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**CUSHMAN &  
WAKEFIELD**  
Atlantic

# INVESTMENT PORTFOLIO

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*INTERPROVINCIAL SINGLE TENANT*  
*MONCTON SAINT JOHN, FREDERICTON - NB*  
*WINSLOE - PEI*



*+/- 25 ACRES*  
*Of combined land*



*41,660 SF*  
*Of total combined space*

*SALE PRICE | INVESTMENT PORTFOLIO: \$4,500,000*

*SALE PRICE | EXCESS LAND: \$1,600,000*

# Property Highlights

This unique opportunity offers, local, national, and institutional investors a chance to own five (5) income producing properties and obtain over 7 acres of land for future developments within Atlantic Canada. The portfolio is comprised of single tenant commercial properties, that provide an appealing investment. The portfolio is ideally located and primed to benefit from the rapid development of Atlantic Canada.

- **5 properties**, 9 buildings
- **Fully leased**, 100% occupancy
- **Tenanted**, by a strong regional ground with continued and sustained success in the region.

## **PROPERTIES:**

- 500 Caledonia Road, Moncton NB (PID # 01024587)
- 275 Baig Boulevard, Moncton<sup>1</sup> NB (PID # 00709725)
- 135 Pepin Road, Fredericton NB (PID # 60017621)
- 39 Hatheway Crescent, Saint John NB (PID # 00471649)
- 314 Winsloe Road, RTE 223 Winsloe South, Winsloe PEI (PID # 491944)



# Key Details

- Efficient operations with net leases in place
- All of the properties are functional for a wide range of industrial purposes
- Favourable market conditions for industrial use properties, offering a unique opportunity to further add value to these assets
- Strong ROI, with supply of this type of property not meeting the current market demand
- Mitigate risks associated with localized economic fluctuations by investing in a portfolio spanning across two provinces
- The New Brunswick and PEI regions are experiencing steady economic growth, making them attractive investment destinations.



PID # 01024587

500 Caledonia Road, Moncton NB



DRONE TOUR



- Rare 12,254 sf single-tenant steel framed industrial building with a large fenced-in yard
- +/- 15.8 acre lot
- 8 grade doors
- 800 amp 600 v 3 phase power
- In-floor heating (geothermal heat)
- This property features wide open manufacturing space, main and second floor office space, washrooms, staff room facilities and much more

*PID # 00709725*

275 Baig Boulevard, Moncton NB



**DRONE TOUR**



- 6,120 sf industrial building with a partially fenced 1 acre yard with paved parking
- Built circa 1975 with an addition in 2000
- 3 grade level loading doors and an exterior dock loading ramp

*PID # 60017621*

135 Pepin Road, Fredericton NB



**DRONE TOUR**

- 8,400 sf industrial building with two storage structures
- Partially fenced yard with ample parking
- 2.72 acre lot
- Paved on-site parking

*PID # 00471649*

39 Hatheway Cr, Saint John NB



**DRONE TOUR**



- 12,254 sf Industrial property
- Partially fenced 2.3 acre lot
- Paved on-site parking

