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CWALBRO.COM



8 BAYSIDE DRIVE

SAINT JOHN, NB | 3,840 SF



**CUSHMAN &
WAKEFIELD**
Atlantic

8 BAYSIDE DRIVE

SAINT JOHN, NB

Explore a fantastic opportunity on the Bayside Drive in East Saint John. This 3,840 sf commercial space features an overhead loading door, making it ideal for dry storage, distribution, or light industrial use.

With a dedicated entrance, this property offers excellent visibility and exposure. The landlord is willing to discuss storefront upgrades or facade improvements, depending on final lease terms, allowing for customization to meet your operational needs.

PROPERTY HIGHLIGHTS

- Ideal for light industrial, warehousing, distribution. Site facilitates delivery via “straight truck”
- High-traffic location with strong visibility on Bayside Drive.
- Utilities included for simple, predictable budgeting.
- Landlord open to storefront improvements with acceptable terms.

FLOOR PLAN



MLS	NB131215
PID	00019786
Lease rate	\$10.00 psf Net
Additional rent	\$4.00 psf
Size	3,840 sf (62' x62')



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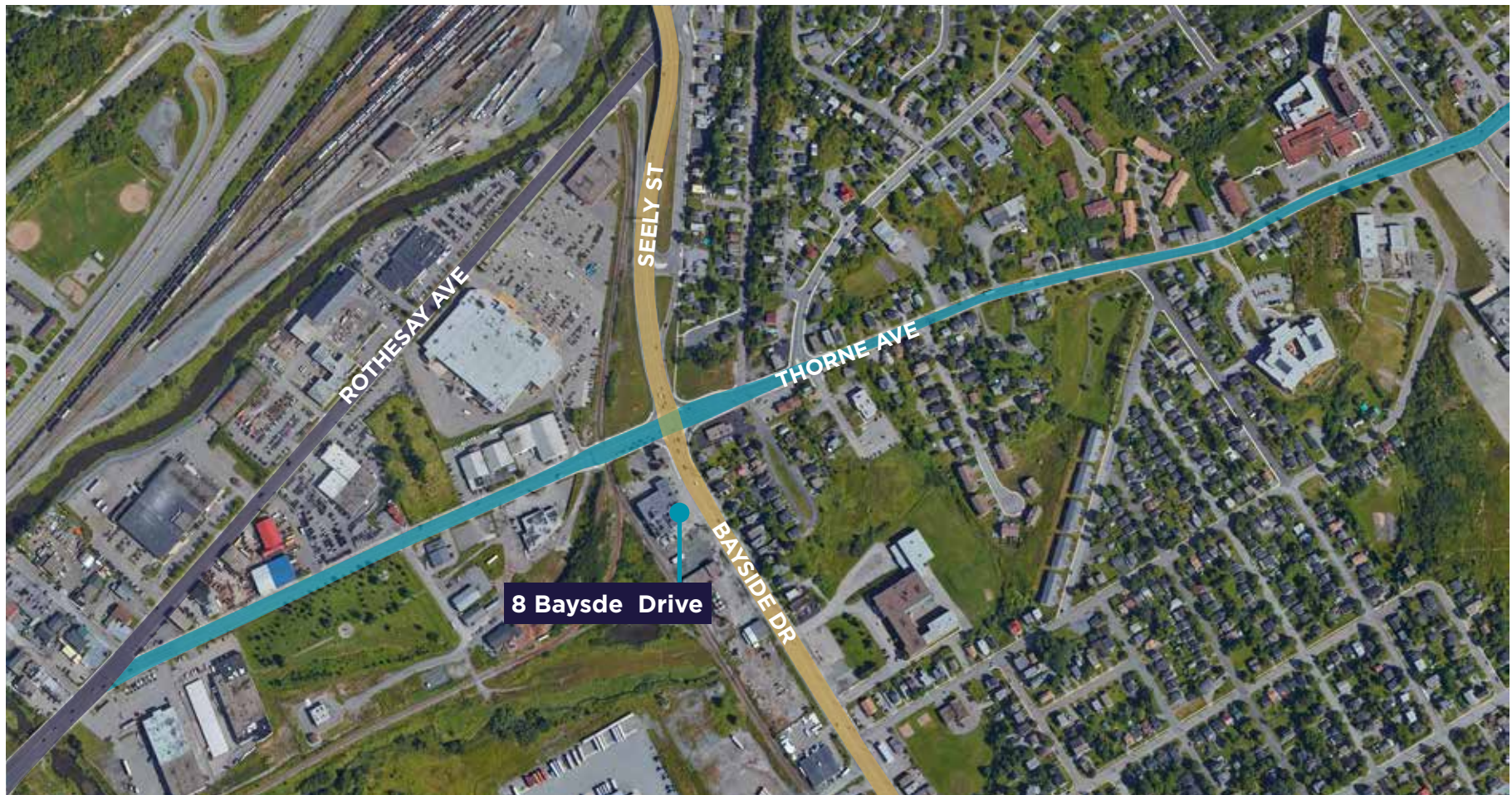


8 BAYSIDE DRIVE

SAINT JOHN, NB

LOCATION

This property on the busy Bayside Drive near Kane's Corner in East Saint John offers a strategically located commercial site with convenient access, excellent visibility, and close proximity to major routes and local amenities.



8 BAYSIDE DRIVE

SAINT JOHN, NB

3,840 SF COMMERCIAL SPACE AVAILABLE

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