

**FOR LEASE
UP TO 4,000 SF**



725 CHAMPLAIN STREET

DIEPPE, NB

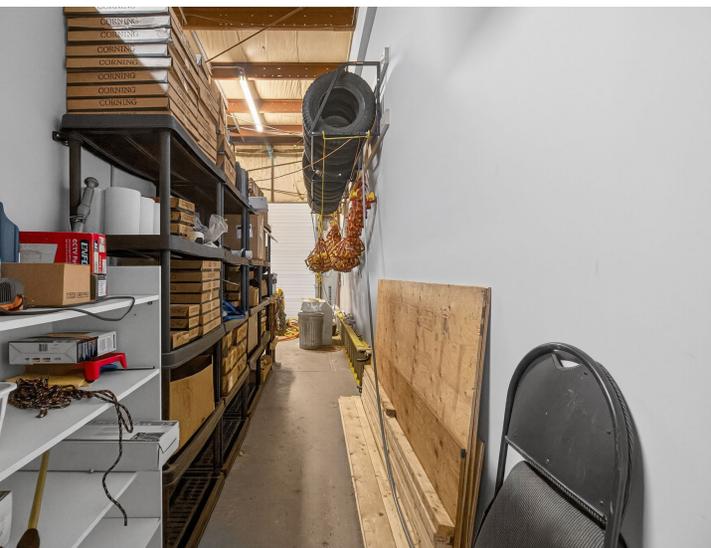
FLEX INDUSTRIAL & OFFICE SPACE

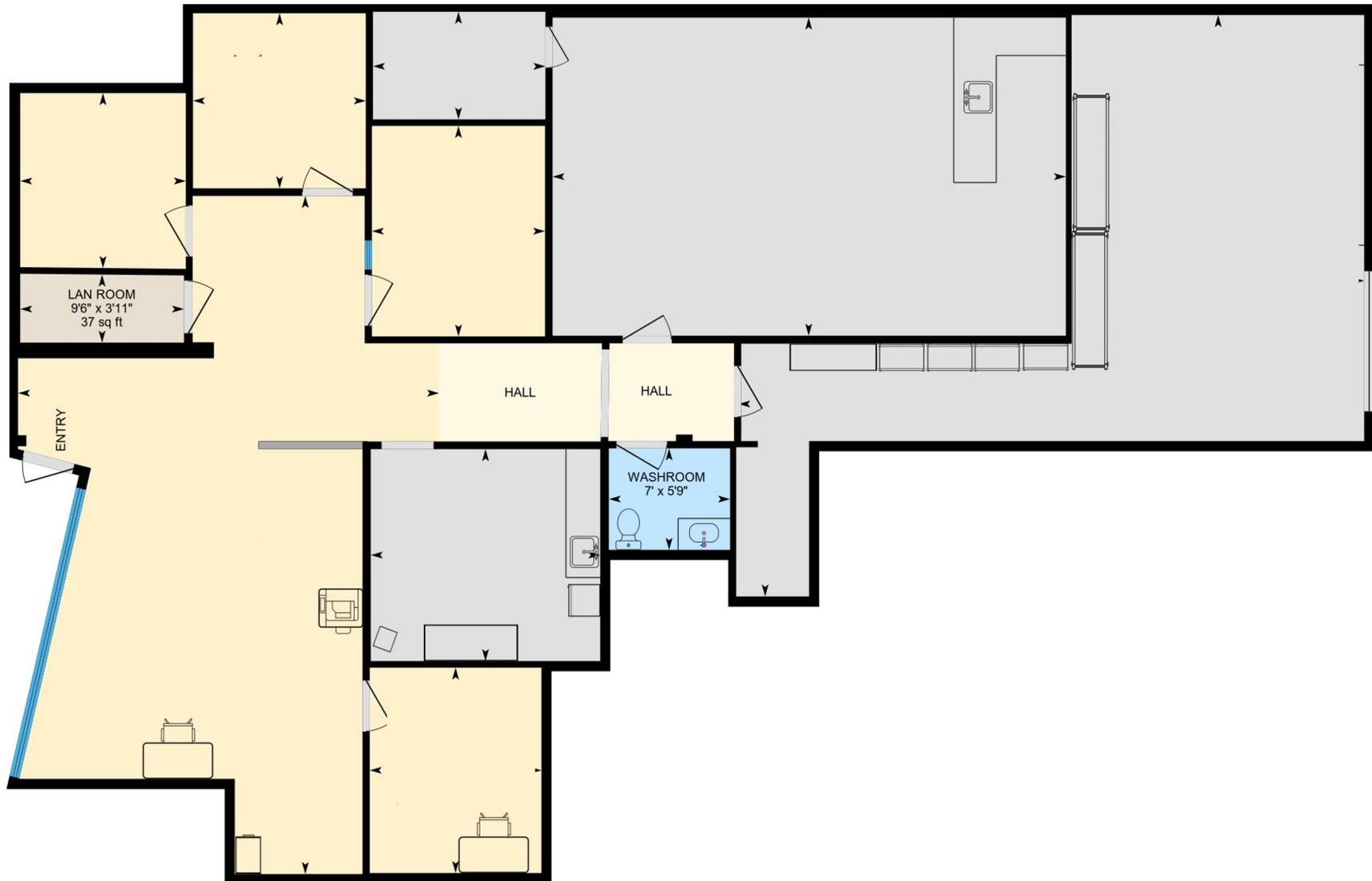
PROPERTY HIGHLIGHTS

Located on Champlain Street, these versatile units provide a prime opportunity for businesses in the heart of Dieppe. They can be leased individually or together, offering flexibility to suit your needs. Enjoy excellent accessibility and high visibility on this major thoroughfare, with the added advantage of being steps away from the Dieppe Industrial Park and the Trans-Canada Highway.

PID:	#70117494
Total Available:	4,000 sf (Combined 400 & 400B)
Suite 400:	2,800 sf
Suite 400B:	1,200 sf
Loading:	1 grade loading door (Suite 400)
Loading:	1 dock loading door (Suite 400B)
Zoning:	IP - Industrial Park
Lease Rate:	\$14.75 - \$16.00 psf Net
Additional Rate:	\$5.98
Parking:	Paved lot with +/- 30 marked stalls





