

FOR SUBLEASE

# 95 GALLOWAY STREET MONCTON, NEW BRUNSWICK

Full building industrial sublease  
opportunity in Caledonia Industrial Park



**Mark LeBlanc**

📞 (506) 260-7203  
✉️ mark@partnersglobal.com

**Andrew LeBlanc**

📞 (506) 478-0011  
✉️ andrew@partnersglobal.com

[partnersglobal.com](http://partnersglobal.com)



## Full building industrial sublease opportunity in Caledonia Industrial Park

Introducing a rare opportunity to sublease a premier 5,500 sq. ft. facility in Caledonia Industrial Park, positioned on a 6.97-acre corner lot. This secure, gated property features a guard entrance, complemented by an electric barbed wire perimeter fence.

The building features versatile warehouse space, a Butler-style structure with a robust steel frame, low-sloped roof, and blanket insulation. The warehouse is equipped with a 12' x 14' overhead grade-level door, a five-ton crane, four radiant heaters, a sprinkler system, and 17'6" clearance to the underside of the crane. Complementing the warehouse is ample high-quality office space. The two-level office area features a welcoming area, kitchenette, meeting room, private offices, and two washrooms. Updated in 2016, it offers modern conveniences such as four mini-split systems, and ample natural light. This meticulously maintained property presents a unique sublease opportunity for those seeking a versatile industrial facility in a prime location.



