

FOR LEASE

INDUSTRIAL FRONT LOADING PRIME INDUSTRIAL

222

Edinburgh Drive

MONCTON, NEW BRUNSWICK



INDUSTRIAL SPACE AT ±15,284 SQ. FT. AVAILABLE



CBRE

The Property

Base Rent	Please contact
Additional Rent	±\$4.92 PSF (est. 2024)
Available Size	Suite 200: ±15,284 sq. ft.
Building Size	±94,682 sq. ft.
Lot Size	±8.6 acres
Clear Height	±18 - 22 feet
Construction Year	1974, renovated in 2007-2010
Court Width	±100 feet
Sprinklers	Yes
Parking	±70 stalls
Zoning	IP - Industrial Park

Situated in the heart of Moncton Industrial Park, 222 Edinburgh is a professionally-managed and well-maintained multi-tenant light industrial property covering ±94,682 sq. ft. Key property features include front-load shipping, generous on-site parking and high ceilings. The property also provides additional land which could accommodate requirements for a compound yard or truck/trailer parking. One unit is currently available at ±15,284 sq. ft., equipped with 15% office space and two dock loading doors. Furthermore, the property can accommodate pylon signage for optimal visibility and exposure.



Exterior Storage



Pylon Signage



On-Site Parking



Extra Yard Space



222 EDINBURGH DRIVE

INDUSTRIAL PARK, MONCTON NB



Unit 200

±15,284 SQ. FT.

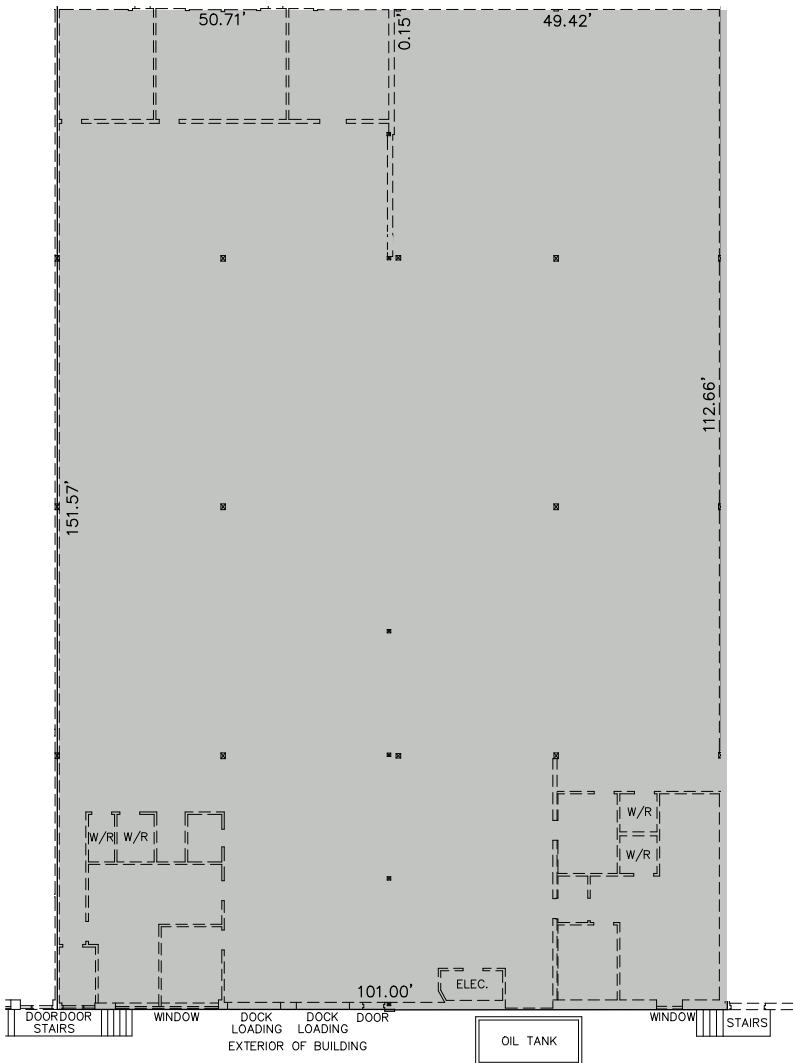
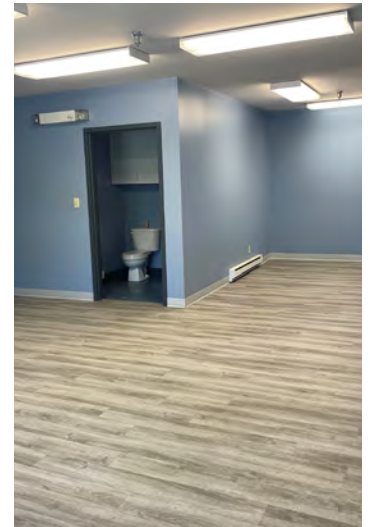
Office ratio: ±15%

Loading: 2 dock doors with levelers

Electrical: 400 A, 120/208 V, 3-phase

Ceiling height: ±18' - ±22'

The space benefits from a large warehouse, a combination of closed offices, meeting rooms, open workstations, storage areas and a total of four bathrooms. The warehouse depth is approximately 150 feet.



