

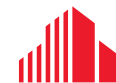


FOR SALE 13,200 SF

2 WHITEBONE WAY

SAINT JOHN, NB

PREMIUM INDUSTRIAL PROPERTY



**CUSHMAN &
WAKEFIELD**
Atlantic

2 WHITEBONE WAY

SAINT JOHN, NB

Property Features

This impressive 13,200 sf steel-frame building, situated on just under 3 acres of land with a secure fenced compound, offers an ideal combination of office and warehouse space. The open-concept office area includes a modern boardroom, multiple washrooms, file storage, a mechanical room, and a lunch room with additional washroom facilities. The warehouse is built for heavy industrial use, featuring reinforced concrete floors and a 5-ton overhead crane. A mezzanine over the office area provides additional flexibility for storage or operational needs, making this property perfect for businesses seeking both functionality and expansion potential.

Building Size:	13,200 sf
Site Area:	2.96 acres.
Clear Height:	20'
Loading:	Grade level and dock level
Parking:	Ample in the front of the building
Heating:	Natural Gas
Electricity:	600 volt 400 amp three phase
Floor:	Heavy load bearing concrete
Taxes (2024):	\$51,999.96
Price:	\$2,329,000



LUNCH ROOM



GRADE AND DOCK



FOR MORE INFORMATION, CONTACT:

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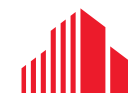
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