

FOR SALE | FOR LEASE

52 Progress Drive

St. Stephen, New Brunswick

**INDUSTRIAL
WAREHOUSE**

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.



PRIVATE OFFICES

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:	\$349,000
Lease Rate:	\$2,000/mo. + Utilities



4.8 km
Canada-US Border

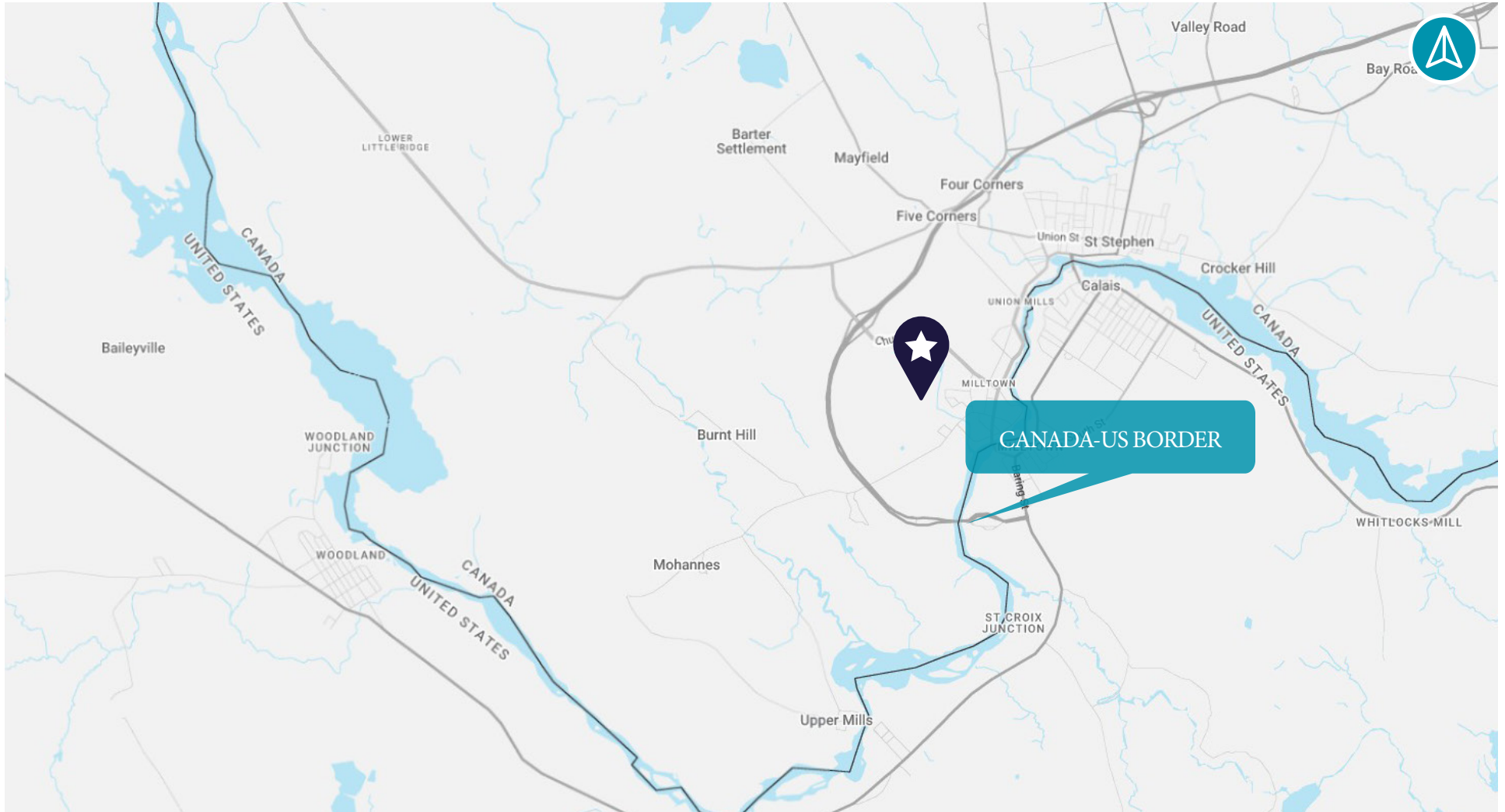


28.0 km
Deep Water Port of Bayside



118 km
Uptown Saint John

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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