

FOR LEASE

11,200 - 25,200 SF



INDUSTRIAL BUILDINGS

158 - 172 TOOMBS STREET, MONCTON, NB

TWO INDUSTRIAL BUILDINGS

PROPERTY HIGHLIGHTS

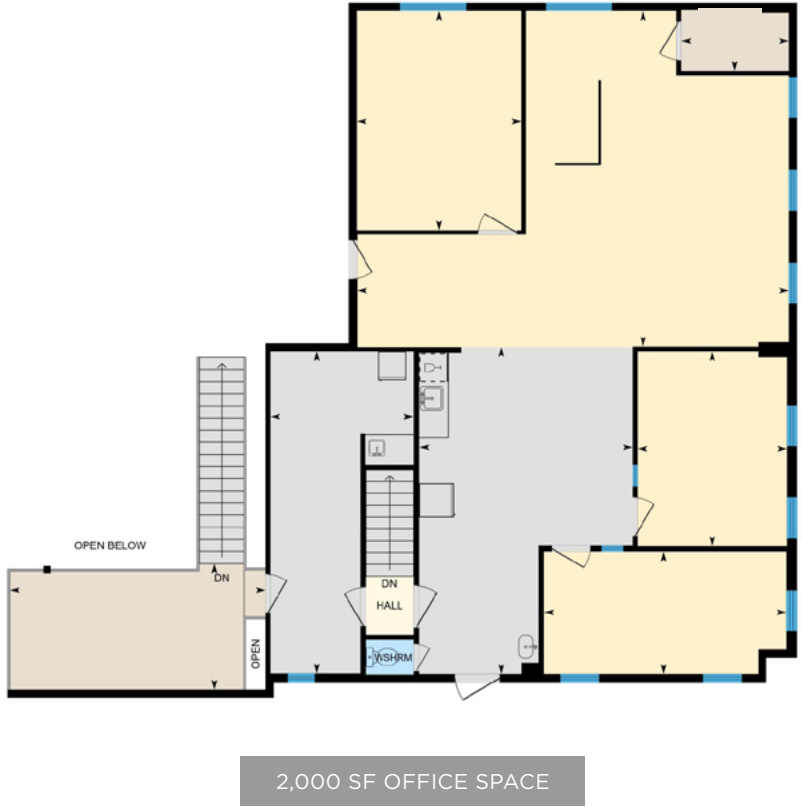
The Toombs Street Industrial Buildings provide a total of 25,200 square feet of versatile industrial and office space. Building E features 4,000 square feet of office space across two floors, complemented by approximately 10,000 square feet of industrial space, and includes three large grade-level doors. Building F offers 11,200 square feet of industrial space, also equipped with three large grade-level doors and a washroom. These buildings can be leased together or separately.

Building Size:	Building E: 14,000 SF Building F: 11,200 SF
Space Available:	11,200 SF - 25,200 SF
Office Area:	Building E: +/- 4,000 sf
Site Area:	8.8 Acres
Clear Height:	Building E: 15'6" - 22'02" Building F: 12'09" - 18'05"
Loading:	Building E: 3 Grade Doors Building F: 3 Grade Doors
Parking:	Ample on site
Heating:	Propane
Lease Rate:	Building E: \$13.00 psf Net Building F: \$12.00 psf Net
Additional Rent:	\$3.67 psf



