

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

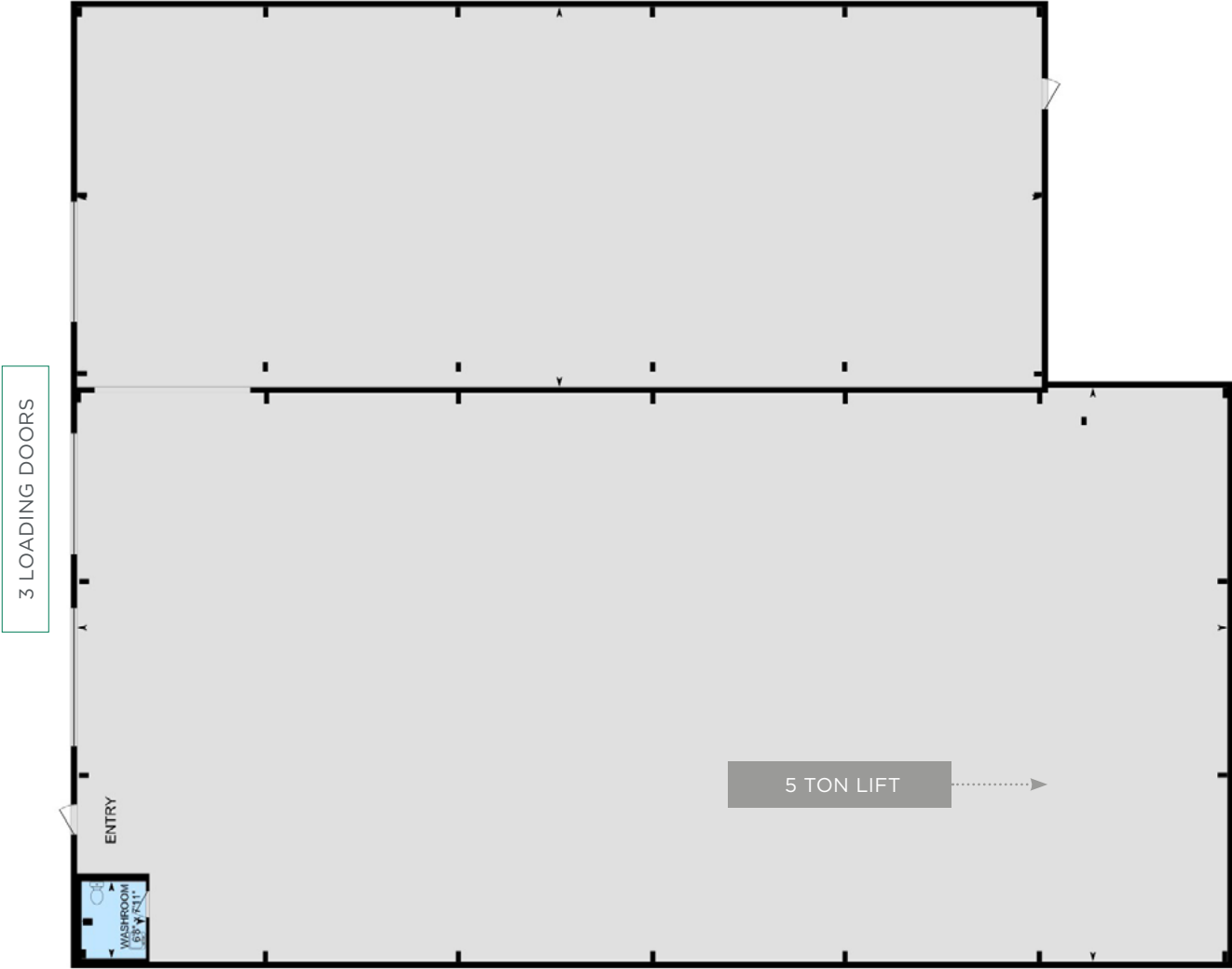


**Secure**  
Gated Compound



**Parking**  
Ample on site





VIRTUAL TOUR

