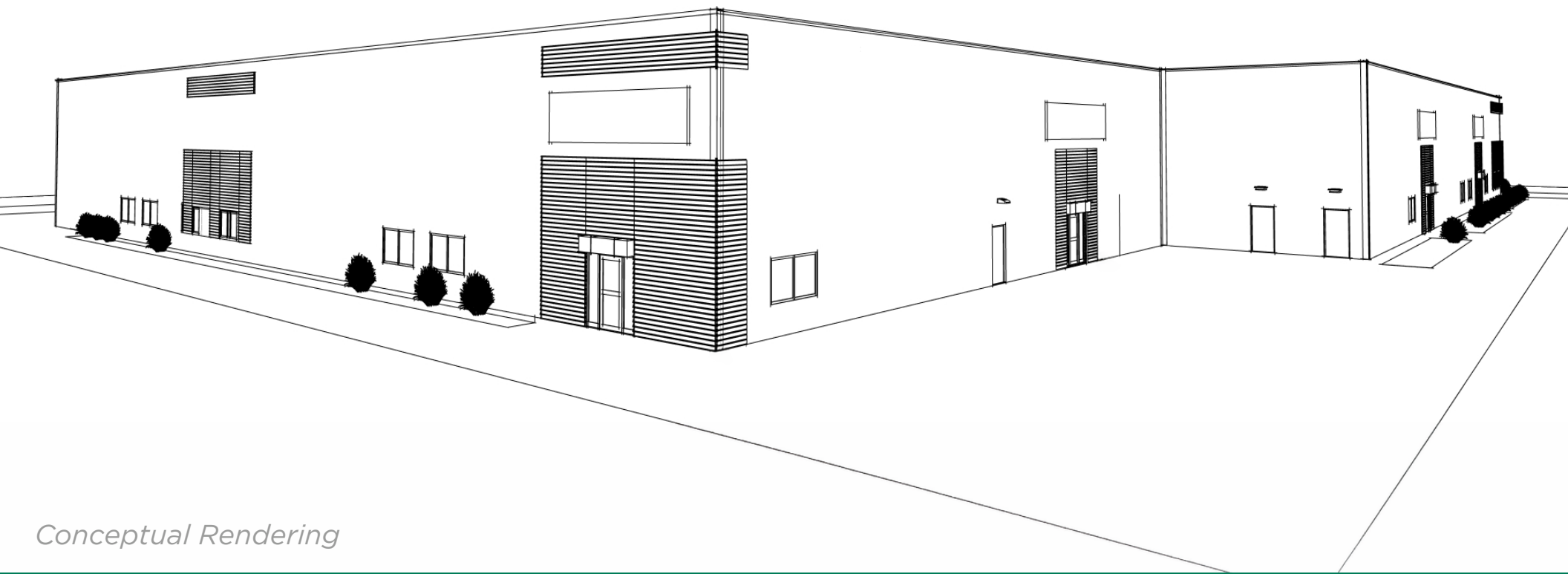


FOR LEASE



Conceptual Rendering

970 AVIATION AVE
DIEPPE, NB

PROPERTY HIGHLIGHTS



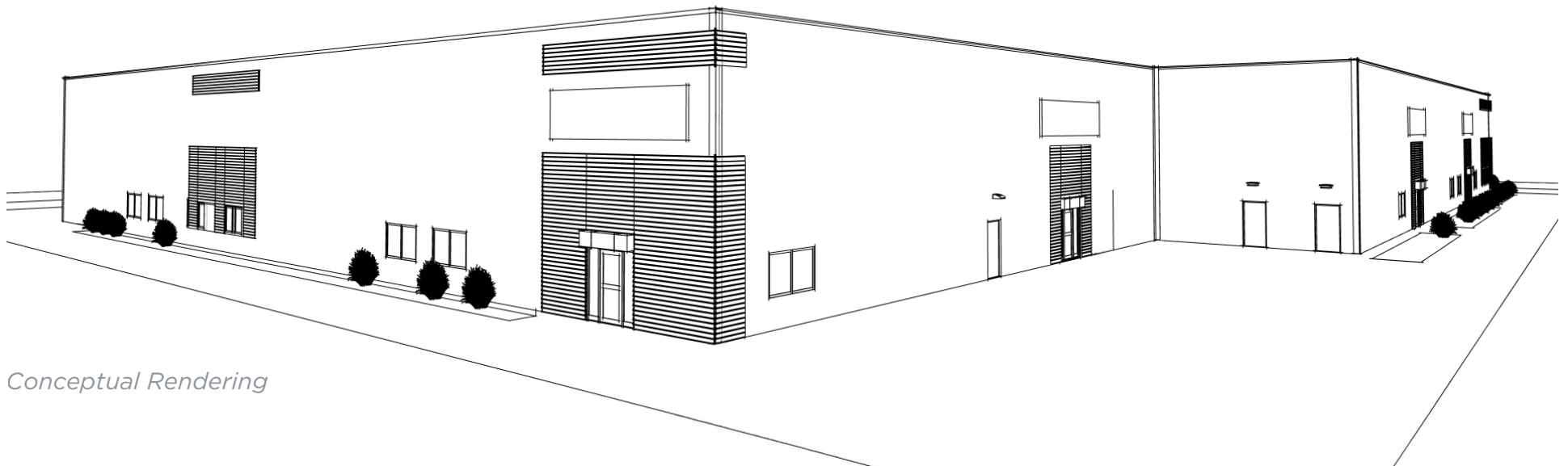
This incredible opportunity is being developed in the Dieppe Industrial Park, with the building projected to be completed in Q4 2027.

