

FOR SALE & LEASE

240 DESBRISAY AVE

MONCTON, NB | +/- 15,000 SF



PROPERTY HIGHLIGHTS



±15,000 SF

TOTAL BUILDING SIZE

±2.64 ACRES

TOTAL SITE SIZE

\$3,800,000

SALE PRICE

±28'

CEILING HEIGHT

\$16.00 PSF NET

LEASE RATE

\$5.26 PSF

ADDITIONAL RENT

IP - INDUSTRIAL PARK

ZONING

LOADING

ONE DOCK AND
TWO GRADE DOORS

This property presents an excellent opportunity to acquire a well-located space in the Moncton Industrial Park West. It is an ideal option for both owner-occupiers and investors looking for a practical asset.

The facility includes two spacious high-ceiling warehouse sections and +/- 2,000 sf of bright office space. The office area features private offices, an open work area, boardrooms, and a kitchenette.

The building is equipped with an electric heating system and features natural gas connectivity. Additionally, the site includes a secure fenced compound and on-site parking for staff and clients.



PROPERTY FLOOR PLAN



±15,000 SF

TOTAL BUILDING SIZE

±2,000 SF

OFFICE SPACE

±13,000 SF

WAREHOUSE

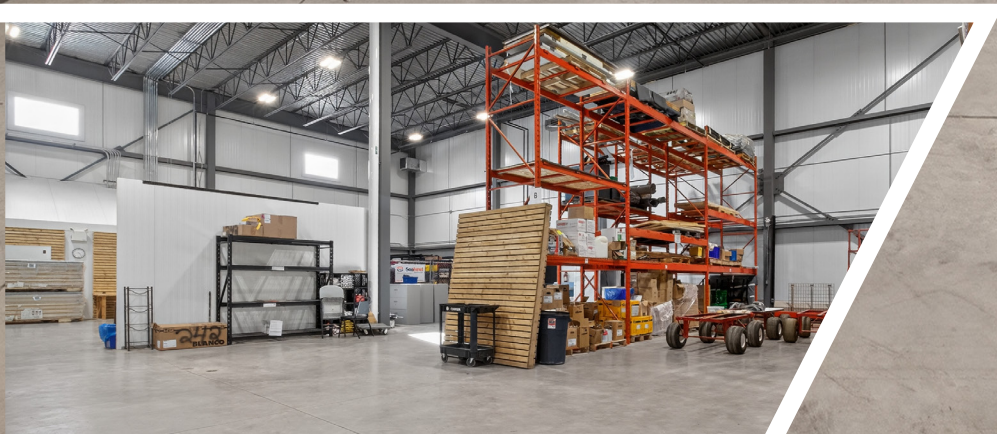


VIRTUAL TOUR

PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



PROPERTY LOCATION



Located on Desbrisay Avenue in Moncton Industrial Park West, this property provides easy access to major transportation routes such as Mountain Road, Wheeler Boulevard, and the Trans-Canada Highway. Its strategic location enhances connectivity throughout Greater Moncton and the surrounding commercial areas.

4 MIN TO WHEELER BLVD

8 MIN TO MOUNTAIN RD

8 MIN TO TRANS-CANADA HWY



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