Full Building For Sublease

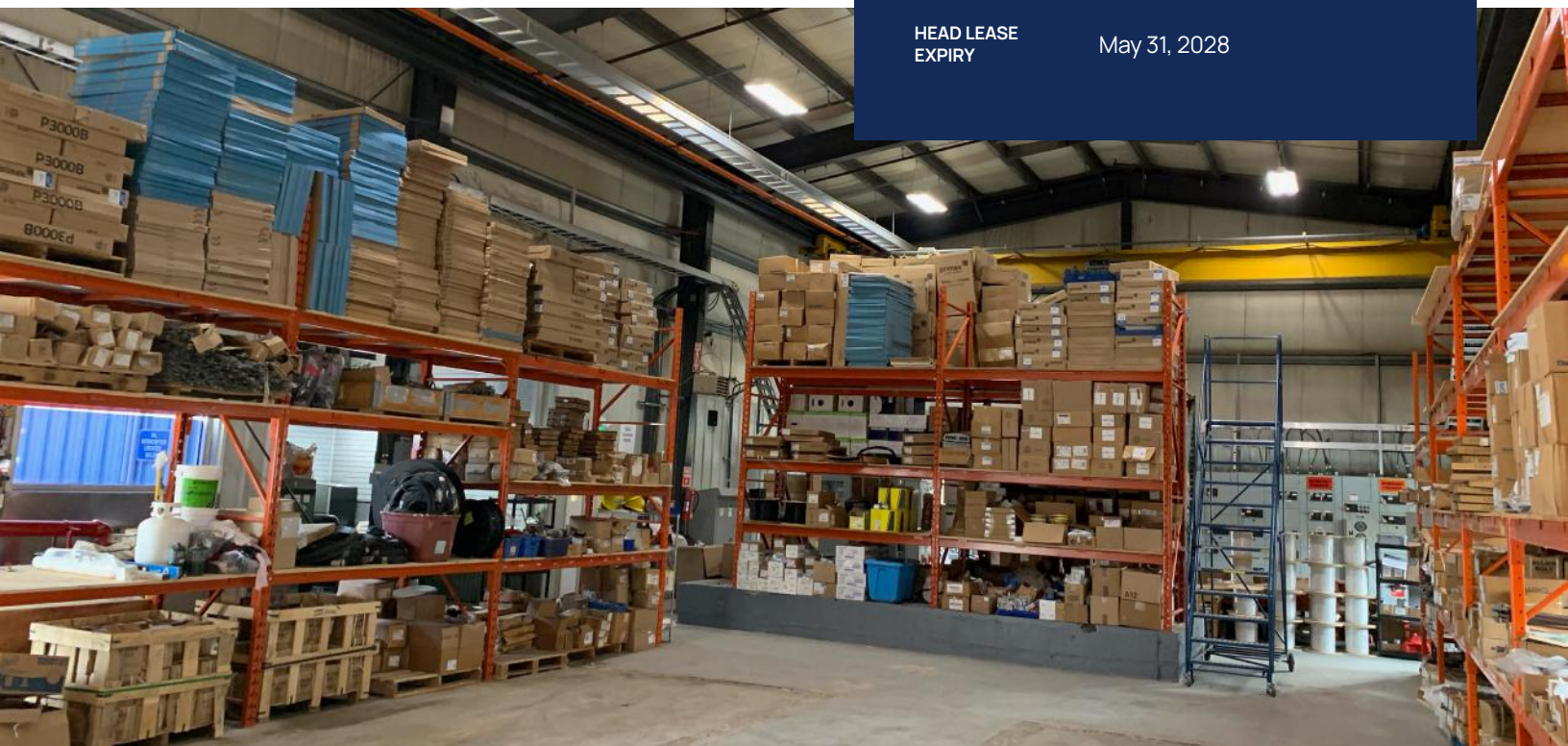


Large Paved Parking Lot



Overhead Grade Level Door

LISTING ID	25248
ADDRESS	95 Galloway Street, Moncton
LOCATION	Caledonia Industrial Park
PROPERTY TYPE	Industrial / Warehouse / Office
LOT SIZE	6.97-acres
AVAILABLE SPACE	5,500 sq. ft. (entire building)
ZONING	Heavy Industrial (HI)
LOADING	One (1) overhead grade door
CLEAR HEIGHTS	17'6" to underside of crane (25'8" to peak)
POWER AMPS	1,250 A
POWER VOLTS	600 V / 120 / 208 step-down to 3-Phase
AVAILABILITY	Immediately
BASE RENT	\$9.95 psf
HEAD LEASE EXPIRY	May 31, 2028

