

FOR LEASE
62,100 SF



280 DESBRISAY AVENUE
MONCTON, NB



INDUSTRIAL WAREHOUSE SPACE



PROPERTY HIGHLIGHTS

Located on Desbrisay Avenue, this state-of-the-art warehouse presents an exceptional opportunity for businesses seeking industrial space in Moncton. Enjoy excellent accessibility with its prime location near multiple major thoroughfares.

| | |
|-------------------------|--|
| Building Size: | 62,100 sf (Demisable) |
| Expansion Potential: | Up to an additional 40,000 sf |
| Office Area: | +/- 2,021 sf |
| Site Area: | 5.56 acres with a fenced compound |
| Clear Height: | 32' |
| Loading: | 7 dock loading doors 1 grade loading door |
| Parking: | Paved lot with +/- 30 marked stalls |
| Year Built: | 2015 |
| Building Depth: | 180' |
| Electricity: | 600 Volt, 400 amp, 3 phase |
| Heating: | Natural Gas |
| Sprinkler: | ESFR |
| Lease Rate: | \$14.75 psf Net |
| Additional Rent (2024): | \$5.00 psf* |

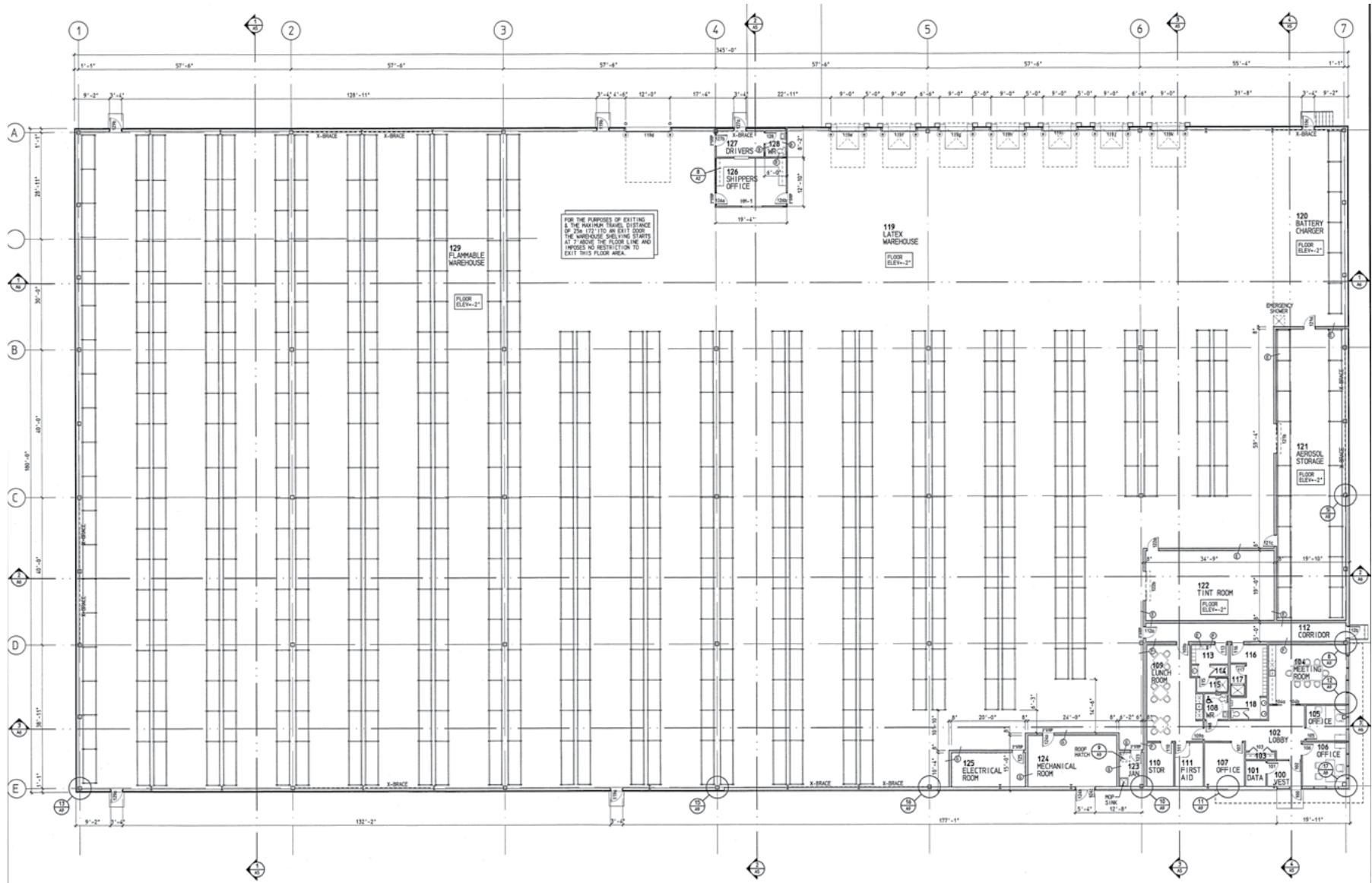
*Tenants are responsible for snow removal, heating, electricity, and garbage



