

# 21

## WITHEBONE

SAINT JOHN, NB

**For Lease**  
**+/- 5,600 SF**



**CUSHMAN &  
WAKEFIELD**  
Atlantic



# // PROPERTY FEATURES

This industrial property, approximately 5,600 square feet, is located in the McAllister Industrial Park in Saint John. It features a paved parking area and a mostly fenced, secure front and rear yard.

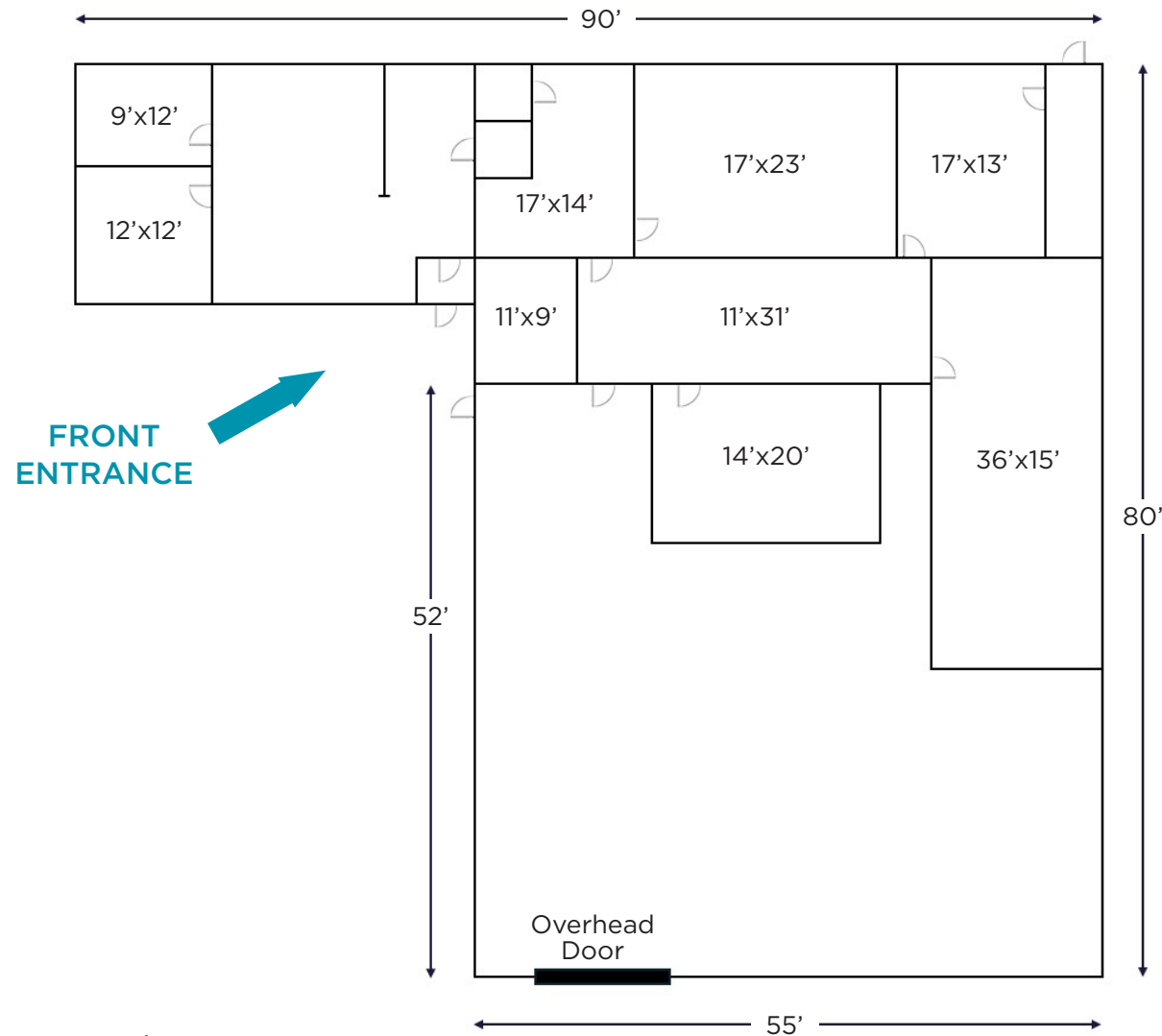
The property includes an office space with a large reception area, two executive offices, a training room, a kitchenette, and a lunchroom. Additionally, the warehouse area contains an office for a supervisor, mezzanine storage, a compressor, and a high-grade loading door that measures 10 feet in height.

Lease Rate	\$12 psf NNN*
Area	2 Acres
Available Space	+/- 5,600 sf <ul style="list-style-type: none"><li>• Warehouse: +/- 3,800 sf</li><li>• Office: +/- 1,800</li></ul>
Ventilation	<ul style="list-style-type: none"><li>• Warehouse: ceiling mounted blower</li><li>• Office: electric baseboard</li></ul>
MLS	NB130056
PID	55007868

\*The tenant is responsible for all operating costs associated with the property.



# // FLOOR PLANS



\*Measurements are approximate.



# // GALLERY







**SAINT JOHN**

## DISTANCES

<b>8 min</b>	Port of Saint John
<b>9 min</b>	NB Route 1
<b>12 min</b>	Saint John
<b>22 min</b>	Spruce Lake Industrial Park

## // LOCATION

Located in McAllister Industrial Park, this property aims to benefit from the growth of the nearby Grandview Industrial Park and the rapid industrial expansion on the east side of Saint John. The area has seen significant development, largely driven by ongoing initiatives in the energy sector.

Additionally, the property is just minutes away from major routes, the Port of Saint John, and key commercial districts.





SAINT JOHN, NB



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