

FOR LEASE
62,100 SF



280 DESBRISAY AVENUE
MONCTON, NB



INDUSTRIAL WAREHOUSE SPACE



280 DESBRISAY AVENUE | MONCTON, NB

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:	34'
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*

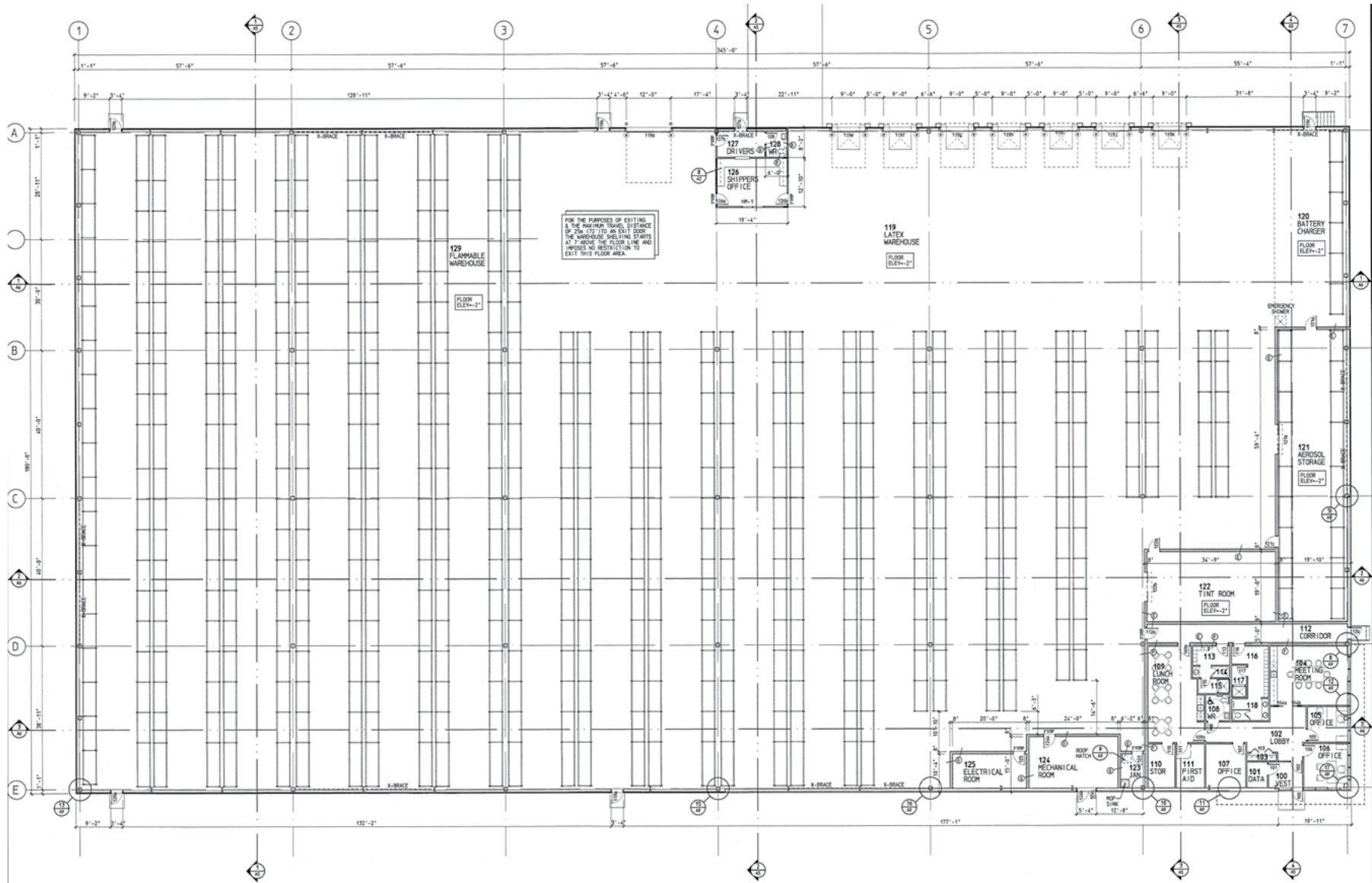
*Tenants are responsible for snow removal, heating, electricity, and garbage



