

**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**

<b>Building Size:</b>	2,413 sf
<b>Site Area:</b>	0.83 acres
<b>Loading:</b>	14' grade door
<b>Warehouse Size:</b>	+/- 1,500 sf
<b>Offices:</b>	2 Private
<b>Mezzanine Storage:</b>	Above offices
<b>Assessment:</b>	\$107,400
<b>Taxes:</b>	\$4,696.60
<b>List Price:</b>	\$349,000
<b>Lease Rate:</b>	\$2,000/mo. + Utilities



4.8 km  
Canada-US Border

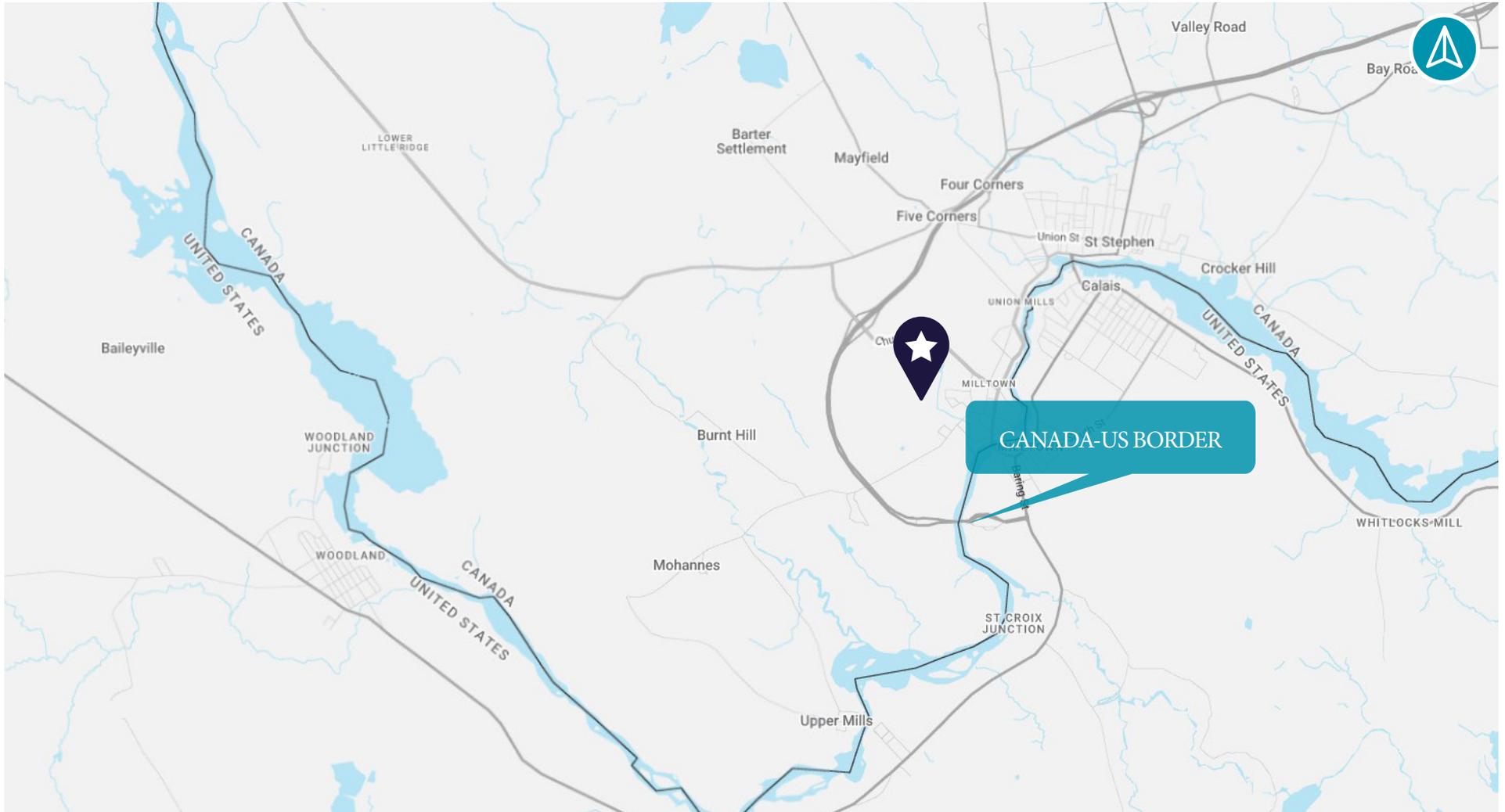


28.0 km  
Deep Water Port of Bayside



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.



## CONTACT

STEPHANIE TURNER  
Associate Vice President  
+1 506 333 3442  
sturner@cwatlantic.com

BROCK TURNER  
Commercial Real Estate Advisor  
+1 506 608 8747  
bturner@cwatlantic.com