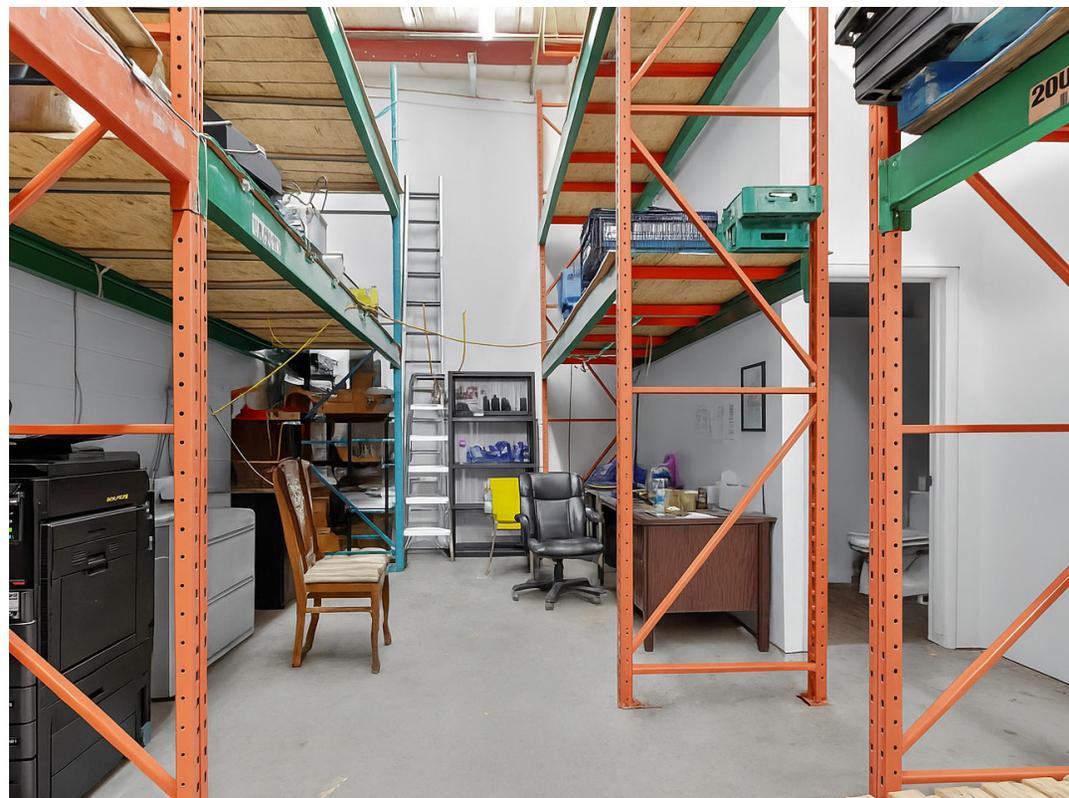


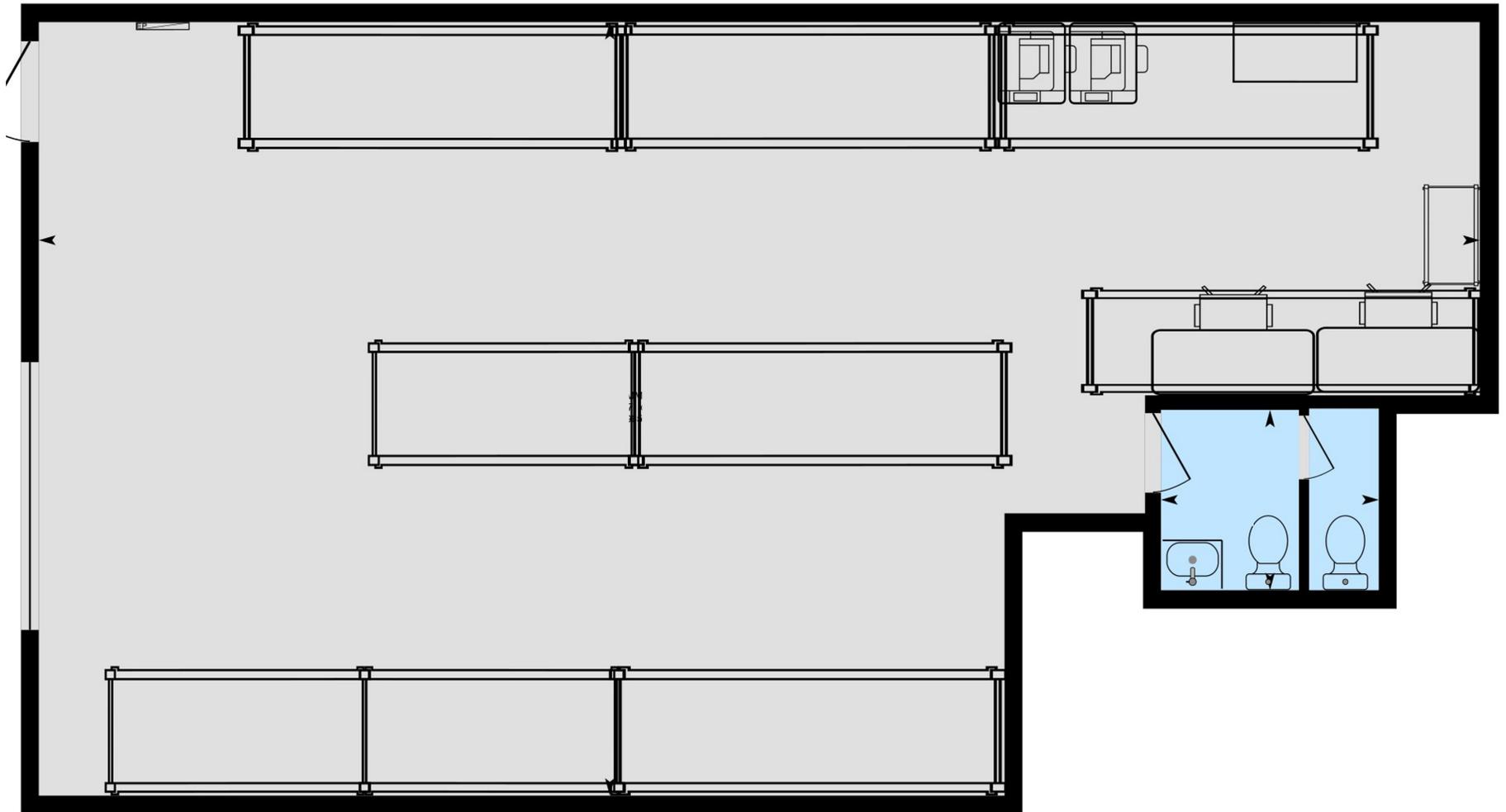
VIRTUAL TOUR



SUITE 400 | 2,800 SF

SUITE 400B





