

VERSATILE OFFICE & WAREHOUSE SPACE

FOR LEASE



10 DESBRISAY AVENUE



CUSHMAN &
WAKEFIELD
Atlantic

+/- 2,500 SF

PROPERTY OVERVIEW

This well-positioned property offers a great opportunity to lease 2,500 square feet of flexible office and warehouse space.

Located on a prominent corner lot in one of Moncton's busiest industrial areas—just off Berry Mills Road—it offers excellent visibility and strong signage potential. The property also features ample on-site parking and a convenient dock door, streamlining your logistics and day-to-day operations.

A great fit for businesses looking to establish themselves in a high-exposure, high-traffic industrial hub. If you're looking for a functional, accessible, and visible space in the heart of Moncton West Industrial Park, 10 Desbrisay Avenue is ready to deliver.





HIGHLIGHTS/PRICE: \$12.50 PSF NET

- **Total Size:** 2,500 Square Feet
- **Office:** 1,100 Square Feet
- **Warehouse:** 1,400 Square Feet
- **PID #:** 70533666
- **Additional Rent:** \$6.57 psf
- **Loading:** 1 Dock Door
- **Parking:** Ample on-site
- **Warehouse Clear Height:** 14' to 18'
- **Heating:** Natural Gas
- **Zoning:** IP - Industrial Park

