

**FOR SALE | LIST PRICE: \$1,600,000**

Property Aerial

**DRONE VIDEO**



# VACANT INDUSTRIAL LAND

## CALEDONIA ROAD, MONCTON, NB

### Property Overview

This site on Caledonia Road offers a prime opportunity for industrial development in the heart of Moncton's rapidly growing Caledonia Industrial Park. This vacant land provides an industrial development site with excellent access to major transportation routes and nearby amenities. The property is well-suited for a variety of industrial uses, offering strong potential for businesses seeking expansion or new construction.

### Location Overview

Located in the fast-growing Caledonia Industrial Park, directly off the TransCanada Highway. The property offers quick access to Elmwood Drive, just 10 minutes from downtown Moncton. Nearby developments include Costco Wholesale, Granite Centre, and Starbucks, along with amenities like Dairy Queen, Lawtons, Sobeys, and Tim Hortons.



**PID:**  
70713227



**ZONING**  
INDUSTRIAL PARK



**TAX ASSESSMENT:**  
\$173,400



**LOT SIZE:**  
7.41 ACRES



# KEY TRAVEL DISTANCES



|  |                              |  |
|--|------------------------------|--|
| 1.2 KM<br>TO<br>TRANS-CANADA HWY       | 5.5 KM<br>TO<br>CF CHAMPLAIN | 6.1 KM<br>TO<br>DOWNTOWN MONCTON         |
| 7.3 KM<br>TO<br>DIEPPE INDUSTRIAL PARK | 7.5 KM<br>TO<br>AIRPORT      | 11.1 KM<br>TO<br>MONCTON INDUSTRIAL PARK |

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