



FOR SUBLEASE 22,500 SF

450 EDINBURGH DRIVE

MONCTON, NB

 **CUSHMAN &
WAKEFIELD**
Atlantic

450 EDINBURGH DRIVE MONCTON, NB

Property Features

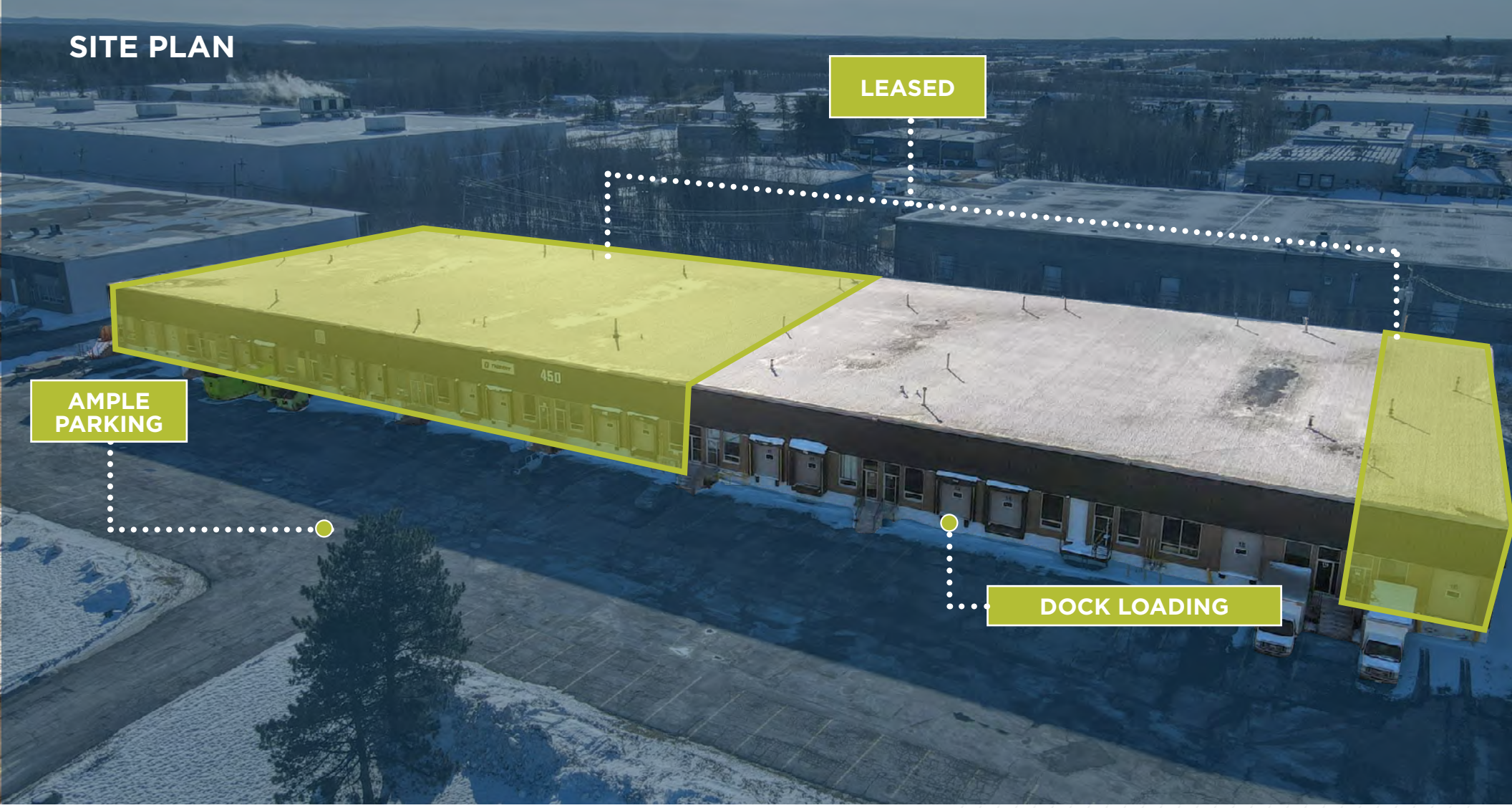
Strategically positioned in the heart of the Moncton Industrial Park, 450 Edinburgh Drive offers a unique opportunity for businesses seeking substantial industrial space in a thriving commercial zone. With convenient access to key transportation networks, this location enhances operational efficiency. Combined with the ongoing expansion of the surrounding area, this property emerges as a strategic asset, providing occupiers with a competitive edge

