

FOR LEASE
4,500 SF



INDUSTRIAL BUILDING

88 TOOMBS STREET, MONCTON, NB

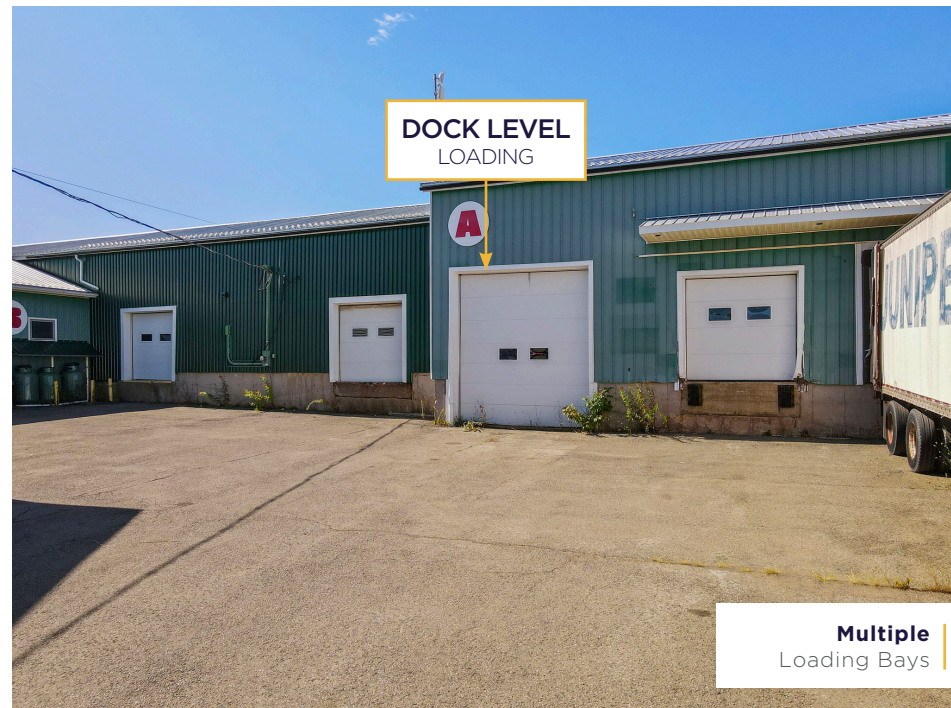
CROSS-DOCK LOADING OPPORTUNITIES

SINGLE TENANT INDUSTRIAL BUILDING | 88 TOOMBS STREET

PROPERTY HIGHLIGHTS

This cross-dock building offers +/- 4,500 sf of industrial space, designed for efficient logistics and distribution. It features multiple dock doors, facilitating smooth and streamlined operations for loading and unloading goods.

Building Size:	4,500 sf
PID #:	00785683
Dock Level Doors:	8 loading doors
Site Area:	0.38 acres
Parking:	Paved lot for loading
Heating:	Propane
Lease Rate:	\$7.75 psf Net
Additional Rent:	\$3.33 psf + heat and lights



A PRIME LOCATION

Located near the geographical heart of Moncton, this property its location stands out for more than its easily accessible location. It benefits from countless nearby amenities while being on a private street.



