



FOR SALE 13,200 SF

**2 WHITEBONE WAY**

**SAINT JOHN, NB**

*PREMIUM INDUSTRIAL PROPERTY*



# 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:**

**ADAM MAGEE**

Managing Director NB/NL  
+1 506 872 2507  
amagee@cwatlantic.com

**SUZIE TAYLOR**

Commercial Real Estate Advisor  
+1 506 380 1777  
staylor@cwatlantic.com

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