

FOR LEASE
30 WHITEBONE WAY
SAINT JOHN, NB



PROPERTY FEATURES

30 Whitebone Way offers flexible commercial space within McAllister Industrial Park, an established industrial and commercial area in east Saint John. Unit 3 provides a functional combination of open space and private office area, with secured yard space also available to support a variety of business operations.



- **Unit 3 offers ± 1,414 sf** of flexible commercial space at the front of the building.
- The unit features a large open area suitable for showroom, workspace or other commercial uses.
- One private office and an in-suite washroom complement the open floor area.
- Secured outdoor yard space is available for tenants requiring additional storage or operational space.
- Located near the entrance to McAllister Industrial Park in east Saint John.
- I-2 Industrial zoning supports a range of potential commercial and industrial uses.

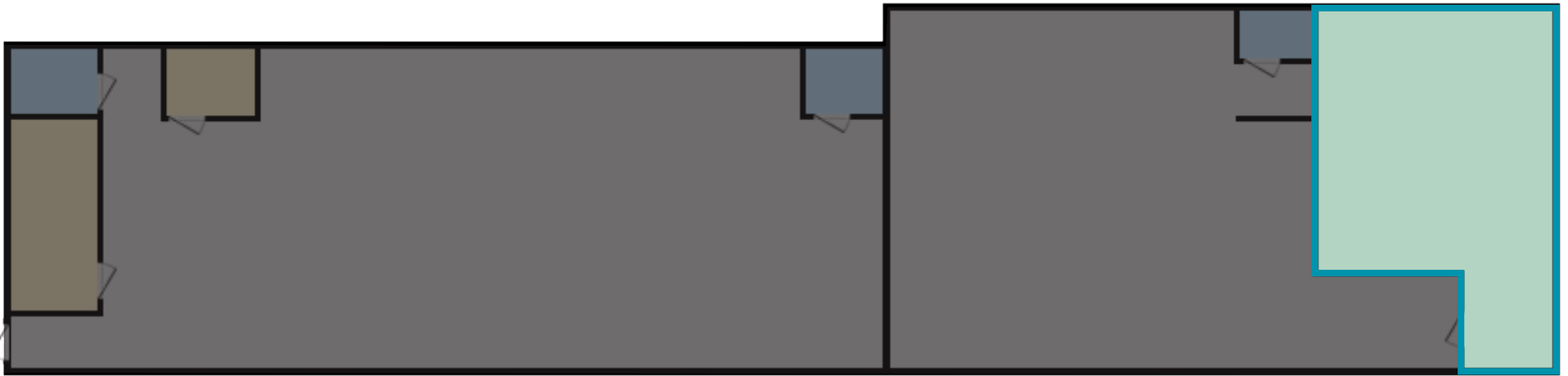


**SECURED YARD SPACE
AVAILABLE**

Space Available:	± 1,414 SF
Configuration:	Showroom + Office
Zoning:	I-2 Industrial
Utilities:	Tenant Responsibility
Lease Rate:	\$8.00 psf Net
Addtl. Rent:	\$4.00 psf
Secured Yard	\$125/Month per 1,000 sf

FLOOR PLAN

UNIT 3 | $\pm 1,414$ SF



ENTRANCE





LOCATION OVERVIEW



WELL-POSITIONED IN SAINT JOHN'S ESTABLISHED EAST-SIDE INDUSTRIAL DISTRICT

30 Whitebone Way is located near the entrance to McAllister Industrial Park, placing the property within one of east Saint John's established industrial and commercial areas. The surrounding district is home to a mix of industrial, service and commercial businesses, creating a practical setting for companies requiring convenient access to customers, suppliers and other business operations.

The location provides straightforward connectivity to Saint John's major transportation routes and the broader east-side commercial district, while remaining easily accessible from other areas of the city. This combination of industrial positioning and regional connectivity makes 30 Whitebone Way well suited to businesses serving Saint John and the surrounding market.



CONTACT

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