Building Size:	63,620 sf
Space Available:	22,500 sf
Office Area:	N/A
Site Area:	3.5 Acres
Clear Height:	18'
Loading:	5 dock doors w/ levelers
Parking:	Ample on-site (paved)
Electrical:	600 amp
HVAC:	Natural gas furnaces
Zoning:	Industrial Park Zone (IP)
Sprinkler:	Wet and dry system
Lease Rate:	\$4.25 psf (Until December 2024)
CAM/Tax	\$2.59 psf / \$1.49 psf



450 EDINBURGH DRIVE MONCTON, NB

SITE PLAN



LEASED

AMPLE
PARKING

DOCK LOADING

450 EDINBURGH DRIVE MONCTON, NB

FLOOR PLAN | 22,500 SF



3D VIRTUAL TOUR



450 EDINBURGH DRIVE MONCTON, NB



Location Overview

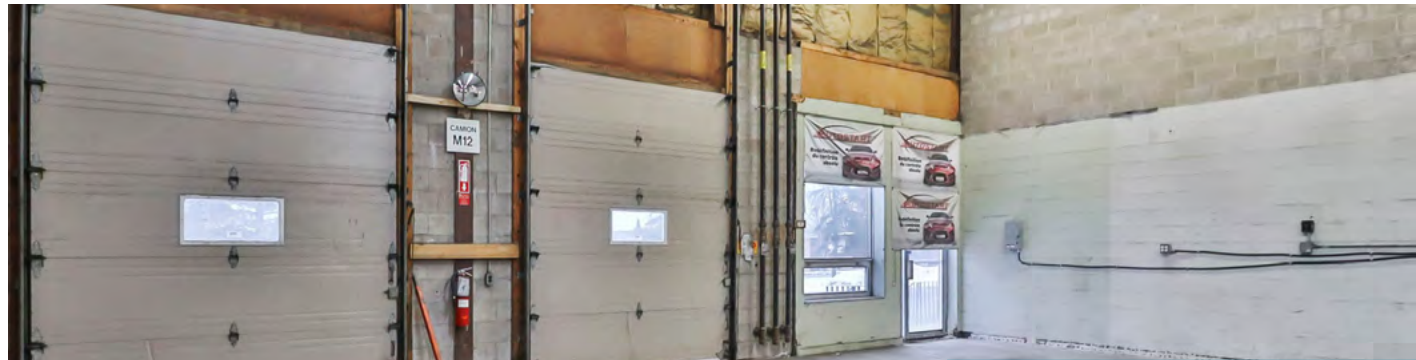
Situated in the western sector of Moncton within the thriving Moncton Industrial Park, this industrial site is strategically designed for optimal business operations. Benefiting from convenient access to Wheeler Boulevard, allowing for swift and efficient connections to all of Greater Moncton. Strategically positioned to ensure seamless connectivity and streamlined transportation, including direct access to the Greater Moncton Romeo LeBlanc International Airport



OPEN WAREHOUSE



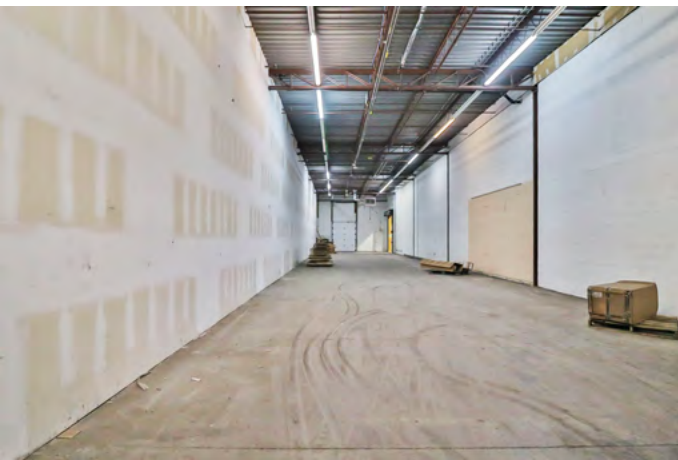
OFFICE SPACE



DOCK LOADING



18' CEILING HEIGHTS



MEZZANINE

450 EDINBURGH DRIVE MONCTON, NB



450 EDINBURGH
DRIVE

WHEELER BLVD: 1.4 KM
TRANS-CAN HWY: 7.4 KM
DOWNTOWN: 5.3 KM
AIRPORT: 18.4 KM

Corporate Neighbors





FOR MORE INFORMATION, CONTACT:

ADAM MAGEE

Associate Vice President
+1 506 387 6928
amagee@cwatlantic.com

SUZIE TAYLOR

Commercial Real Estate Advisor
+ 1 506 380 1777
staylor@cwatlantic.com

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