

FOR LEASE

101 KENNEDY ST
SAINT JOHN, NB

PROPERTY HIGHLIGHTS

Discover the perfect blend of commercial and warehouse space at this strategically located property in Saint John!

Constructed in 1996, this property features a steel-supported roof and a concrete slab foundation. The premises include on-site paved parking and options for signage at the front of the building.

Inside the building of $\pm 2,500$ sf, includes a spacious area, a small mezzanine, a break room, an electrical room, and two loading doors. The site offers ample space, allowing for a range of operational activities, vehicle movement, outdoor storage, and equipment handling.

The property is well-suited for a range of light industrial applications, including warehousing, storage, service operations, and other industrial-related activities.

The building is equipped with electric baseboard heating and is additionally supplemented by an oil furnace. The electrical system is rated at 200 amps and operates on a three-phase configuration.



**AI-Enhanced Visualization*

MLS	NB146014
Size Building	$\pm 2,500$ sf
Lease Rate	\$4,000/mo Semi-Gross
Year Built	1996
Loading Doors	2
Heating	Oil furnace and electric baseboard

Note: The lease rate doesn't include electricity, snow removal, or landscaping.



LOCATION MAP

The property is located in the North End area of Saint John, offering the advantage of proximity to the urban core while retaining the operational benefits associated with an industrial property.

Excellent connectivity to major commercial districts and close to major arterial roads, such as NB Route 1, allowing expedited access to southern New Brunswick.





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