Seven Dock
Loading Doors



Fully Sprinklered
Building

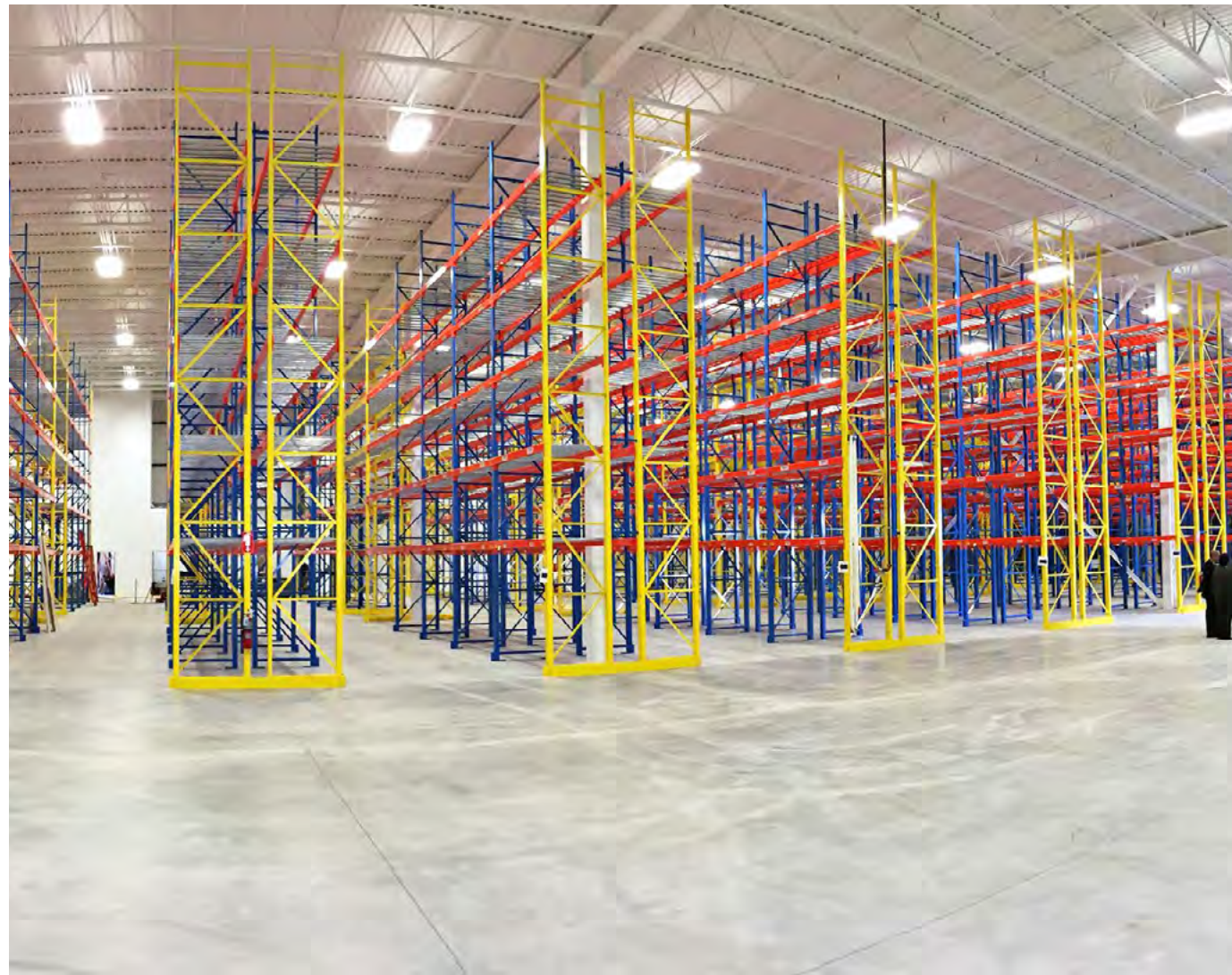


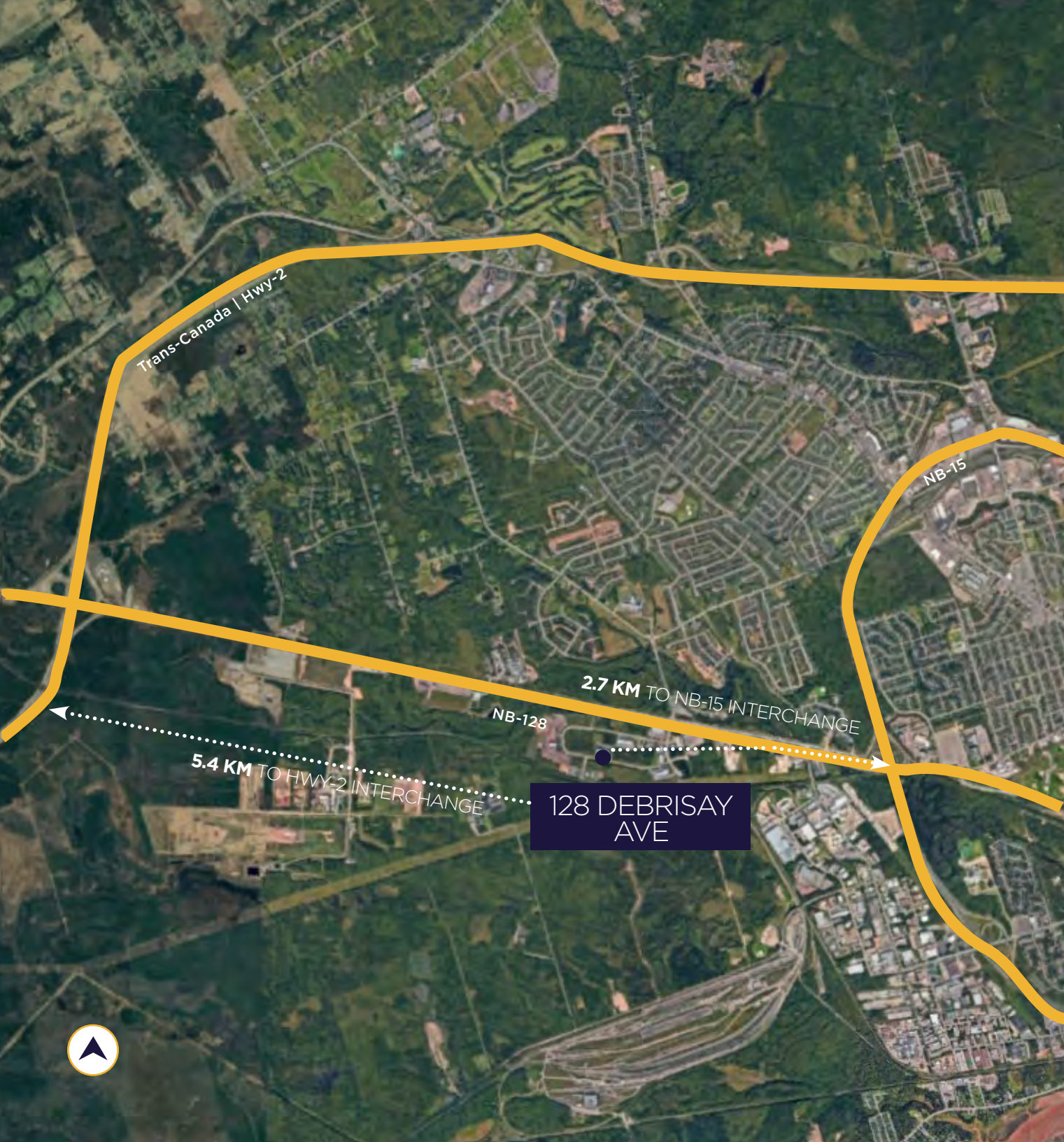
FLOOR PLAN

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

CONTACT INFORMATION

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