

FOR SALE

30 STONEGATE DRIVE

SAINT JOHN, NB

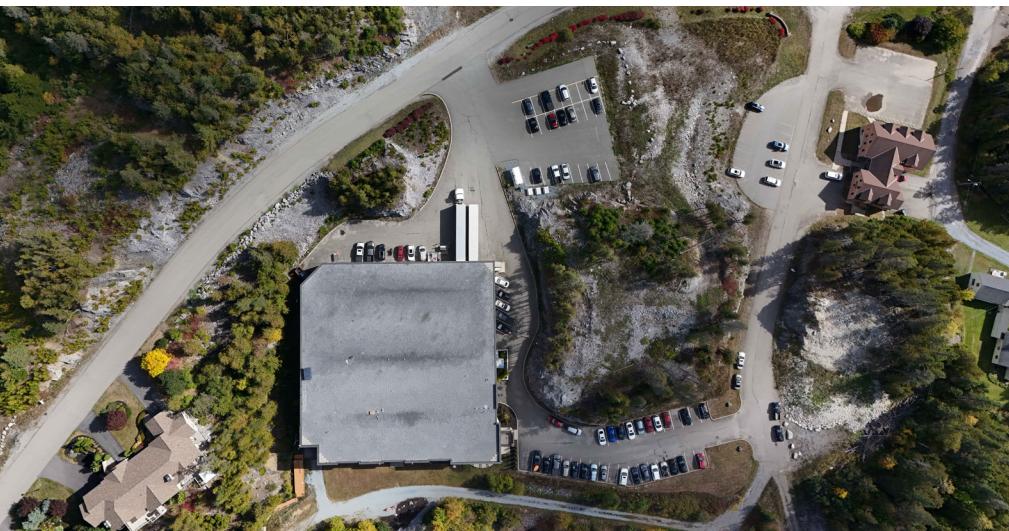
67,963 SF BUILDING | 5.32 ACRES



**CUSHMAN &
WAKEFIELD**
Atlantic

OPPORTUNITY OVERVIEW

30 Stonegate Drive offers a rare combination of modern commercial space, luxury residential living, and deeded waterfront access. Built in 2009 and expanded in 2015, the property spans nearly 68,000 square feet across three levels, positioned on 5.32 acres overlooking Drury Cove. Its flexible zoning, strong tenancy, and future redevelopment potential make this an investment that balances stability with possibility.



- 67,963 sf building with warehouse, office, and residential space.
- 5.32 acres including 165 m of waterfront with private mooring.
- Business Park zoning, permitting a wide variety of mixeduse applications.

ADDRESS	PID	Price
30 Stonegate Drive	55187736	\$10,000,000
65 Drury Cove Road	55221980	\$600,000
68 Drury Cover Road	55221998	\$450,000

**PACKAGE PRICE
\$10,829,000**

PROPERTY HIGHLIGHTS

Designed with efficiency and quality in mind, the building features concrete tilt-up construction, insulated panel systems, and in-floor radiant heating. The site offers a protected waterfront location with mooring and dock, along with an additional parcel of land for expansion or redevelopment.

BUILDING COMPOSITION

- **Warehouse:** 48,488 sf on two levels with three (3) dock-level loading doors.
- **Commercial/Office:** 14,756 sf, including 6,000 sf of modern office space.
- **Residential Condo:** 4,719 sf luxury residence featuring Thermador appliances, natural gas fireplaces, and panoramic cove views.

SITE FEATURES

- 165 metres of waterfront frontage with 100' dock in 8' of water.
- Additional 1.85 acre parcel currently used for parking with future potential.
- High-efficiency gas heating and a 2012 membrane roof replacement.