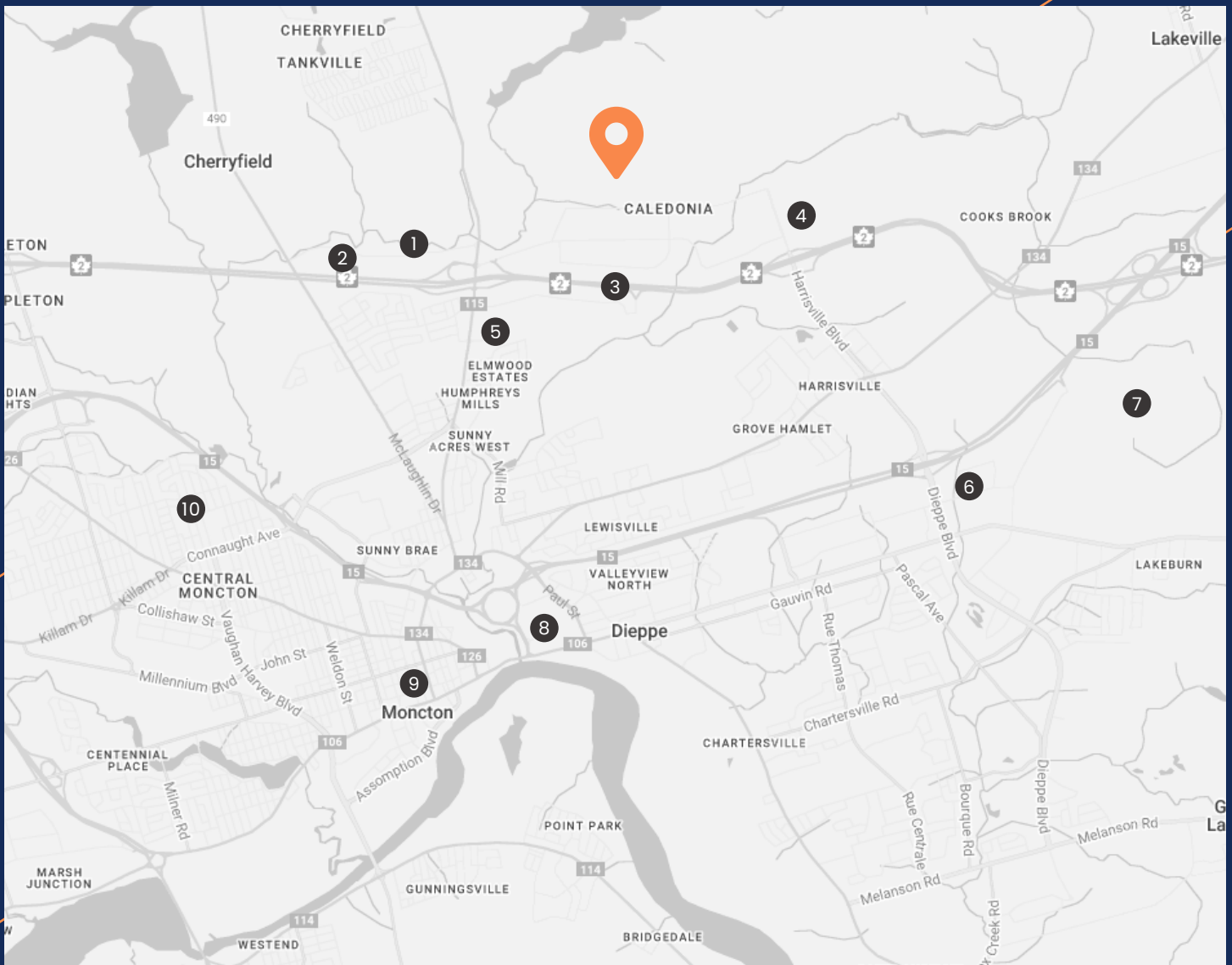


# Aerial View

95 Galloway Street, Moncton, New Brunswick



# Surrounding Area



① Costco Wholesale

② Starbucks

③ Trans-Canada Highway

④ Tim Hortons

⑤ Sobeys

⑥ Holiday Inn Express

⑦ Greater Moncton International Airport

⑧ CF Champlain

⑨ Downtown Moncton

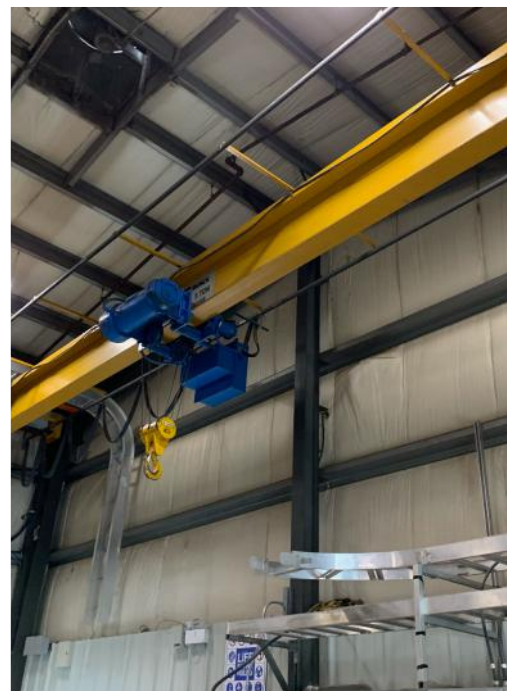
⑩ The Moncton Hospital

Trans-Canada Highway  
DRIVE TIME: 3 MINUTES

Central Moncton  
DRIVE TIME: 12-14 MINUTES

Downtown Moncton  
DRIVE TIME: 12-14 MINUTES

Greater Moncton Roméo  
LeBlanc International Airport  
DRIVE TIME: 12-14 MINUTES





**Mark LeBlanc**

📞 (506) 260-7203  
✉️ mark@partnersglobal.com



**Andrew LeBlanc**

📞 (506) 478-0011  
✉️ andrew@partnersglobal.com

Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.

[partnersglobal.com](https://partnersglobal.com)

