



30 Stonegate Drive

SAINT JOHN, NB

63,244 SF | MIXED-USE

FOR LEASE



Property Highlights

30 STONEGATE DRIVE | FOR LEASE
SAINT, JOHN, NB

STARTING AT \$10.00 PSF NNN

A distinctive workspace with waterfront appeal

30 Stonegate Drive offers an opportunity unlike anything else in Saint John, a modern mixed-use facility pairing premium office finished with high-functioning industrial space, all positioned directly on Drury Cove. The building's design, efficiency, and setting make it ideal for corporate users or light manufacturing operations seeking more than just utility.

TOTAL AREA

63,244 sf available across office and warehouse components.

LOADING ACCESS

Three dock-level loading doors with generous clear heights for operational flexibility

PARKING & ACCESS

Ample surface parking and convenient access for staff, visitors, and deliveries.

OFFICE ENVIRONMENT

Bright, finished space with meeting rooms, kitchenette, and strong natural light.

CONSTRUCTION QUALITY

Concrete tilt-up design with insulated panels and in-floor radiant heating.

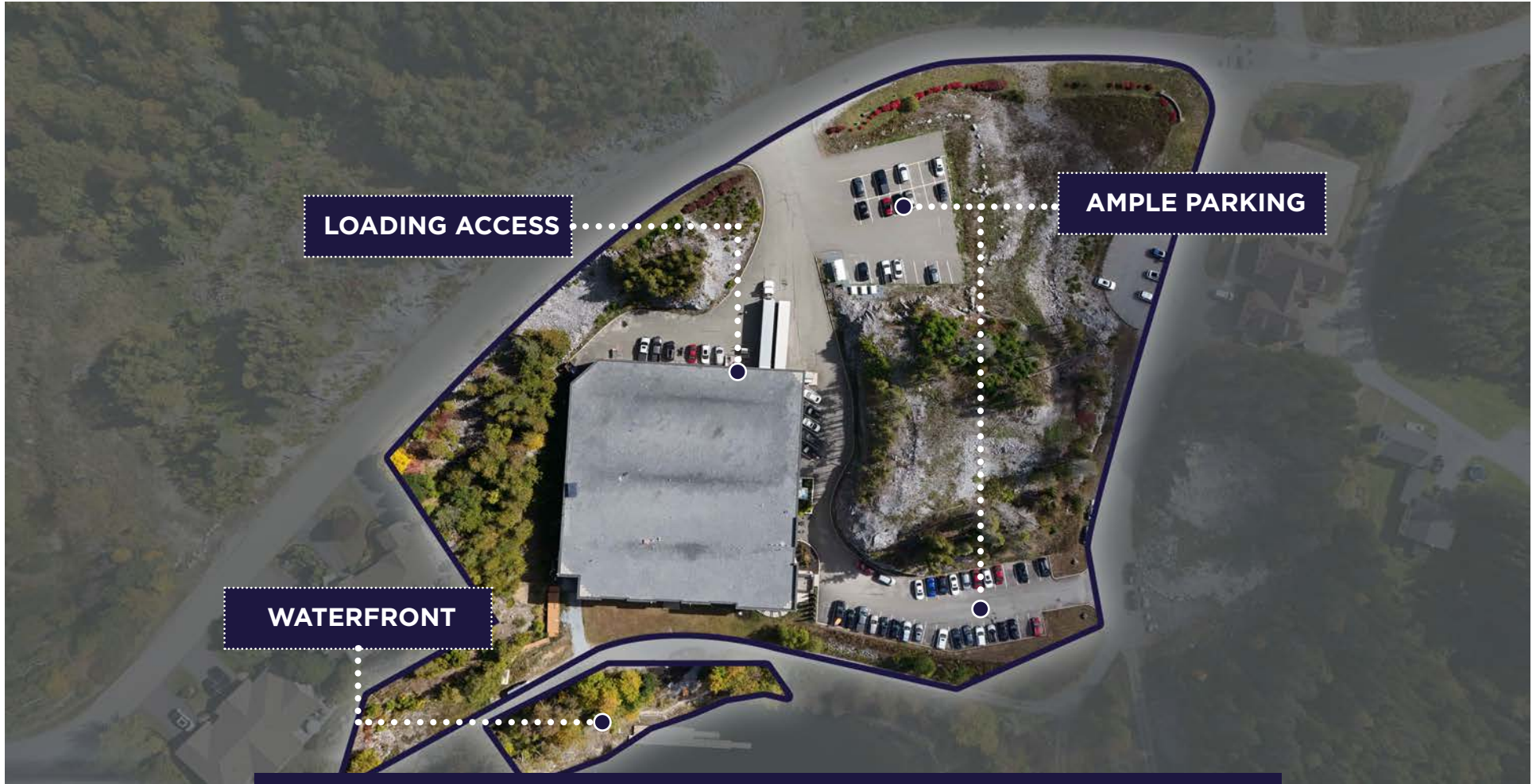


Property Overview

ADDRESS	30 Stonegate Drive, Saint John, NB
BUILDING AREA	+/- 67,963 SF
AVAILABLE SPACE	63,244 SF • Warehouse: 48,488 SF • Office: 14,756 SF
LEASE RATE	Starting at \$10.00 psf NNN
ZONING	Business Park (CBP)
LOADING & ACCESS	• Three dock level doors • Separate entrances for office & warehouse
CONSTRUCTION	Concrete tilt-up on waterfront side; insulated panel construction elsewhere
HVAC	• High-efficiency gas heating w/ in-floor radiant heat • Air handlers for office cooling
ROOF	Membrane roof replaced in 2012
PARKING	Ample on-site parking

Purpose-built in 2009, 30 Stonegate Drive blends high-quality construction with adaptable design. With a mix of office and industrial space, the property supports a wide range of business operations while offering exceptional views of Drury Cove. Its waterfront setting, efficient layout, and strong infrastructure make it a standout leasing opportunity in the Saint John market.





Site Plan

Strategically designed for flow and flexibility, the site offers convenient access and efficient circulation for both staff and visitors. Ample on-site parking, dual entry points, and clear separation between office and service areas create a seamless operational experience. The layout supports a variety of uses — from warehouse and distribution to light manufacturing or service-based industries — making it adaptable for evolving business needs.





Location Overview

Located within the Drury Cove Business Park, 30 Stonegate Drive benefits from excellent connectivity, scenic surroundings, and proximity to Saint John's core business areas. The property combines accessibility with an elevated setting, ideal for organizations seeking functionality without compromise on quality or environment.

Local Advantages:

- Minutes from Uptown Saint John, highway 1, and Millidgeville
- Access to nearby amenities, including restaurants, retail, and services
- Set within a waterfront enclave offering a professional yet peaceful atmosphere.
- Strong visibility and ease of access for staff, clients, and deliveries.

30 Stonegate Drive

SAINT JOHN, NB

63,244 SF AVAILABLE



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