



CUSHMAN &
WAKEFIELD
Atlantic

FOR SALE

\$3,000,000

53 PROGRESS DRIVE

ST. STEPHEN, NEW BRUNSWICK

THE OPPORTUNITY

Cushman & Wakefield Atlantic is pleased to present 53 Progress Drive in St. Stephen, New Brunswick—an exceptional opportunity in a prime industrial zone on +/- 2 acres of land. This state-of-the-art, 33,280 SF facility has been extensively renovated to the highest standards for pharmaceutical-grade cannabis cultivation and processing. Featuring a food-grade interior and a versatile layout, the property is perfectly suited for businesses in the cannabis, medical, pharmaceutical, or food processing industries.

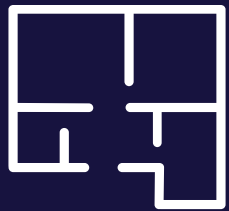
Strategically located in a key border town, this facility offers unmatched potential for growth and expansion. Explore this opportunity today and take the first step toward securing your future.



PROPERTY LAYOUT

This exceptional building has been designed with food-grade safety as a top priority. The main floor features optimized grow rooms, laboratories, cold storage, and packaging areas, along with a warehouse equipped with loading docks.

On the second floor, you'll find a modern and comfortable office area, a spacious boardroom that is ideal for meetings, presentations, and team collaboration, as well as elevator access for convenience.



33,280
SQUARE FOOT BUILDING



FOOD GRADE
FACILITY



C-15
CAT GENERATOR

PROPERTY FEATURES

HIGHLIGHTS

- **Grow Rooms:** Optimized spaces with advanced climate control for pharmaceutical cannabis cultivation, including custom HVAC and ventilation systems designed specifically for optimal growing conditions.
- **Laboratories:** Fully equipped for research, extraction rooms (there is an explosion proof room!), testing, and quality assurance.
- **Cold Storage:** Secure, climate-controlled walk in areas for storage of perishable goods and sensitive materials.
- **Packaging Rooms:** High-efficiency pharmaceutical space for packing, sealing, and distribution.
- **Highly Secure Facility:** Equipped with advanced security systems, including surveillance cameras, access control, and alarm systems, ensuring peace of mind for business operations.
- **Electrical:** 3 phase 600-amp breaker entrances
- **C-15 CAT Backup Generator:** uninterrupted power supply to ensure continued operations in the event of power failure.

DRONE VIDEO





STATE-OF-THE-ART FACILITY



THE LOCATION

Located in St. Stephen's expanding Business Park, which is directly served by a branch of NB Southern Railway, and is 1 minute from the 4 lane highway connecting the border to Saint John. The Municipality of St. Stephen is right on the border with the USA, offering direct highway access from northern Maine to the Maritime provinces. This property is 28 km from the deep water port of Bayside and 126 km from the Port of Saint John.





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