The new building is designed for industrial and logistics operations and includes a warehouse with high ceilings, a dedicated truck yard, and multiple loading doors, excellent highway access, and proximity to the Greater Moncton Roméo LeBlanc International Airport (YQM).

Key features of the building will include signage options and ample on-site parking for both employees and visitors. The base building is 35% more energy efficient than the National Energy Code of Canada 2025.

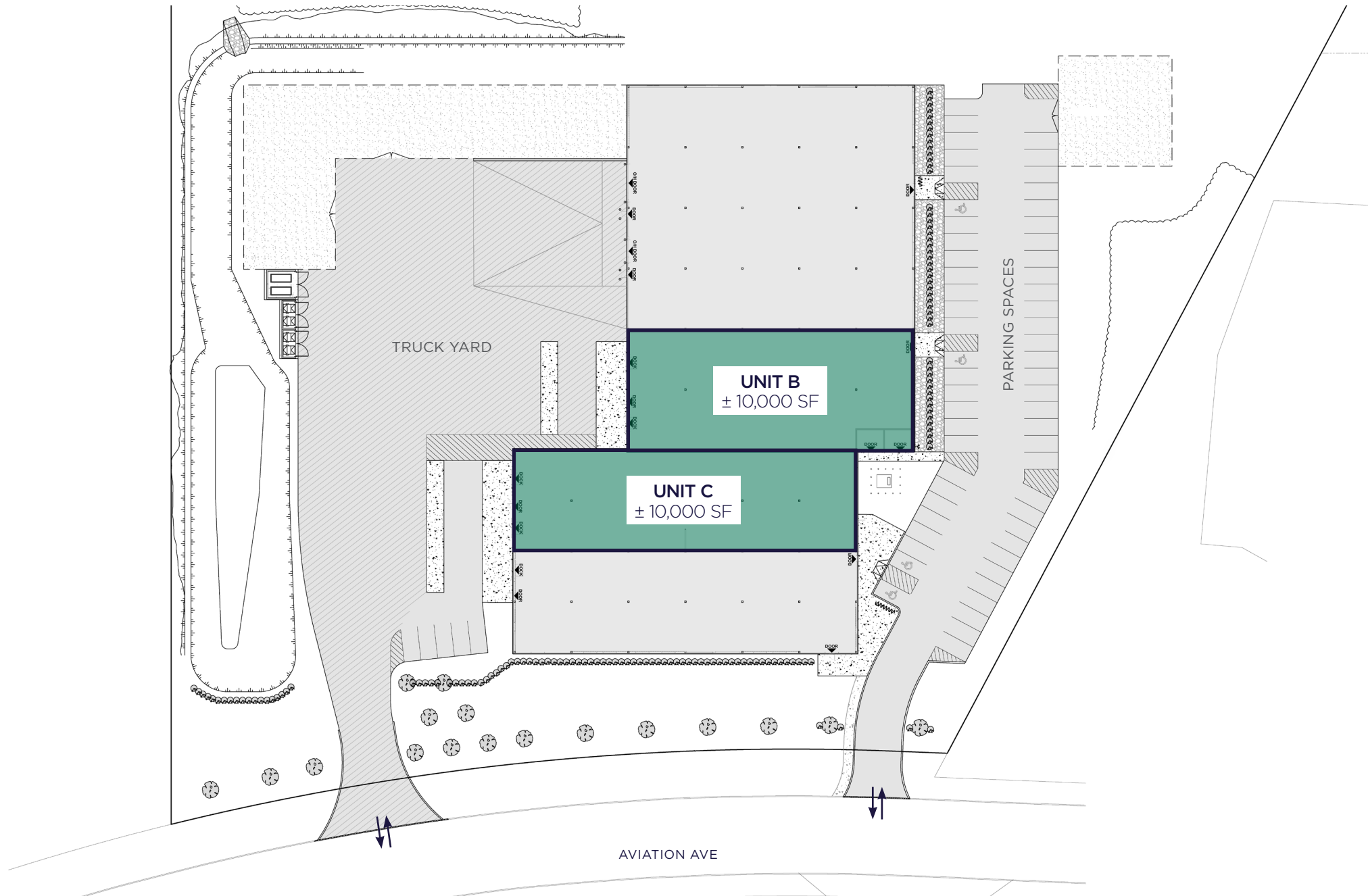
The property still has two units available for lease in the center of the building, either together or separately, offering spaces between ± 10,000 sf and ± 20,000 sf.

The site is strategically positioned with direct access to the highway and the airport, making it ideal for logistics and distribution operations. The surrounding industrial area is well-established to support businesses that require access to regional transportation networks.



Conceptual Rendering

CONCEPTUAL SITE PLAN





970 AVIATION AVE

Greater Moncton Roméo
LeBlanc International Airport

1.0 KM

TO GREATER MONCTON
AIRPORT

1.5 KM

TO VETERAN'S MEMORIAL
HIGHWAY

1.5 KM

TO TRANS-CANADA
HIGHWAY

10.2 KM

TO DOWNTOWN MONCTON

165 KM

TO SAINT JOHN, NB

252 KM

TO HALIFAX, NS



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