4,651
POPULATION
Within 1 km



\$59,896
MEDIAN INCOME
Within 1 km



2,223
TOT. HOUSEHOLDS
Within 1 km



40.5
MEDIAN AGE
Within 1 km

64,272

POPULATION
Within 5 km

\$65,855

MEDIAN INCOME
Within 5 km

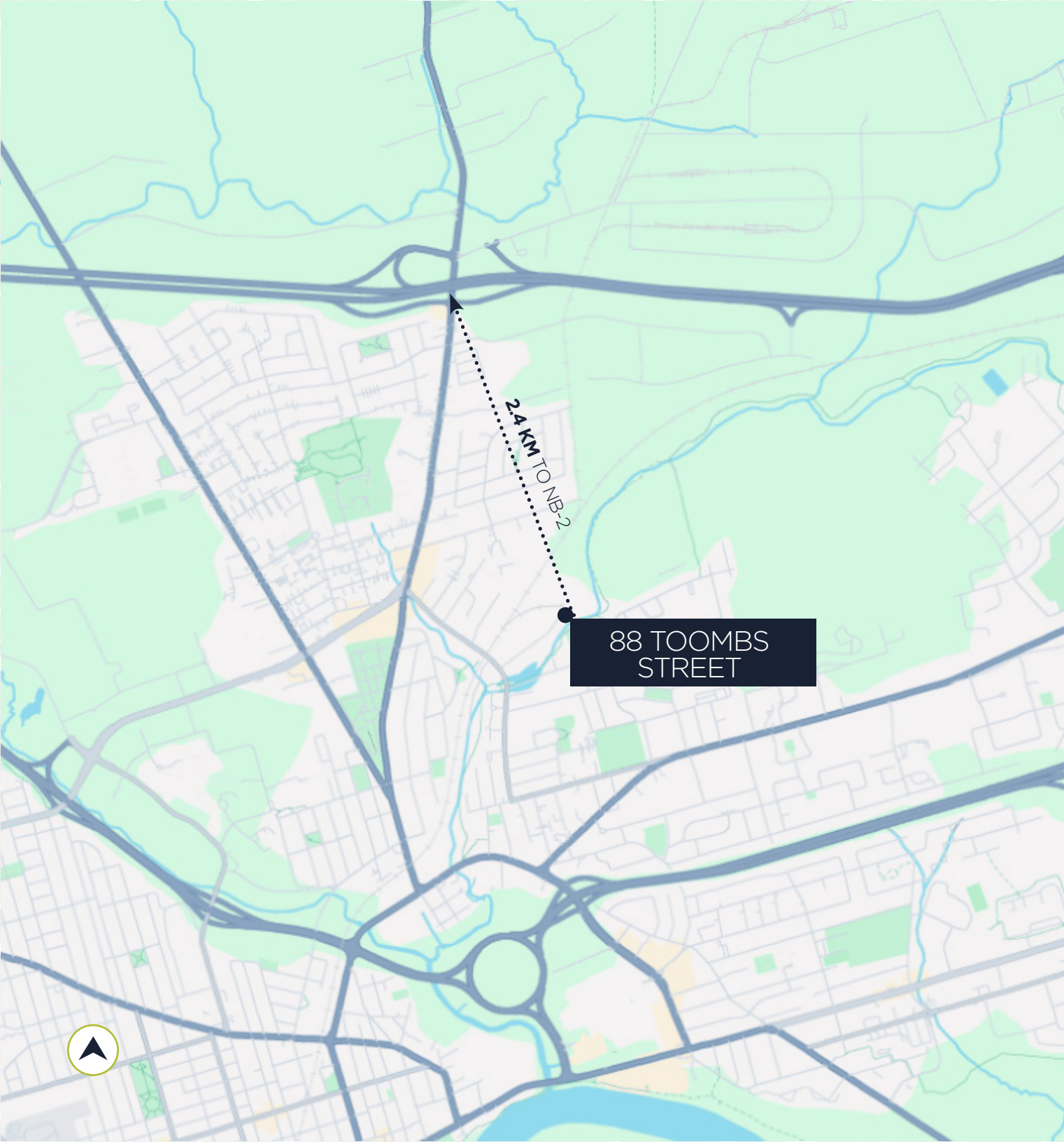
29,621

TOT. HOUSEHOLDS
Within 5 km

42.49

MEDIAN AGE
Within 5 km





2.4 KM

TO TRANS-CANADA HWY

3.3 KM

TO DOWNTOWN MONCTON

10 KM

TO MONCTON INDUSTRIAL
PARK

3.8 KM

TO CALEDONIA INDUSTRIAL
PARK

8 KM

TO AIRPORT

2.5 KM

TO CF CHAMPLAIN MALL

CONTACT INFORMATION

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