

# 114 Price Street

MONCTON, NEW BRUNSWICK

NEWLY RENOVATED FRONT-LOADING INDUSTRIAL PROPERTY  
WITH HIGHWAY EXPOSURE

IDEAL FOR WAREHOUSING & LOGISTIC

41,676–94,417 SQ. FT.

AVAILABLE NOW

26'

CLEAR HEIGHT

13

DOCK DOORS

8.87

LOT SIZE (ACRES)

1

DRIVE-IN DOOR



# Property Overview

Discover 114 Price Street, an exceptional, extensively renovated distribution center available at a competitive price. Located at the intersection of Price Street and the Trans-Canada Highway, and within the new Moncton East Business Park, this facility offers excellent access to major transportation routes and local commercial amenities.

Recent renovations include high-efficiency natural gas heaters, a new bathroom, upgraded entrances, a revitalized parking lot, a new roof, and fresh exterior paint. The interior features polished warehouse floors, a fresh white box paint finish, and new LED lighting, creating a professional environment. This distribution center offers a strategic location, modern upgrades, and ample storage capacity, making it perfect for your growing business.

## KEY FEATURES

- **Accessibility:** Convenient access to major highways.
- **Facility Specifications:** Front-loading design with 13 dock doors, one hydraulic drive-in door, and a clear height of ±26 feet.
- **Flexible Size:** Subdivision scenarios are available upon request.

<b>Building Size</b>	±183,267 sq. ft.
<b>Available</b>	Unit 100: ±41,676 sq. ft. Unit 101: ±52,741 sq. ft.
<b>Minimum devisable space</b>	±41,676 sq. ft.
<b>Maximum contiguous space</b>	±94,417 sq. ft.
<b>Lot Size</b>	±8.87 acres*
<b>Available Yard</b>	2 x 1 acre yards*
<b>Bay Size</b>	31 ft wide, 319 ft deep*
<b>Column Grid</b>	31 ft by 31 ft
<b>Loading Doors</b>	13 docks available, 1 grade with hydraulic lift
<b>Clear Height</b>	±26 ft*
<b>Power</b>	Contact agents for details
<b>Net Rent</b>	Contact agents for details
<b>Additional Rent</b>	±\$4.61 per sq. ft. (Estimated 2025)
<b>Zoning</b>	HC - Highway Commercial (with grandfathered right for distribution and warehousing)