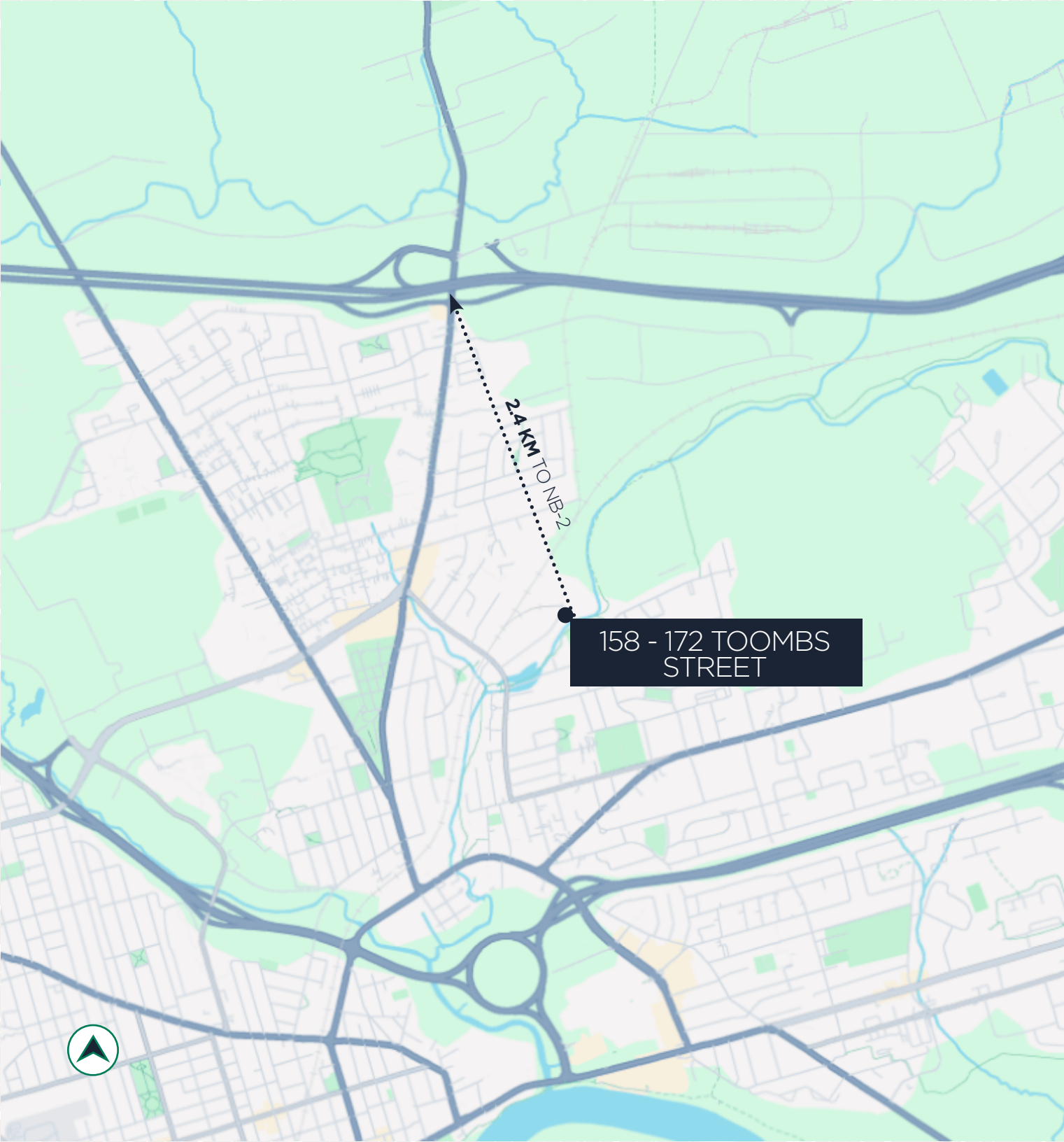


# FLOORPLAN **BUILDING F**



# 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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