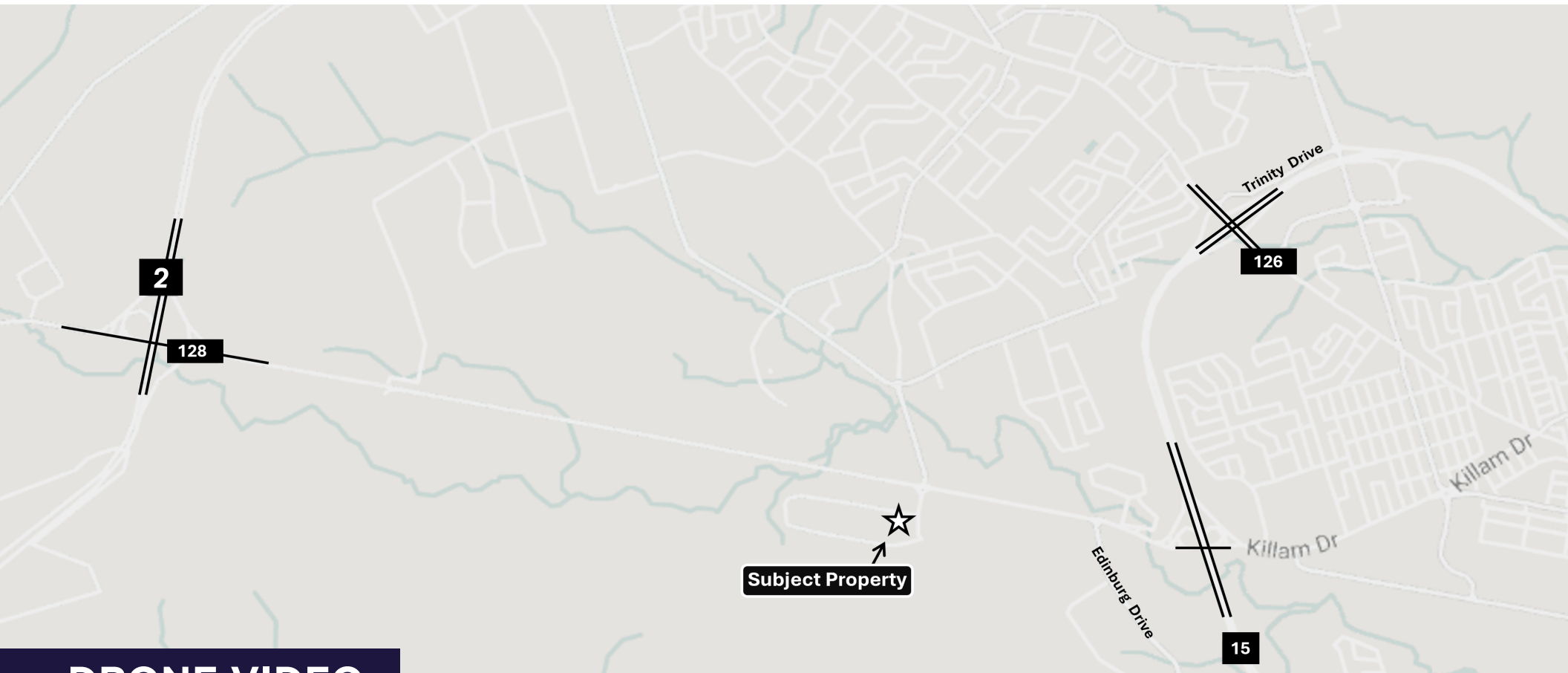


Better never settles

LOCATION OVERVIEW

This prime location boasts excellent access to major transportation arteries. It's in close proximity to Trans-Canada Highway and Highway 15, ensuring swift connections across the Maritimes. The property's proximity to the Berry Mills Road interchange ensures seamless truck and vehicle movement.

Adding to its appeal, 10 DesBrisay Avenue is just off the four-way intersection of Berry Mills Road and Horsman Road, offering high visibility and easy navigation. Located within the rapidly developing Berry's Mills area, this property is ideal for a start-up, or as a secondary space for larger businesses who could benefit from the close proximity to the city and highway network. This location places your business at the heart of Moncton's "Hub City" reputation, known for its central location in the Maritimes and robust transportation network.



DRONE VIDEO

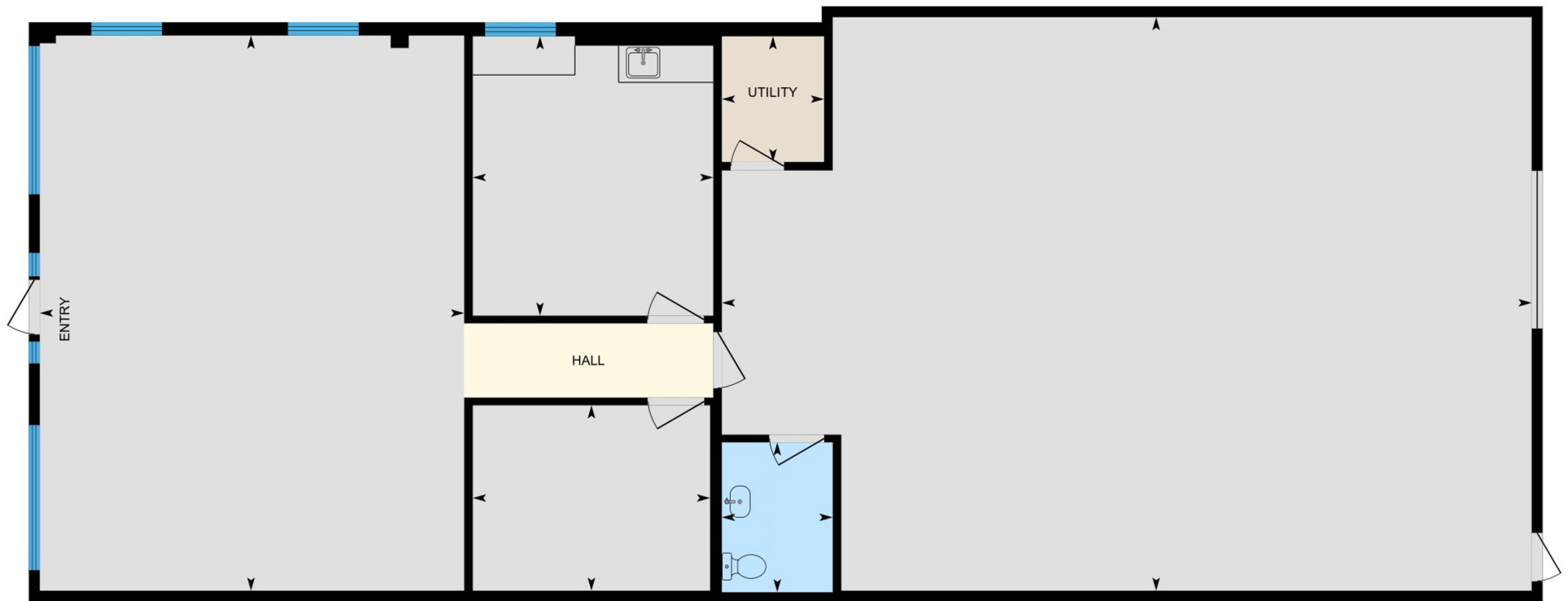
2.3KM
TO EDINBURG
DRIVE

2.5KM
TO NB-15

4.5KM
TO TRINITY DR

5.7KM
TO HWY-2

FLOOR PLAN



VIRTUAL TOUR

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