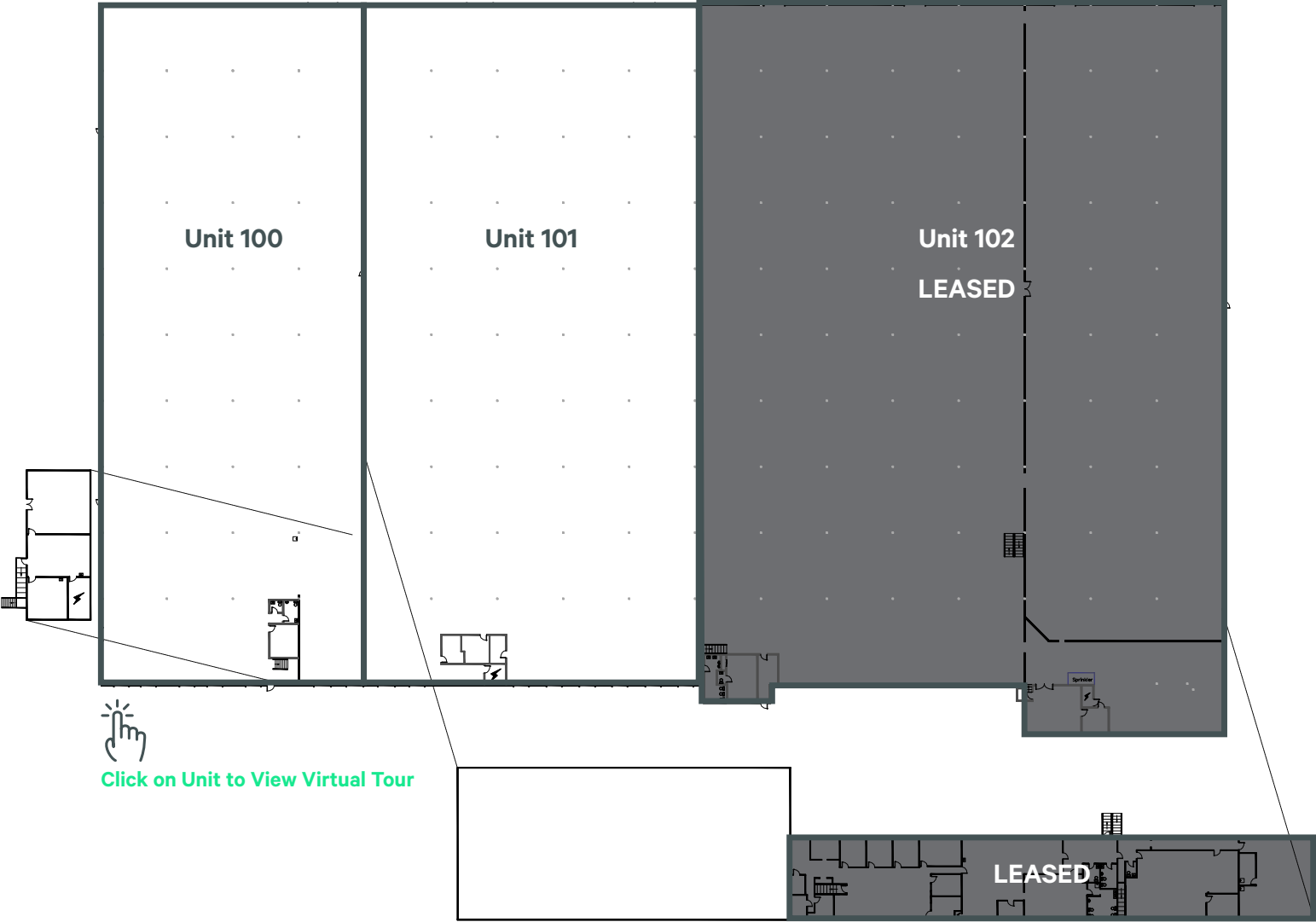
\*All measurements are approximate | \*\*All outlines are for illustrative purposes only

# New Building Improvements



- Roof replacement
- Exterior painting
- New interior painting - white box condition
- Concrete slab refinishing
- New LED lighting
- New natural gas-fired heaters
- Upgraded parking lot
- New entrance and bathroom

# Building Site Plan



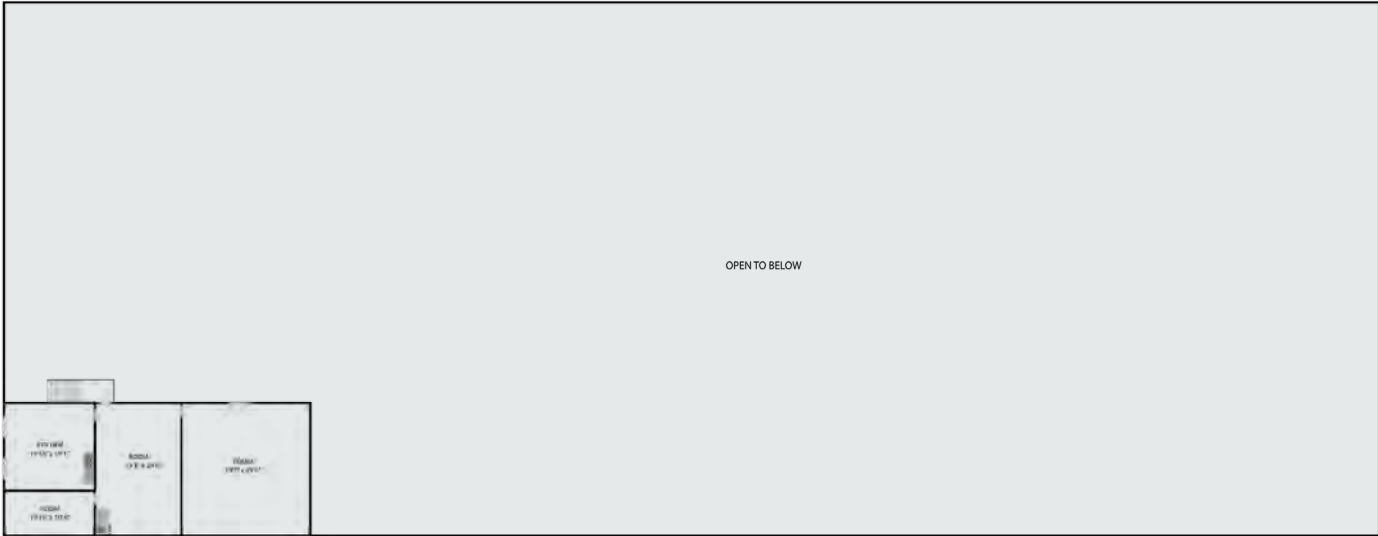
**Unit 100: ±41,676 SQ. FT.**  
Ground floor: ±39,756 sq. ft.  
Mezzanine: ±1,920 sq. ft.  
6 Docks | 1 Drive-in

