

PROPERTY FEATURES

52 Progress Drive in St. Stephen's Business Park offers a 2,413 SF warehouse with office space and mezzanine storage. The property features a 14-foot grade loading door and direct access to NB Southern Railway. Just one minute from the highway and U.S. border, it's ideal for logistics or industrial use.





Building Size: 2,413 sf

Site Area: 0.83 acres

Loading: 14' grade door

Warehouse Size: +/- 1,500 sf

Offices: 2 Private

Mezzanine Storage: Above offices

Assessment: \$107,400

Taxes: \$4,696.60

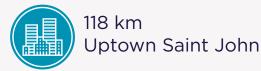
List Price: \$250,000



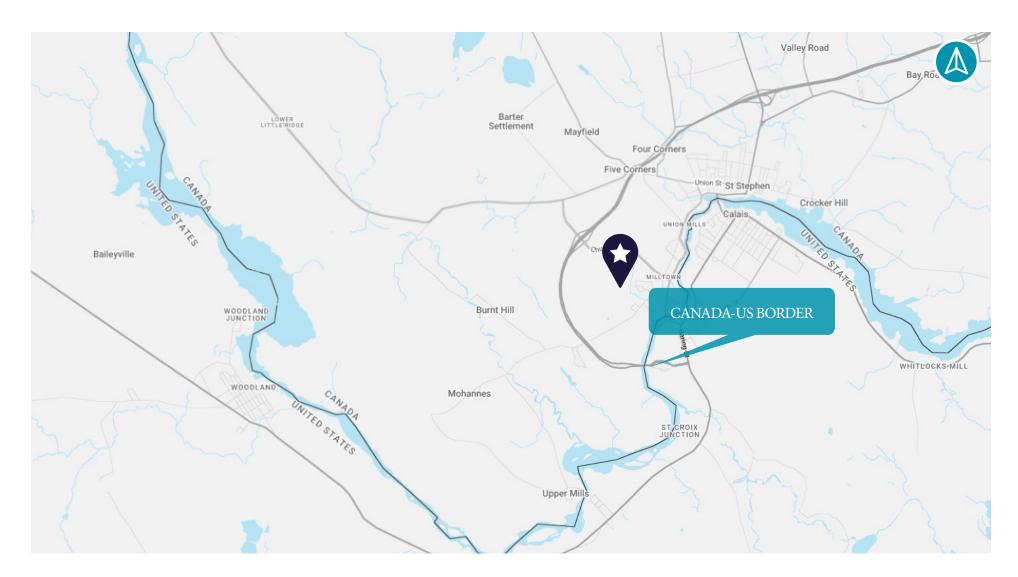
4.8 km Canada-US Border



28.0 km Deep Water Port of Bayside



LOCATION



ST. STEPHEN - STRATEGIC LOCATION FEATURING DIRECT U.S. BORDER ACCESS

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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