

FOR LEASE  
**4,500 SF**



# INDUSTRIAL BUILDING

**88 TOOMBS STREET, MONCTON, NB**

*CROSS-DOCK LOADING OPPORTUNITIES*

# PROPERTY HIGHLIGHTS

This cross-dock building offers +/- 4,500 sf of industrial space, designed for efficient logistics and distribution. It features multiple dock doors, facilitating smooth and streamlined operations for loading and unloading goods.

Building Size:	4,500 sf
PID #:	00785683
Dock Level Doors:	8 loading doors
Site Area:	0.38 acres
Parking:	Paved lot for loading
Heating:	Propane
Lease Rate:	\$7.75 psf Net
Additional Rent:	\$3.33 psf + heat and lights



# A PRIME LOCATION

Located near the geographical heart of Moncton, this property its location stands out for more than its easily accessible location. It benefits from countless nearby amenities while being on a private street.



4,651  
**POPULATION**  
*Within 1 km*



\$59,896  
**MEDIAN INCOME**  
*Within 1 km*



2,223  
**TOT. HOUSEHOLDS**  
*Within 1 km*



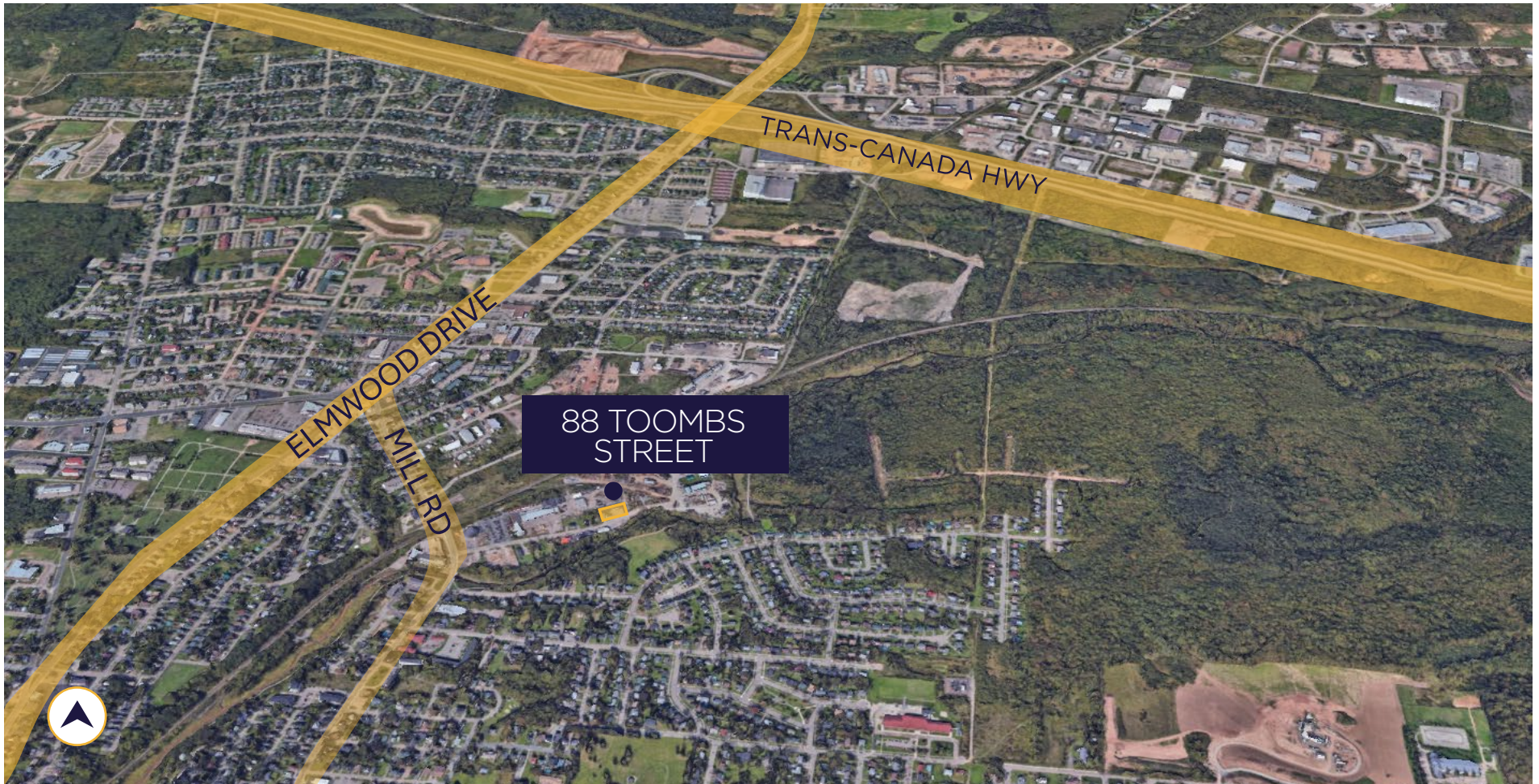
40.5  
**MEDIAN AGE**  
*Within 1 km*

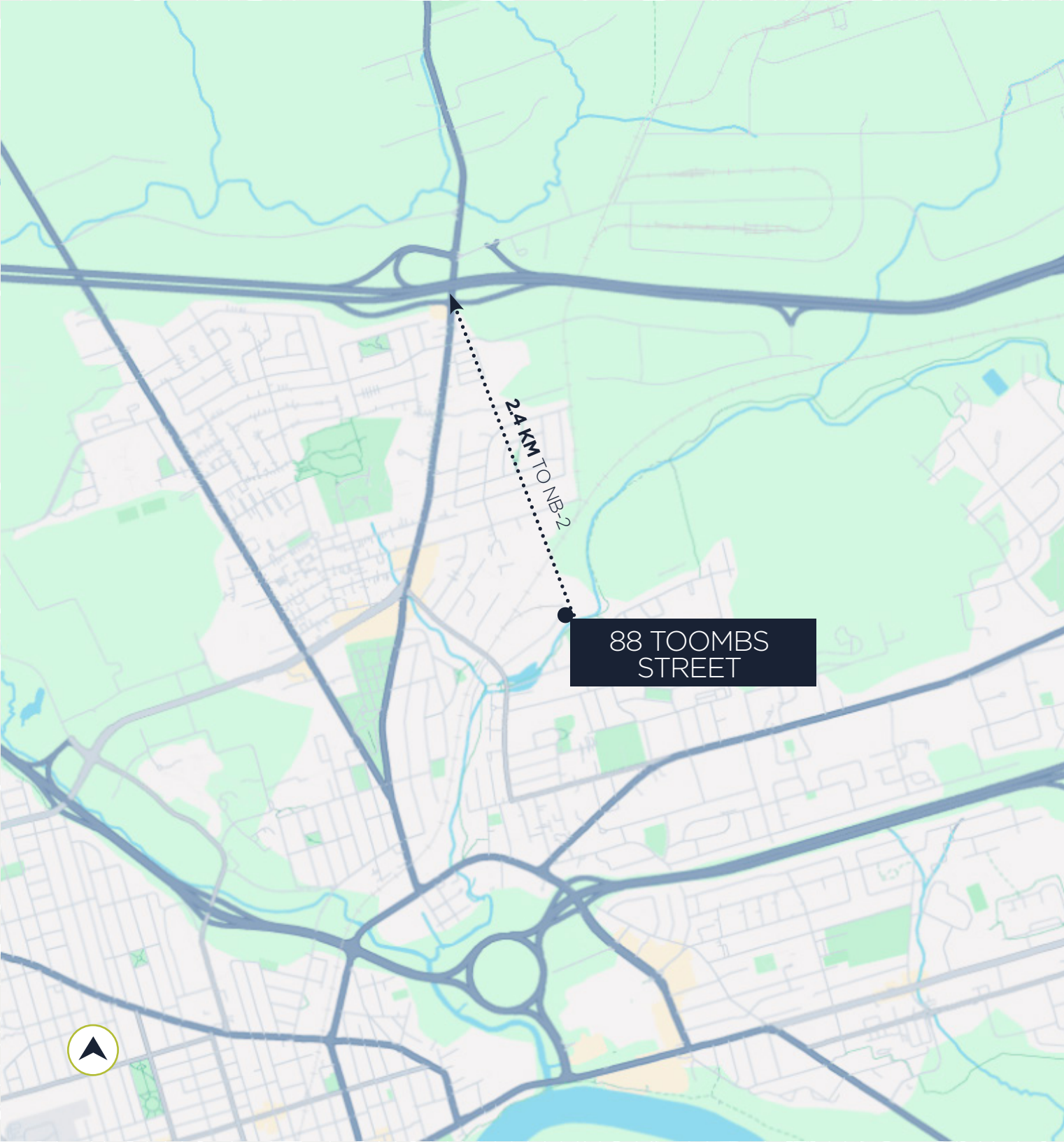
64,272  
**POPULATION**  
*Within 5 km*

\$65,855  
**MEDIAN INCOME**  
*Within 5 km*

29,621  
**TOT. HOUSEHOLDS**  
*Within 5 km*

42.49  
**MEDIAN AGE**  
*Within 5 km*





88 TOOMBS STREET

2.4 KM TO NB-2

**2.4 KM**

TO TRANS-CANADA HWY

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**3.3 KM**

TO DOWNTOWN MONCTON

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**10 KM**

TO MONCTON INDUSTRIAL PARK

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**3.8 KM**

TO CALEDONIA INDUSTRIAL PARK

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**8 KM**

TO AIRPORT

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**2.5 KM**

TO CF CHAMPLAIN MALL

# CONTACT INFORMATION

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