**Unit 101: ±52,741 SQ. FT.**  
Ground floor: ±52,741 sq. ft.  
7 Docks

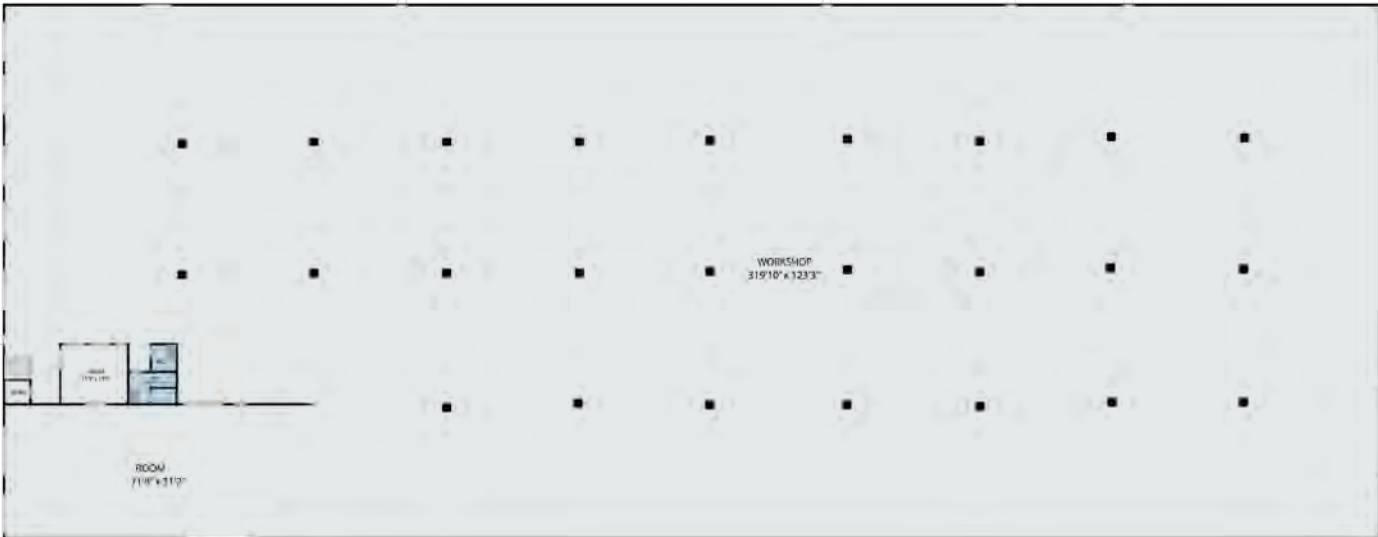
**Unit 102:**  
LEASED

# Floor Plan

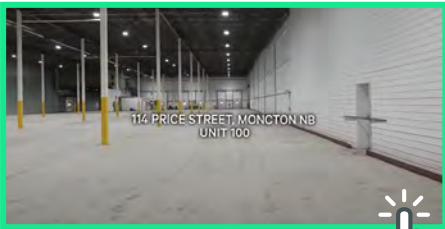
