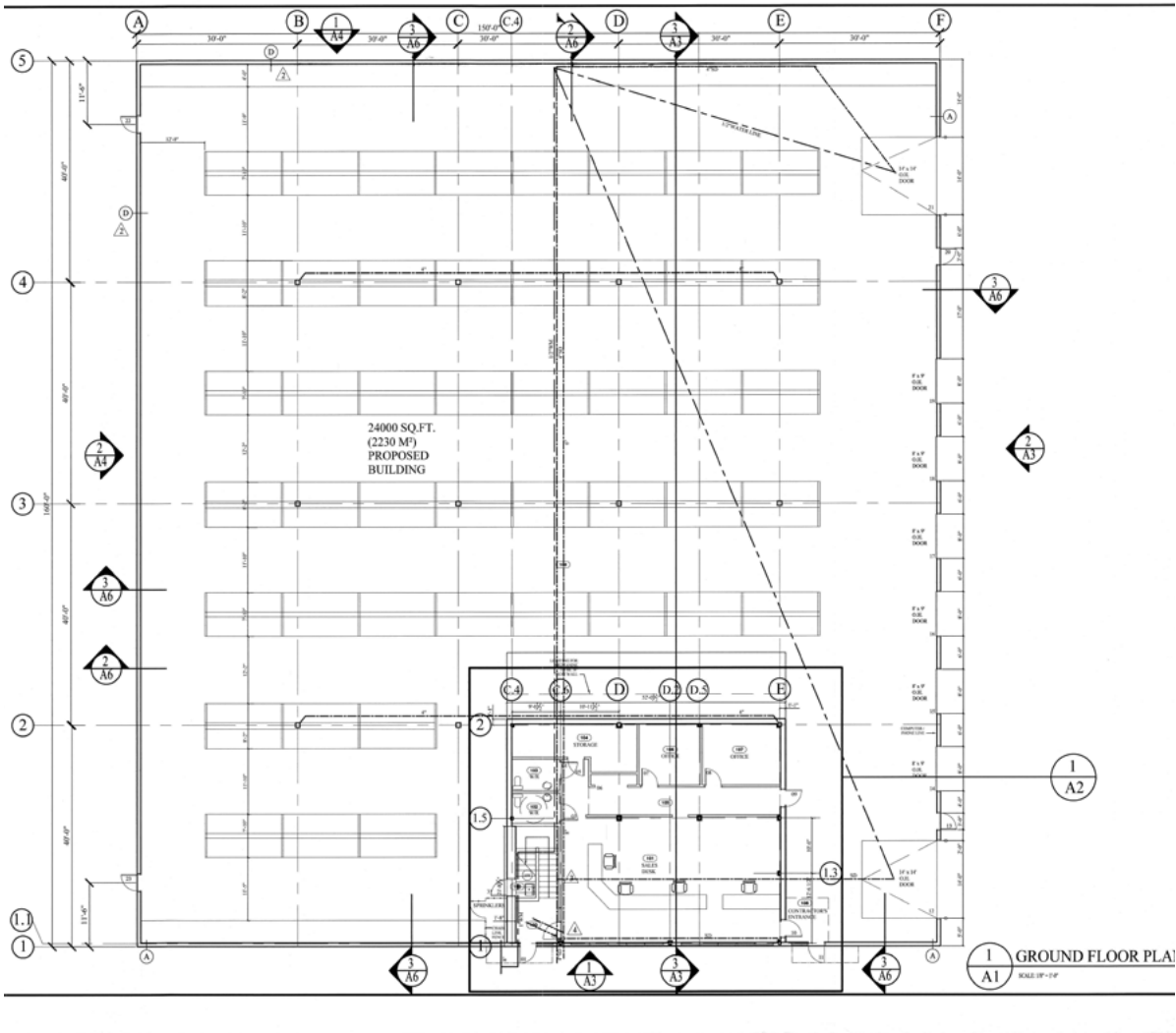
ELECTRICAL SIZE

3 PHASE 400AMP 600VOLT

SPRINKLERS

YES

// FLOOR PLANS



// SITE PLAN

DRONE VIDEO



2 FENCED COMPOUNDS

2.62 ACRES

255 EDINBURGH DRIVE
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// GALLERY



LARGE YARD WITH DOCK DOORS



MAIN FLOOR RETAIL



LARGE WAREHOUSE



ATTRACTIVE EXTERIOR

255

EDINBURGH DRIVE



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