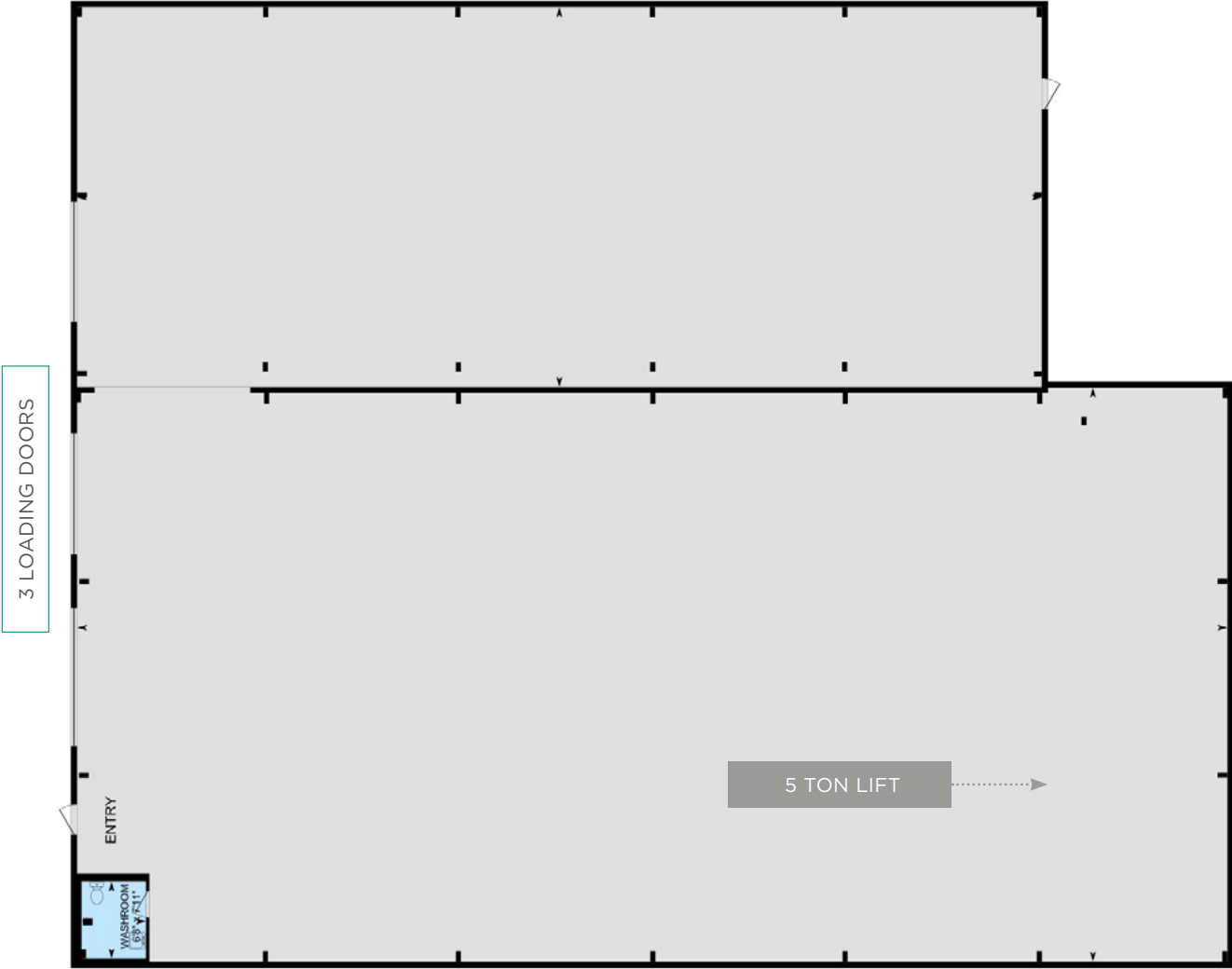
GROUND FLOOR

SECOND FLOOR



VIRTUAL TOUR

FLOORPLAN BUILDING E



VIRTUAL TOUR

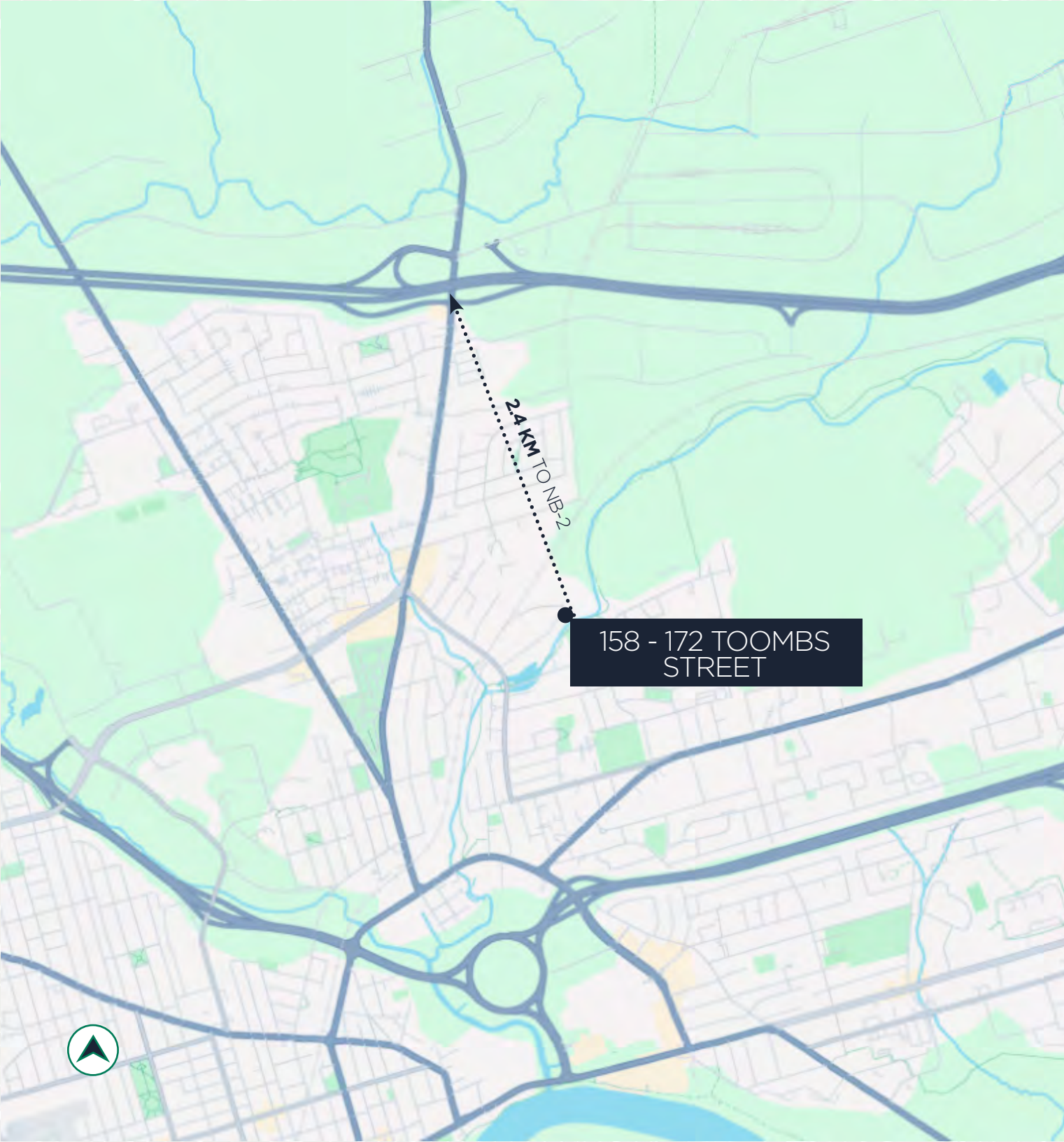


FLOORPLAN **BUILDING F**



SITE PLAN

11,200 - 25,200 SF



158 - 172 TOOMBS STREET

2.4 KM TO NB-2

2.4 KM

TO TRANS-CANADA HWY



3.3 KM

TO DOWNTOWN MONCTON



10 KM

TO MONCTON INDUSTRIAL PARK



3.8 KM

TO CALEDONIA INDUSTRIAL PARK



8 KM

TO AIRPORT



2.5 KM

TO CF CHAMPLAIN MALL

A PRIME LOCATION

Located near the geographical heart of Moncton, this property's location stands out for more than its easily accessible location. It benefits from countless nearby amenities while being in a secure and private street.