## Unit 100



MEZZANINE



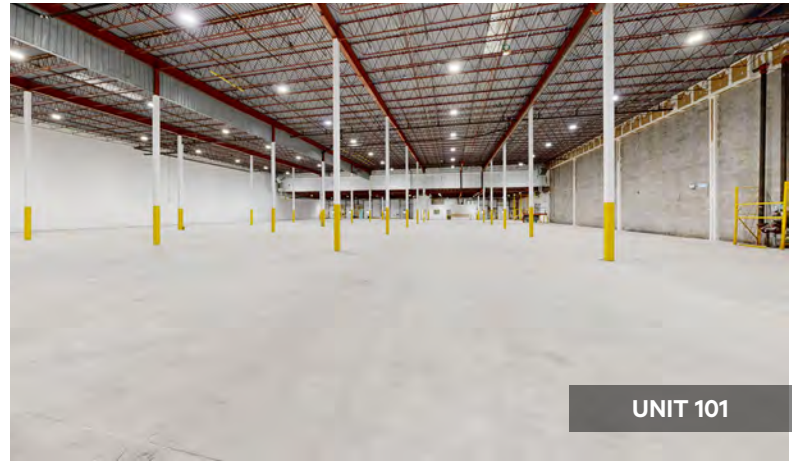
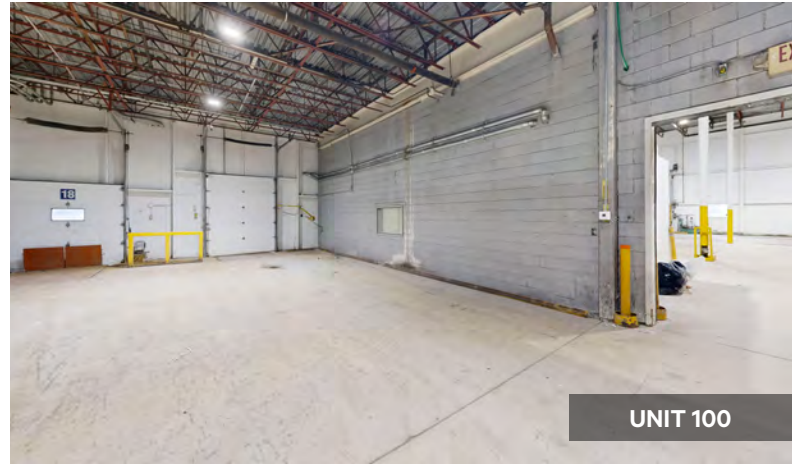
FIRST FLOOR



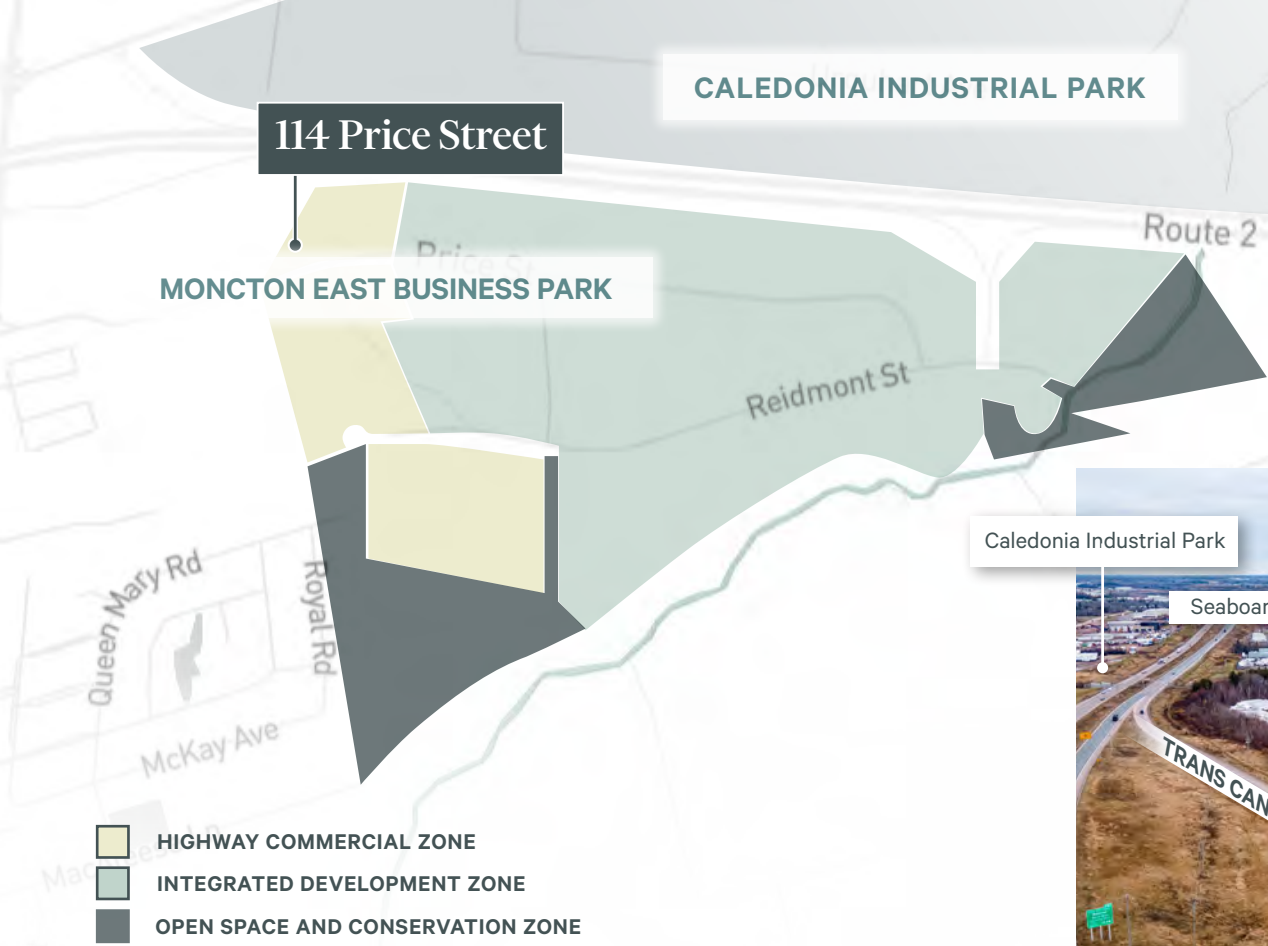
[Click to Watch Drone Fly Through](#)