*PID # 491944-000*

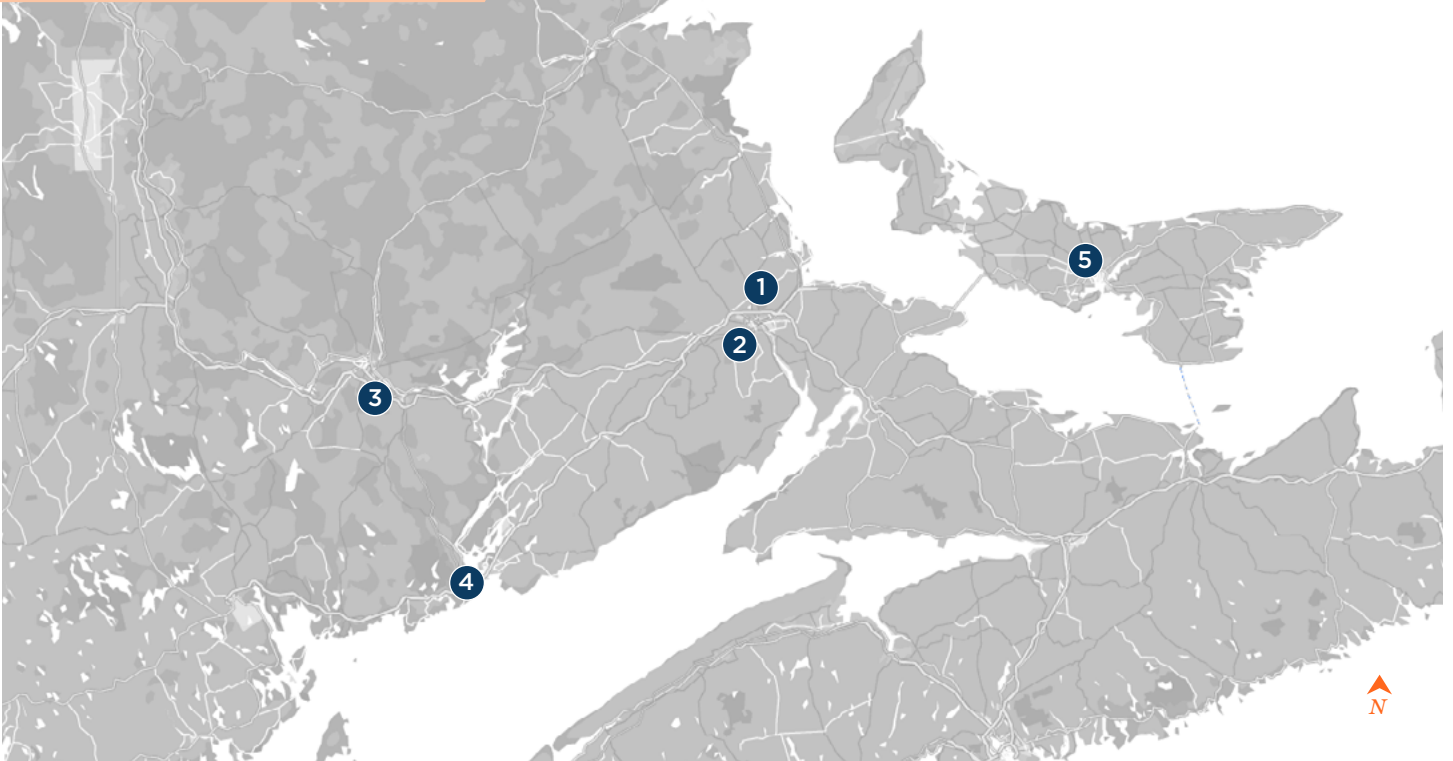
314 Winsloe Rd, RTE 223 Winsloe PEI



- 5,280 sf industrial building with a residential structure on the property for additional income
- 2.44 acre lot
- Paved on-site parking

## AREA MAP

Atlantic Canada



# Location Information

## ABOUT THE AREA

These properties are strategically located in the thriving cities of Moncton, Fredericton, and Saint John in New Brunswick, as well as in the charming area of Winsloe in Prince Edward Island.

Furthermore, each property is conveniently situated less than 2km from the local thoroughfare, ensuring seamless access to major highways and roads, making commuting and transportation hassle-free. Moreover, to cater to the convenience of tenants and clients, each property offers ample on-site parking, enhancing accessibility and comfort for all visitors.

## PROPERTIES

1. 500 Caledonia Road, Moncton
2. 275 Baig Boulevard, Moncton
3. 135 Pepin Road, Fredericton
4. 39 Hatheway Cr, Saint John
5. 314 Winsloe Road, Winsloe



LARGE YARDS



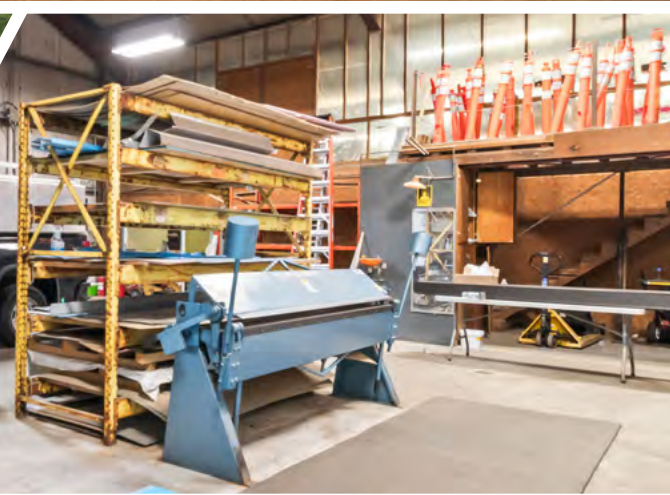
INDUSTRIAL AREAS



ONSITE PARKING



CENTRAL LOCATION



## CONTACT INFORMATION

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