Location

Located in the heart of the well-established Moncton Industrial Park, 222 Edinburgh offers optimal convenience for transportation, distribution, and logistics operations. The property has a strategic position, with only a 2-minutes drive from Highway 15 and 5 minutes from the Trans-Canada Highway. Surrounding amenities include Tim Hortons, McDonald's, Institut Apprenti-sage school and daycare, just to name a few. A future expansion of the existing Moncton Industrial Park West is proposed off Horsman Road, south of Berry Mills with with plans for future connectivity to enhance accessibility

Moncton Industrial Park

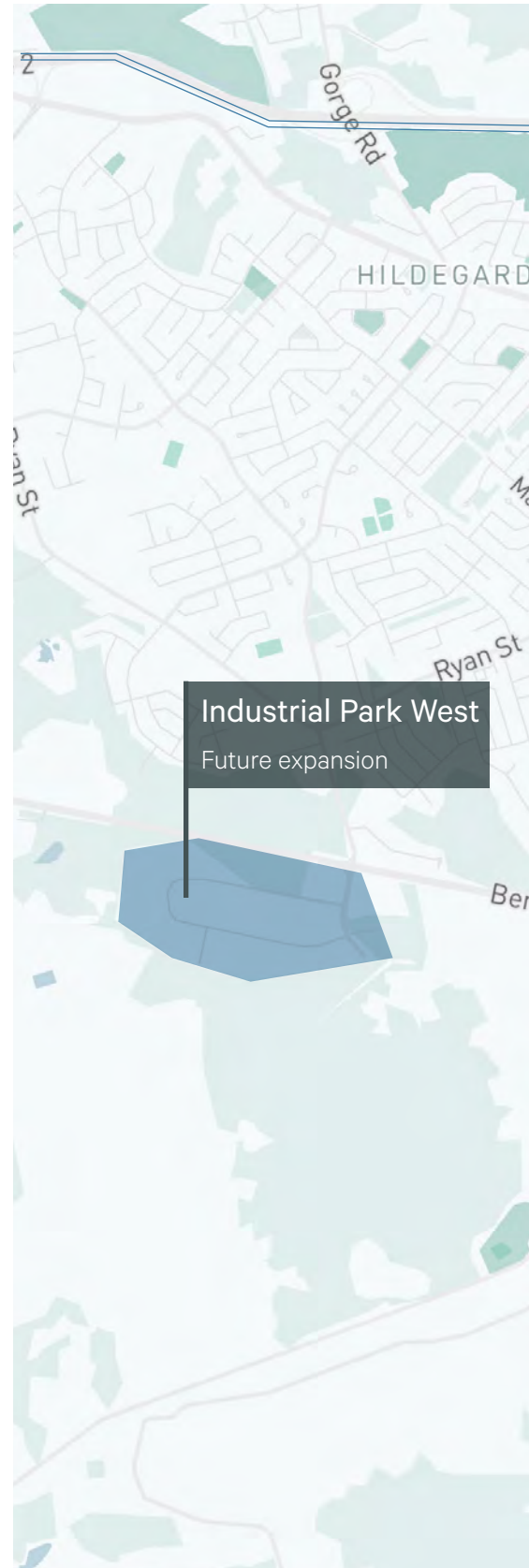
MAJOR COMPANIES LOCATED IN MONCTON INDUSTRIAL PARK:

- Pepsi-Cola
- Wesco International
- ABF Freight System
- Greystone Energy Systems
- Organigram
- Wolseley
- Schneider Electric
- Armour Logistic Services
- Home Depot Distribution Centre

Amenities

AMENITIES CLOSE BY MONTON INDUSTRIAL PARK

- CrossFit Moncton
- Fit Rocks Climbing Gym Moncton
- McDonald's
- Hungries Diner
- Tim Hortons