# Location Overview



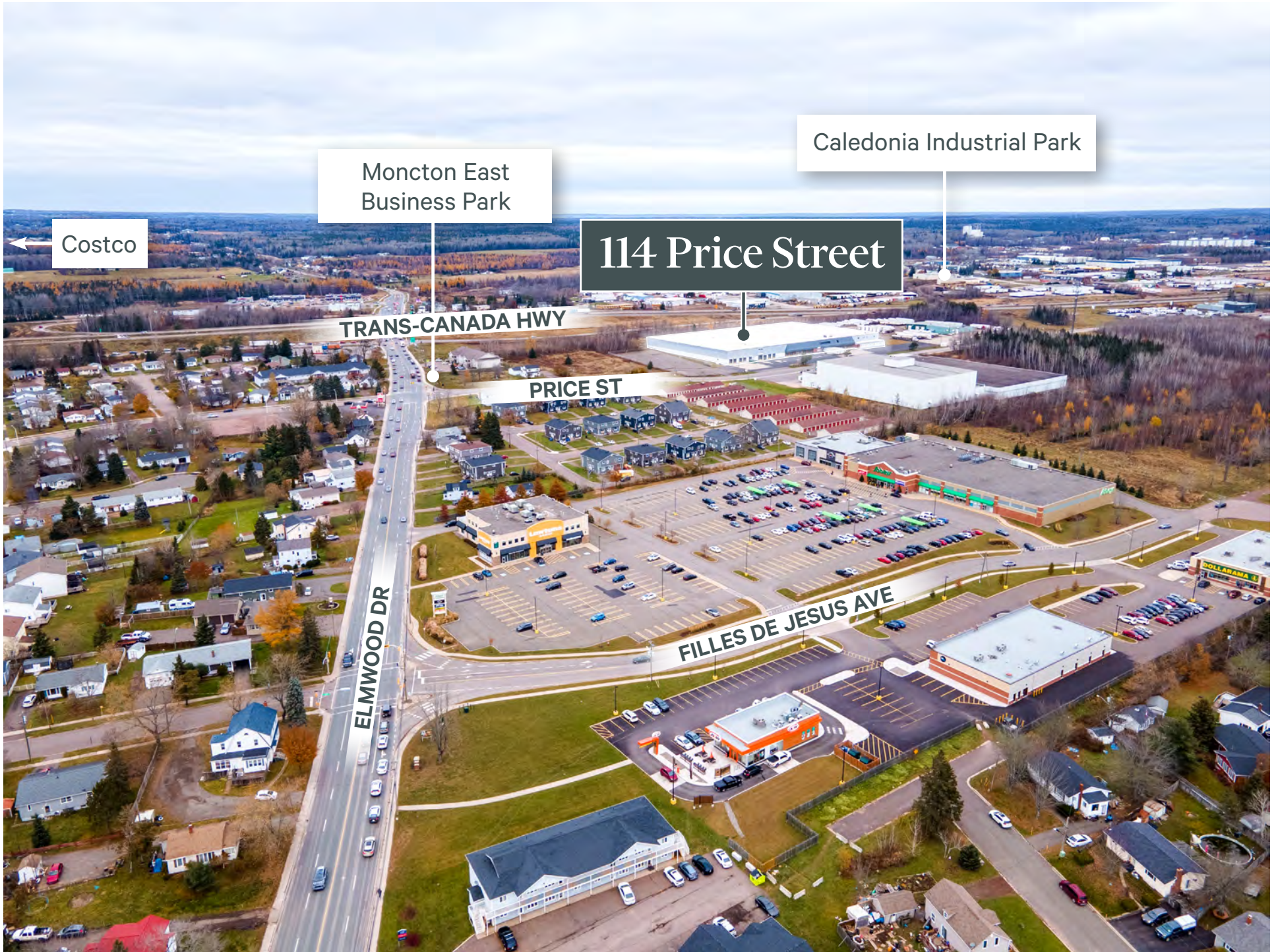
-  HIGHWAY COMMERCIAL ZONE
-  INTEGRATED DEVELOPMENT ZONE
-  OPEN SPACE AND CONSERVATION ZONE