SUITE 400B | 1,200 SF

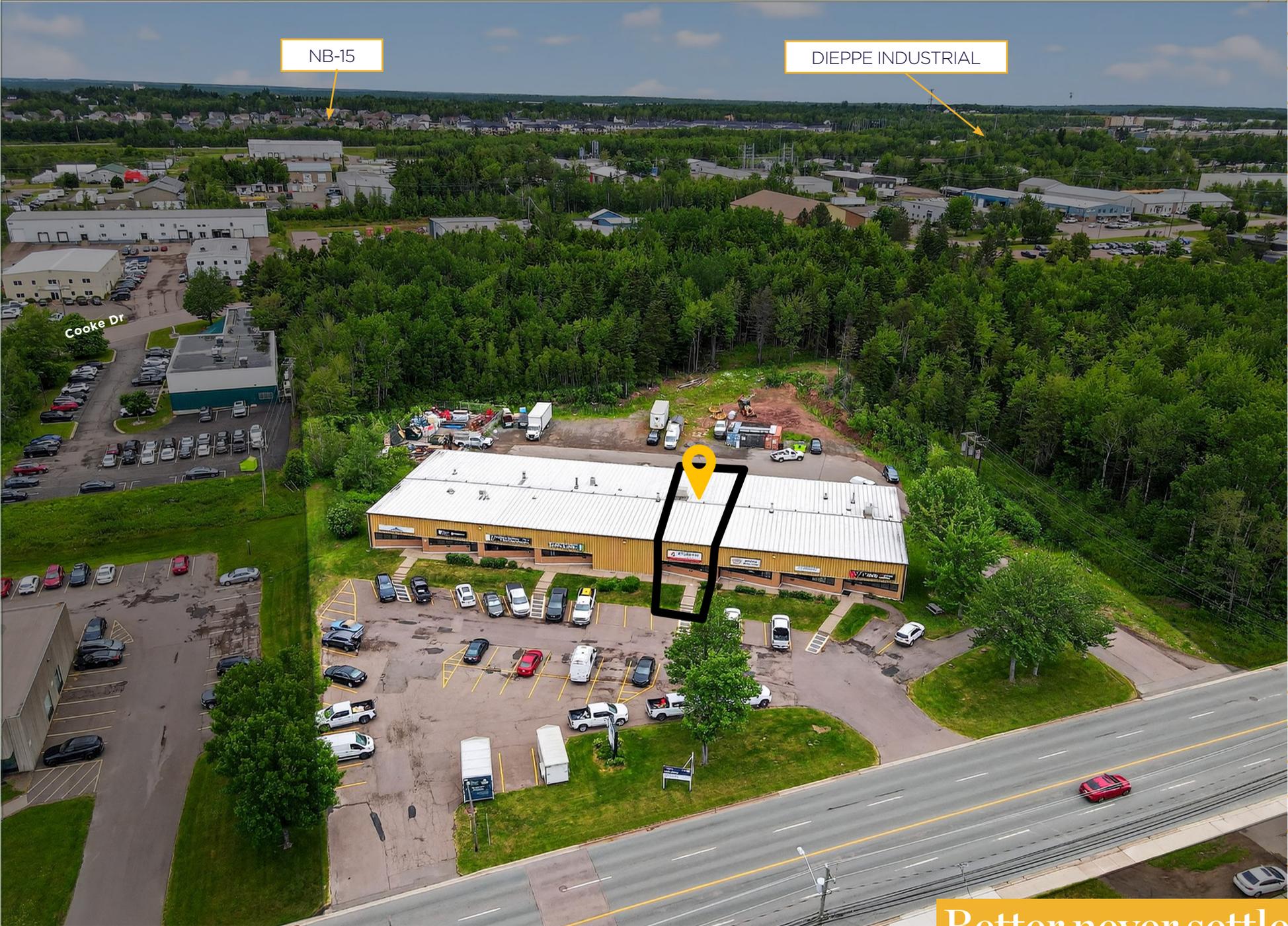
NB-15

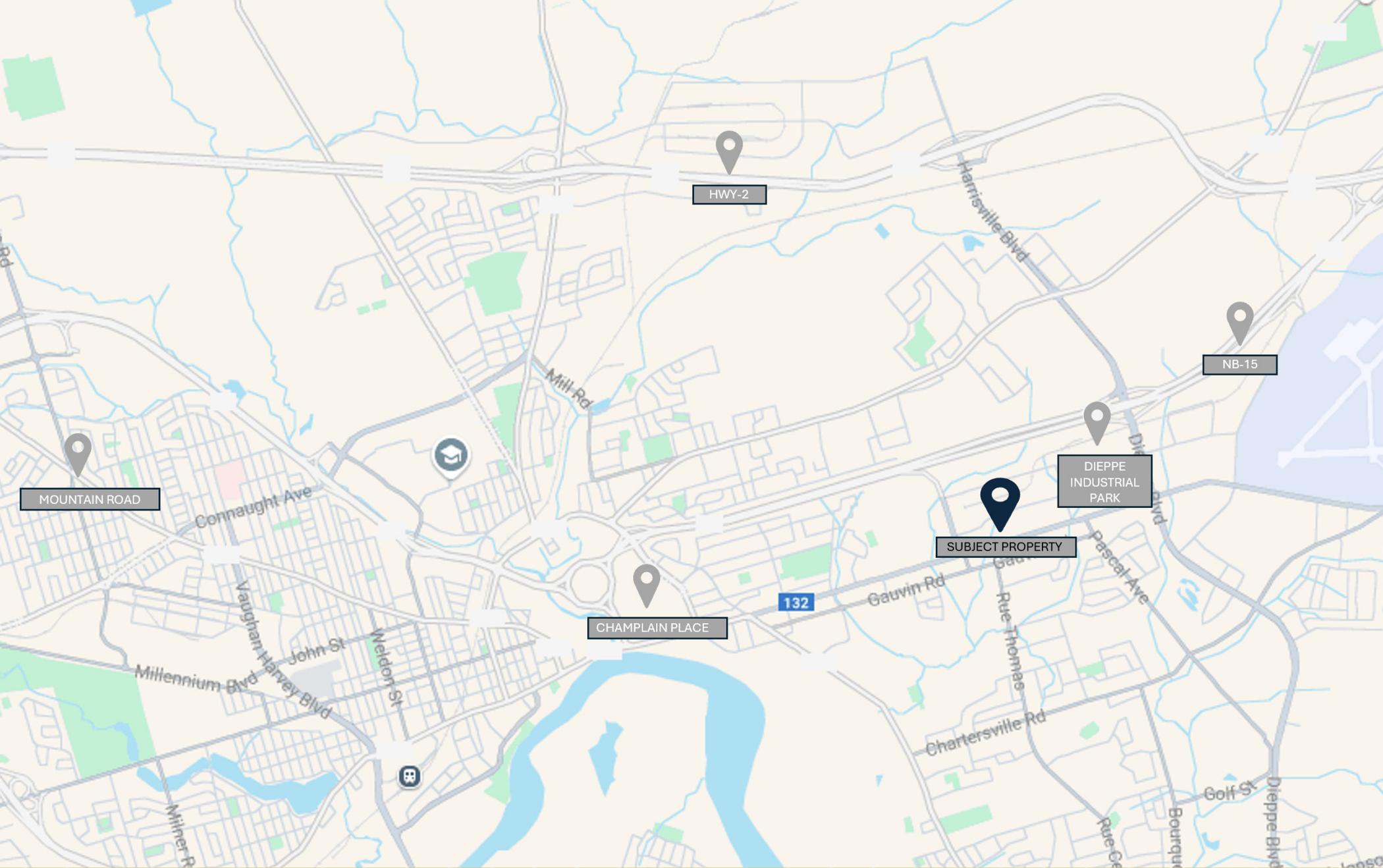
DIEPPE INDUSTRIAL

Cooke Dr



Better never settles





1.7KM

TO DIEPPE
INDUSTRIAL PARK

2.1 KM

TO NB-15

3.3 KM

TO CHAMPLAIN
PLACE

3.9KM

TO YQM
AIRPORT

5.0 KM

TO HWY-2

11KM

TO MOUNTAIN
ROAD

CONTACT INFORMATION

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