Seven Dock
Loading Doors



Fully Sprinklered
Building



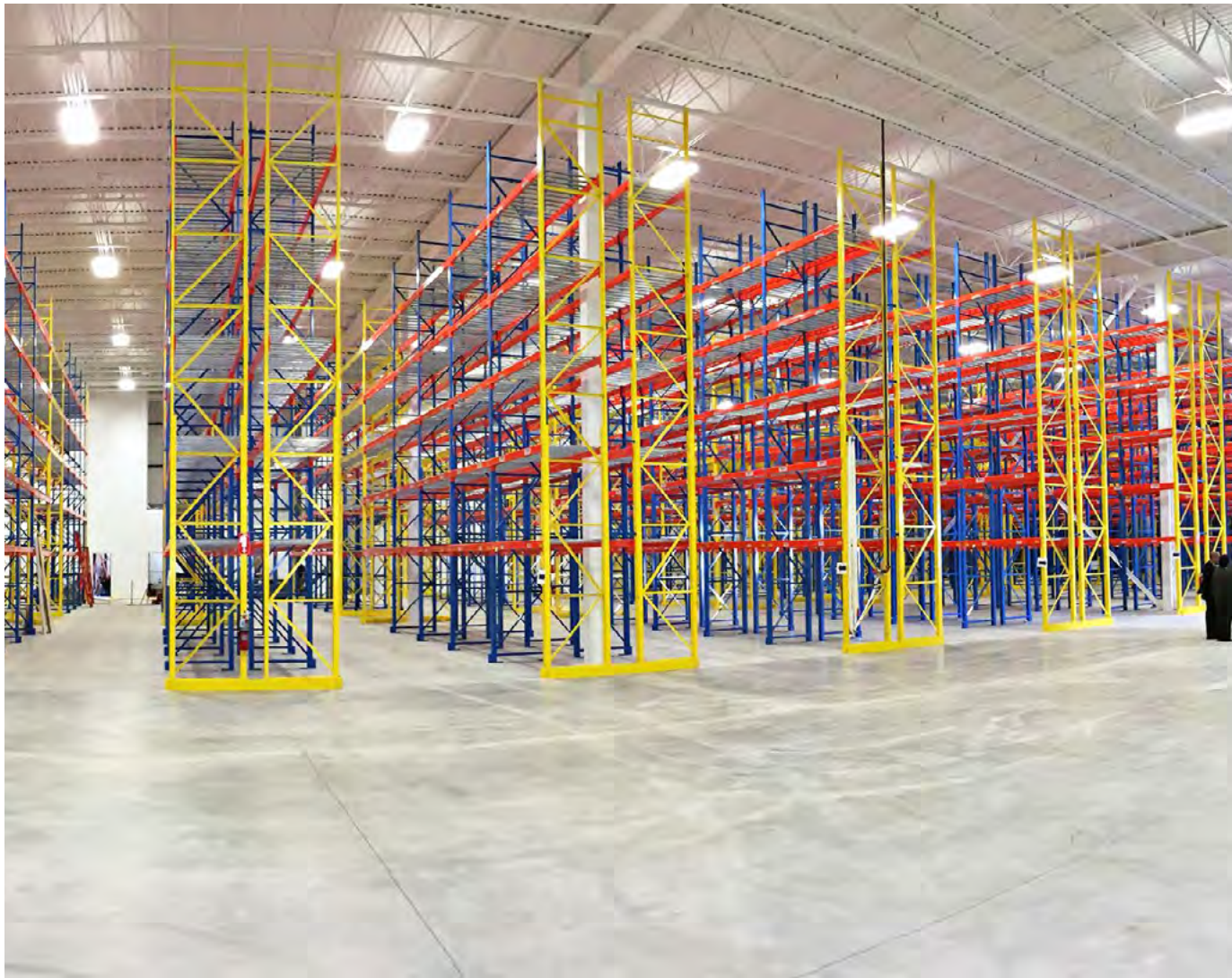
FLOOR PLAN

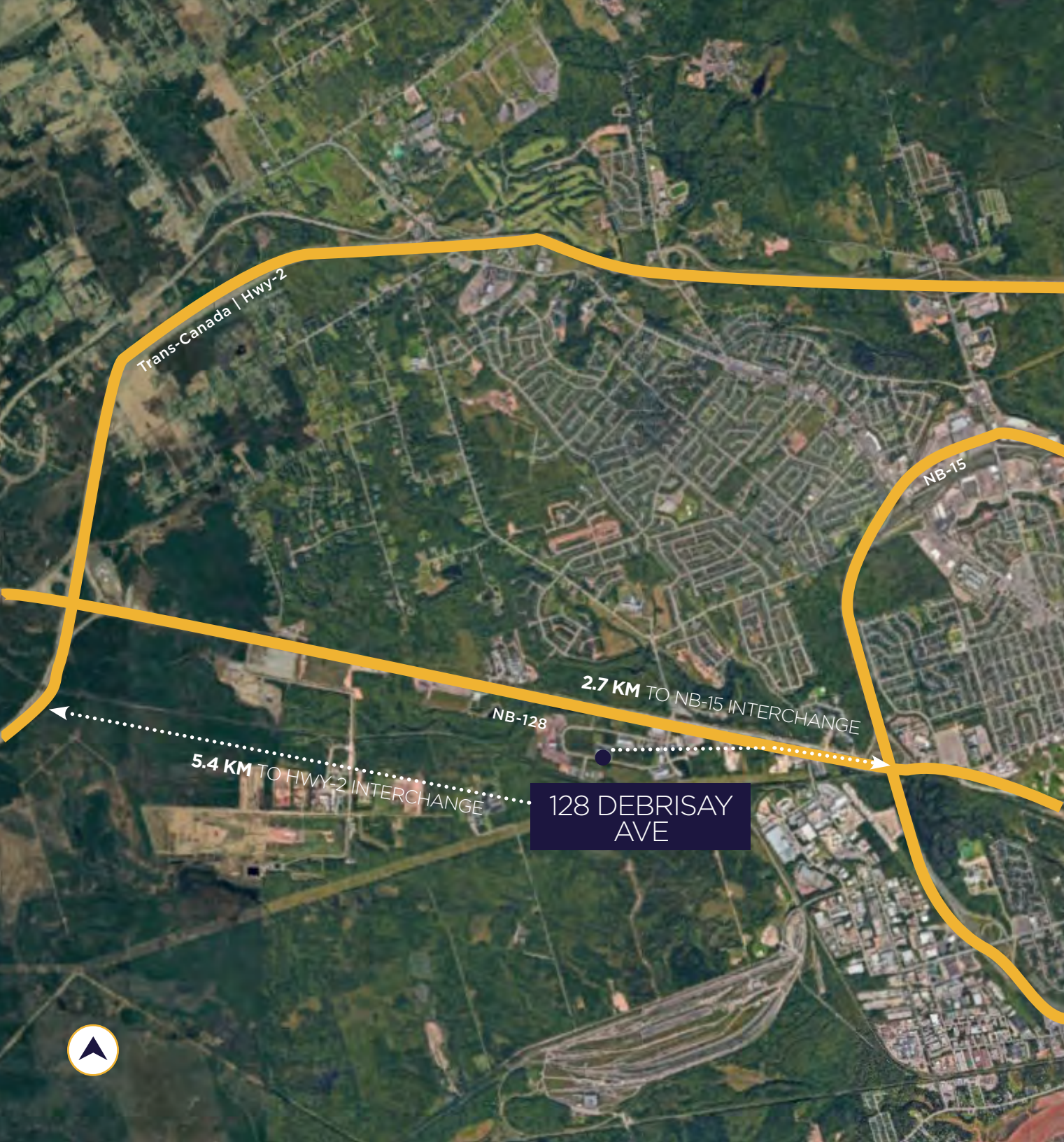
62,100 SF



SITE PLAN

5.56 ACRES





2.7 KM

TO NB-15

5.4 KM

TO HWY-2

4.8 KM

TO MOUNTAIN ROAD

5.7 KM

TO VAUGHAN HARVEY BLVD

8.4 KM

TO CITY CBD

18.0 KM

TO YQM AIRPORT

**128 DEBRISAY
AVE**

2.7 KM TO NB-15 INTERCHANGE

5.4 KM TO HWY-2 INTERCHANGE

NB-128

NB-15

Trans-Canada | Hwy-2



CONTACT INFORMATION

ADAM MAGEE

Associate Vice President
amagee@cwatlantic.com
+1 506 387 6928
cwatlantic.com

SUZIE TAYLOR

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