114 Price is well-located with excellent access to both Elmwood Drive (Highway 115) and Highway 2 (the Trans-Canada Highway). Elmwood Drive is a primary arterial off of the Trans-Canada Highway, promoting direct penetration to downtown Moncton and its commercial and residential communities. The near immediate access to the Trans-Canada Highway provides connectivity to all-points in New Brunswick, Nova Scotia, and beyond – ideally suited for logistics services.

114 Price is located right at the entrance of the new Moncton East Business Park, a 124-acre development completed in 2020, featuring prime lots with excellent exposure to eastbound Trans-Canada Highway traffic. Designed for smaller retail and wholesale operations, the park has experienced significant growth and offers easy access and visibility from the highway.

**THE BUILDING HAS GRANDFATHERED RIGHTS FOR DISTRIBUTION AND WAREHOUSING USE.**





← Costco

Moncton East  
Business Park

Caledonia Industrial Park

114 Price Street

TRANS-CANADA HWY

PRICE ST

ELMWOOD DR

FILLES DE JESUS AVE

DOLLARAMA



*(\* ) This building has grandfathered rights for distribution and warehousing use*

# HC Zone

## *Permitted Usage*

### PRIMARY PERMITTED USES

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- Distribution and warehousing (\*)
- Art gallery, library or museum
- Bank or financial institution
- Billboard sign
- Car wash
- Church
- Communication use
- Community garden
- Daycare centre
- Display court
- Drive thru
- Educational use
- Entertainment use
- Funeral home
- Government use
- Heavy equipment sales establishment
- Hospital, treatment centre or medical clinic
- Kennel
- Microbrewery
- Motel, hotel, or rooming house
- Nursery
- Office use (up to 112 m<sup>2</sup>)

- Personal service shop
- Pet services
- Philanthropic use
- Public park or playground
- Recreational use
- Restaurant
- Restaurant including a drive thru
- Retail store
- Service shop
- Small-scale recycling centre
- Veterinary clinic
- Wholesale store
- Accessory use, building or structure

### SECONDARY PERMITTED USES

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- Daycare centre
- Display court
- Dwelling unit
- Home occupation
- Office use (up to 465 m<sup>2</sup>)
- Outdoor storage

### CONDITIONAL USES SUBJECT TO TERMS AND CONDITIONS

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- Automobile repair shop or automobile sales establishment
- Mini storage warehouse
- Service station
- Small engine repair



# 114 Price Street

MONCTON, NEW BRUNSWICK

FOR MORE INFORMATION, PLEASE CONTACT:

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