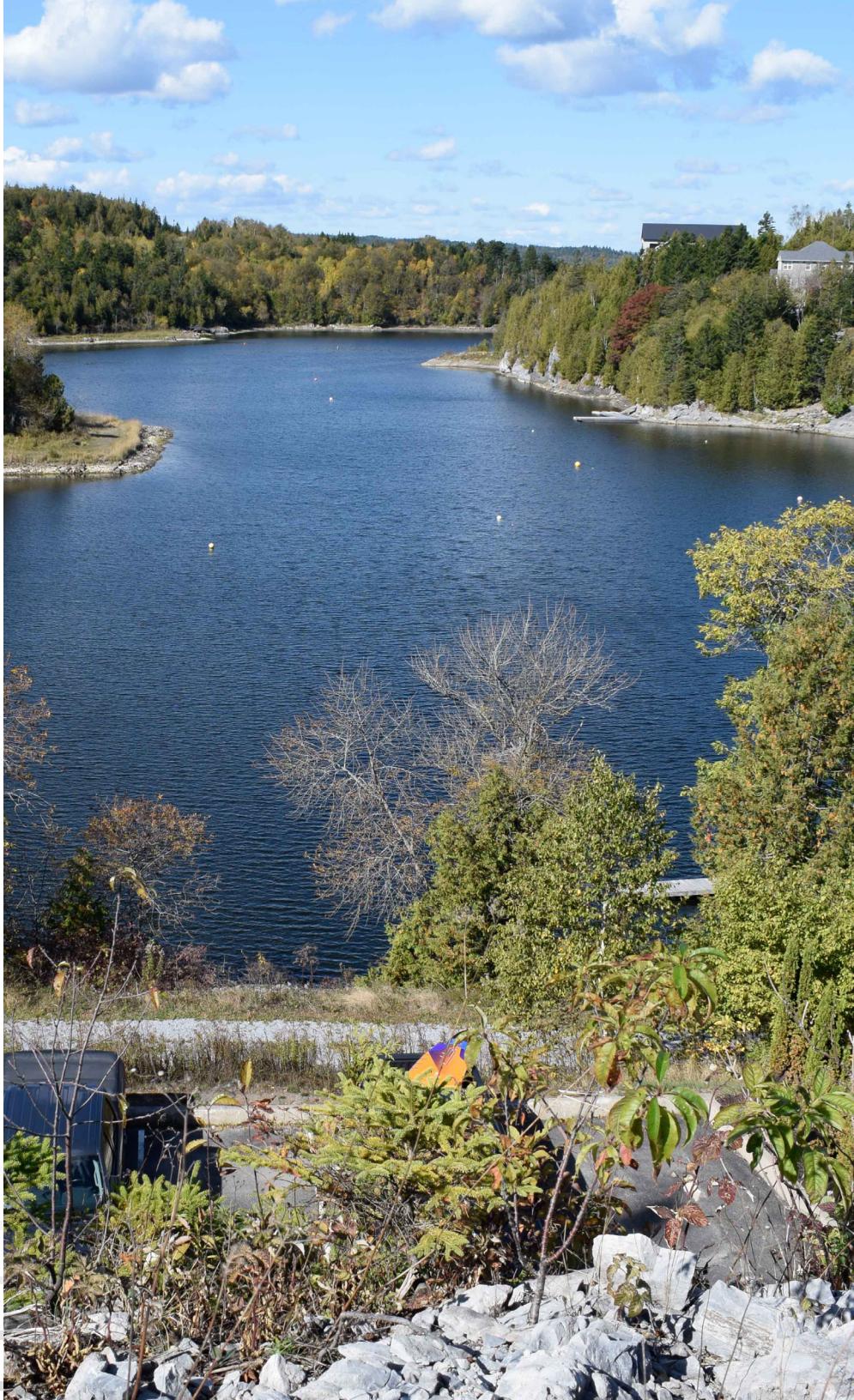


FINANCIALS & TENANCY

Currently, 100% of commercial space currently leased to New York Thermal (NTI). Net Lease expires August 31, 2029. In addition to net rental rate, tenant pays directly nearly all operating costs of the property.

Long term uses for this building are limited only by one's imagination. When the commercial lease expires (August 31st, 2029), the entire front of building (3 levels) could be converted to multiple residential units (subject to zoning for non-owner occupied). Balance of building could continue to be leased for commercial use or repurposed.

- Fully leased to NTI until 2029.
- Net lease with tenant paying nearly all operating expenses.
- Financial details available to qualified purchasers.