4,651
POPULATION
Within 1 km



\$59,896
MEDIAN INCOME
Within 1 km



2,223
TOT. HOUSEHOLDS
Within 1 km



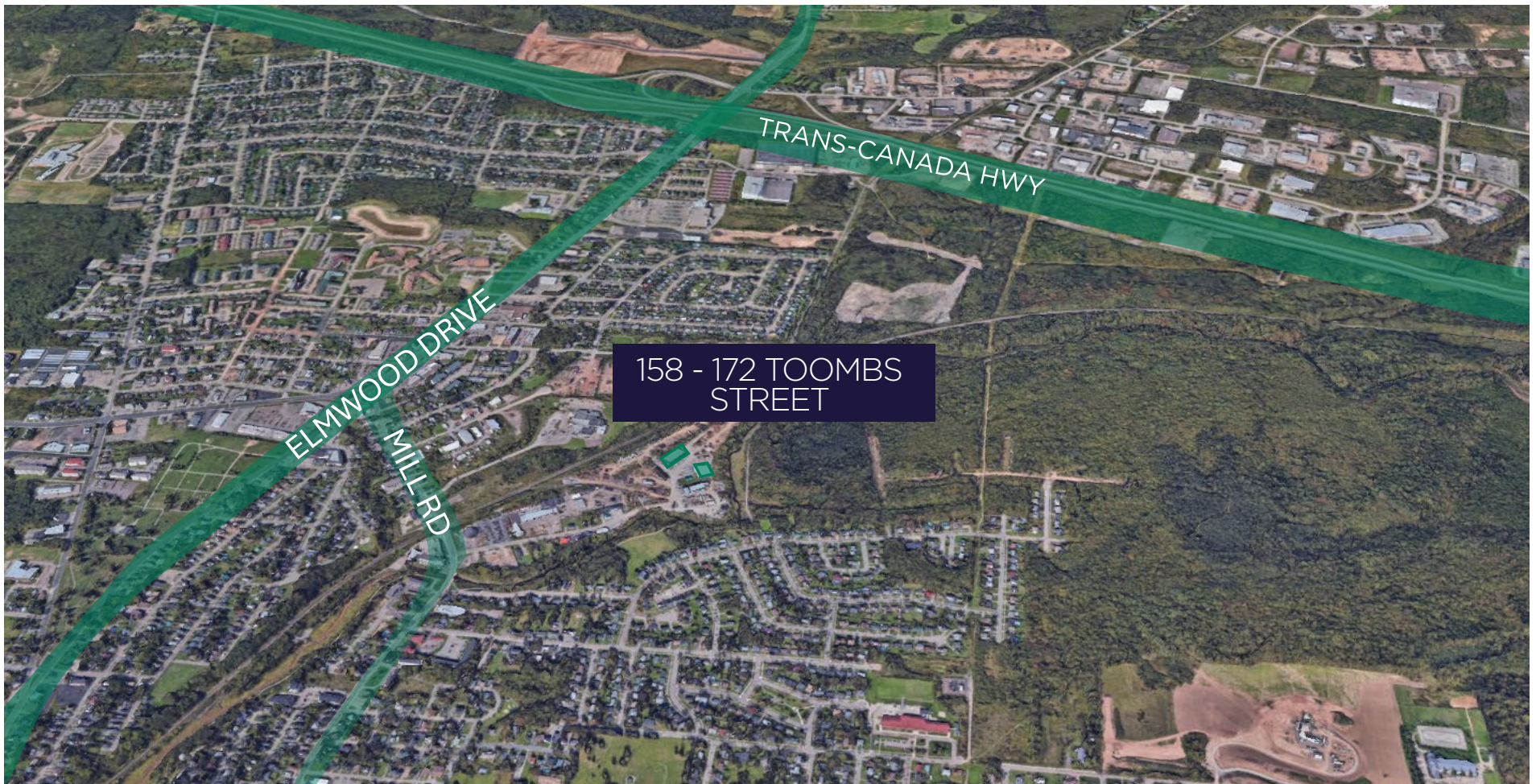
40.5
MEDIAN AGE
Within 1 km

64,272
POPULATION
Within 5 km

\$65,855
MEDIAN INCOME
Within 5 km

29,621
TOT. HOUSEHOLDS
Within 5 km

42.49
MEDIAN AGE
Within 5 km







CONTACT INFORMATION

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