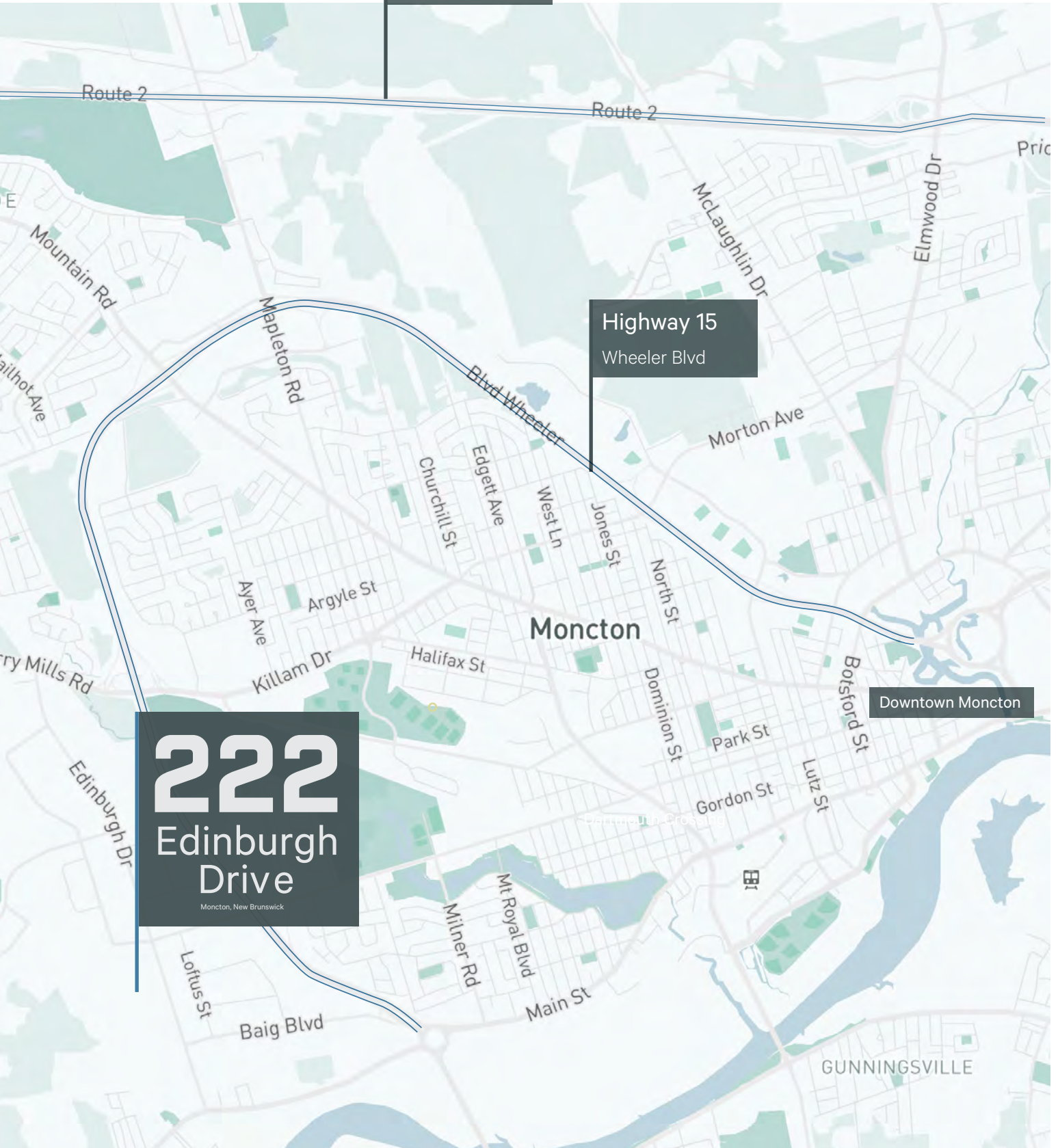


Highway 2
Trans-Canada

Highway 15
Wheeler Blvd

Downtown Moncton

222
Edinburgh Drive
Moncton, New Brunswick



IP Zoning Permitted Uses

PRIMARY PERMITTED USE

- Art gallery, library or museum
- Automobile repair shop or automobile sales establishment
- Billboard sign
- Bulk storage facility for materials including construction aggregates, wood products, fuels and lubricants (subject to terms & conditions)
- Call centre
- Cannabis production facility
- Car wash
- Communication use
- Contractor's yard (subject to terms & conditions)
- Daycare centre (subject to terms & conditions)
- Educational use
- Entertainment use
- Environmental industry use
- Equipment rental service for small tools and household items
- Financial service
- Government use
- Health services use
- Heavy equipment sales establishment
- Hotel, motel, rooming house
- Kennel
- Manufacturing and design of electrical and electronics products
- Mini storage warehouse
- Nursery
- Office use, to a maximum of 500 m²
- Personal service shop
- Pet services
- Philanthropic use
- Public park
- Recreational use
- Recycling depot
- Research and development
- Restaurant including a drive thru
- Retail store
- Secondary manufacturing (subject to terms & conditions)
- Service shop
- Service station (subject to terms & conditions)
- Small engine repair
- Small-scale recycling centre
- Tow truck operations or auto impoundment yards (subject to terms & conditions)
- Transportation use
- Veterinary clinic
- Wholesale store, warehousing and storage in an enclosed building
- Welding shop or machine shop (subject to terms & conditions)

SECONDARY PERMITTED USE

- Caretaker dwelling
- Daycare centre (subject to terms & conditions)
- Display court (subject to terms & conditions)
- Dwelling unit
- Entertainment use (subject to terms & conditions)
- Office use
- Outdoor storage (subject to terms & conditions)
- Personal service shop
- Recreational use
- Restaurant not exceeding 140 m²
- Retail store



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Book a showing [HERE](#) or contact us:

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MULTIPLE LISTING SERVICE®

CBRE

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