SITE PLAN

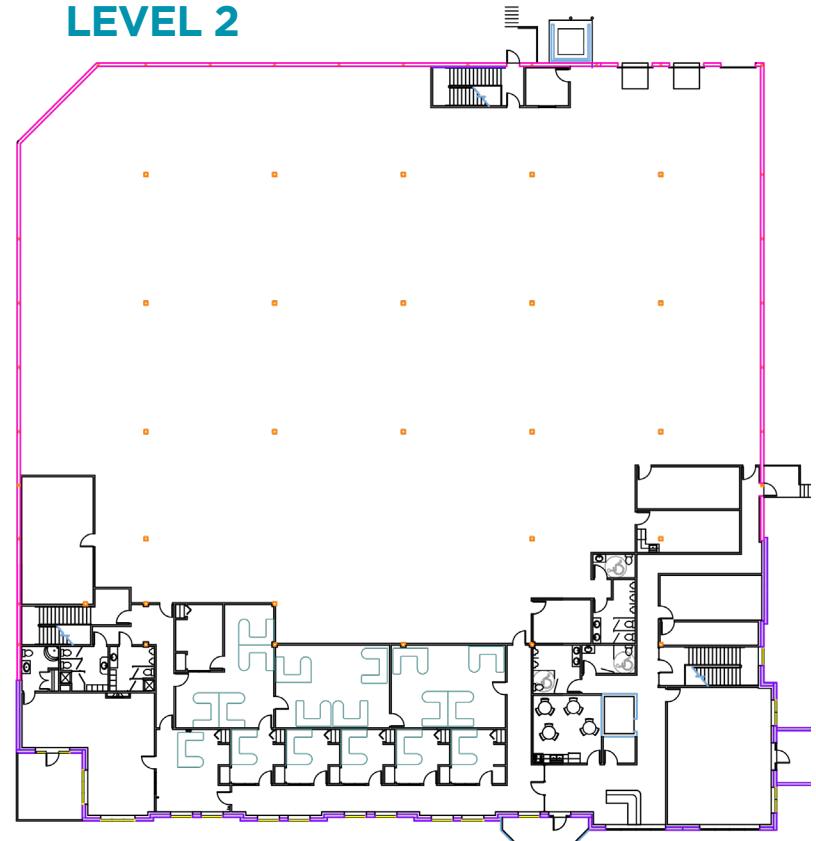


FLOOR PLANS

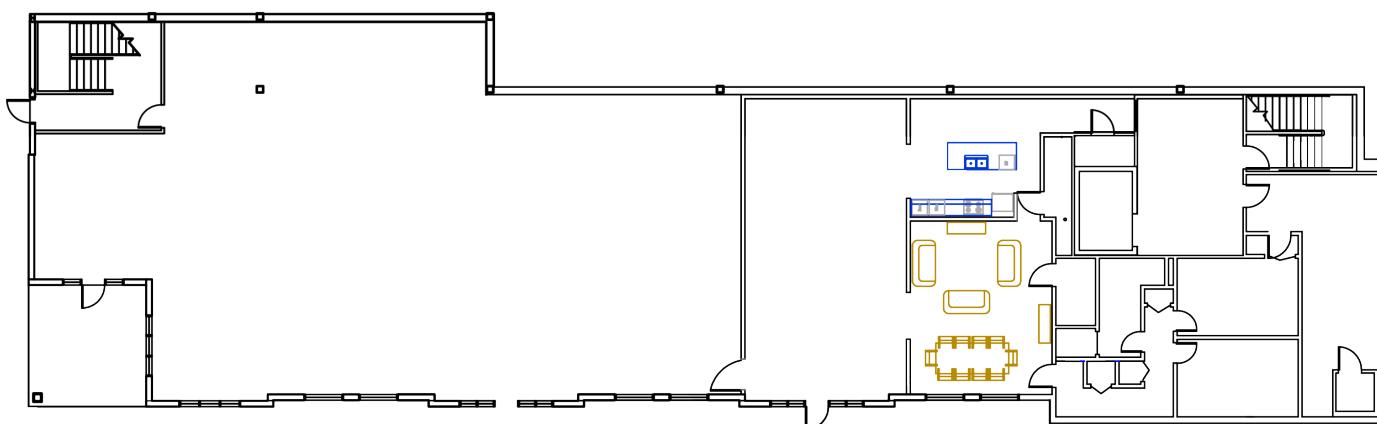
LEVEL 1



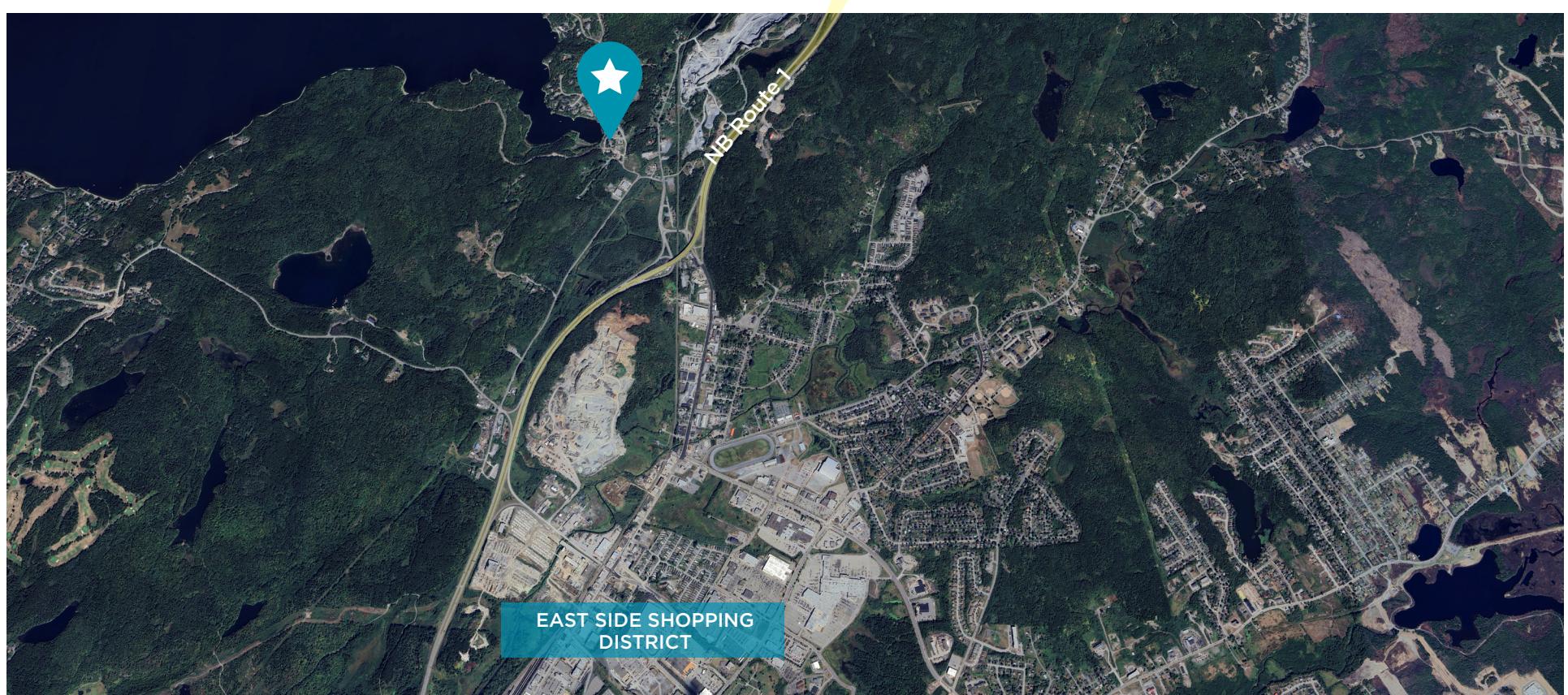
LEVEL 2



BASEMENT



LOCATION OVERVIEW



Drury Cove is one of Saint John's most exclusive waterfront communities, where high-end residences hug the Kennebecasis River. The setting offers both peacefulness and accessibility, with direct water access to the Saint John River system and Bay of Fundy, and just minutes from the urban amenities of Uptown Saint John.

- Exclusive residential enclave with natural surroundings
- Minutes to core city amenities and regional transportation
- Protected waterfront anchorage with access to open ocean.

CONTACT

STEPHANIE TURNER
Associate Vice President
+1 506 333 3442
sturner@cwatlantic.com

BROCK TURNER
Commercial Real Estate Advisor
+1 506 608 8747
btturner@cwatlantic.com



©2026 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.