

CBRE



FOR LEASE

FLEX INDUSTRIAL OPTIONS FROM $\pm 3,200$ TO $\pm 13,200$ SQ. FT.*

699-703 Malenfant Boulevard

DIEPPE, NEW BRUNSWICK



*Sizes and dimensions are approximate only.



The Opportunity

Base Rent	699 Malenfant: starting at \$11.00 PSF 703 Malenfant: starting at \$9.50 PSF
Additional Rent	±\$3.00 PSF (est. 2025) Utilities not included
Available Size*	699 Malenfant: ±8,200 sq. ft. 703 Malenfant Unit 1: ±6,200 sq. ft. 703 Malenfant Unit 2: ±3,800 sq. ft. 703 Malenfant Unit 3: ±3,200 sq. ft. 703 Malenfant Unit 2+3: ±7,000 sq. ft. 703 Malenfant Unit 1+2+3: ±13,200 sq. ft.
Lot Size*	699 Malenfant: ±0.91 acres 703 Malenfant: ±2.39 acres Total lot size: ±3.3 acres
Clear Height	±14' - 19' 10"
Sprinklers	699 Malenfant: dry pipe 703 Malenfant: none
Parking	Ample on-site
Zoning	IP - Industrial Park

Discover industrial opportunity with and office spaces for lease at 699-703 Malenfant Boulevard, Dieppe. This property offers a range of unit sizes, from ±3,200 SF to ±13,200 SF

of industrial space with office area. Each unit is equipped dock and/or drive-in doors; 703 Malenfant unit 1 also has a dedicated front loading yard facing the dock.

Some units recent upgrades include new LED lighting, infrared heating systems, self-contained floor drainage, new electrical systems, new painting, construction of the reception area etc. The property is located near Highway 15 with connections to Highway 2, within the zone Industrial Park (IP), permitting a broad spectrum of uses.

 **Flexible Options**

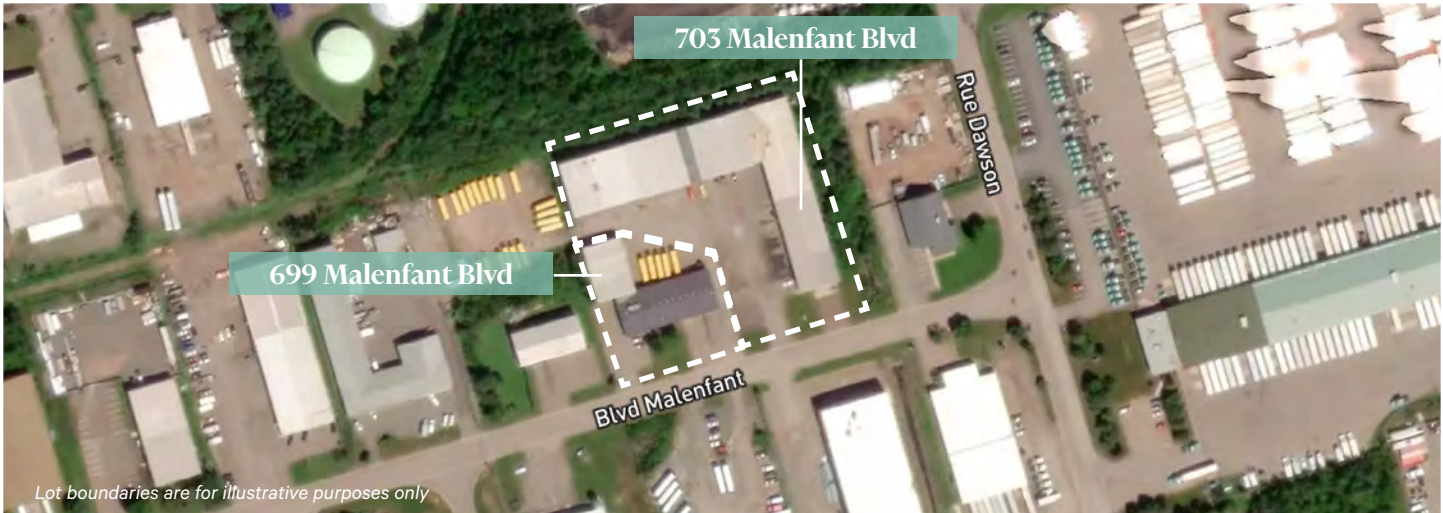
 **Pylon Signage**

 **On-Site Parking**

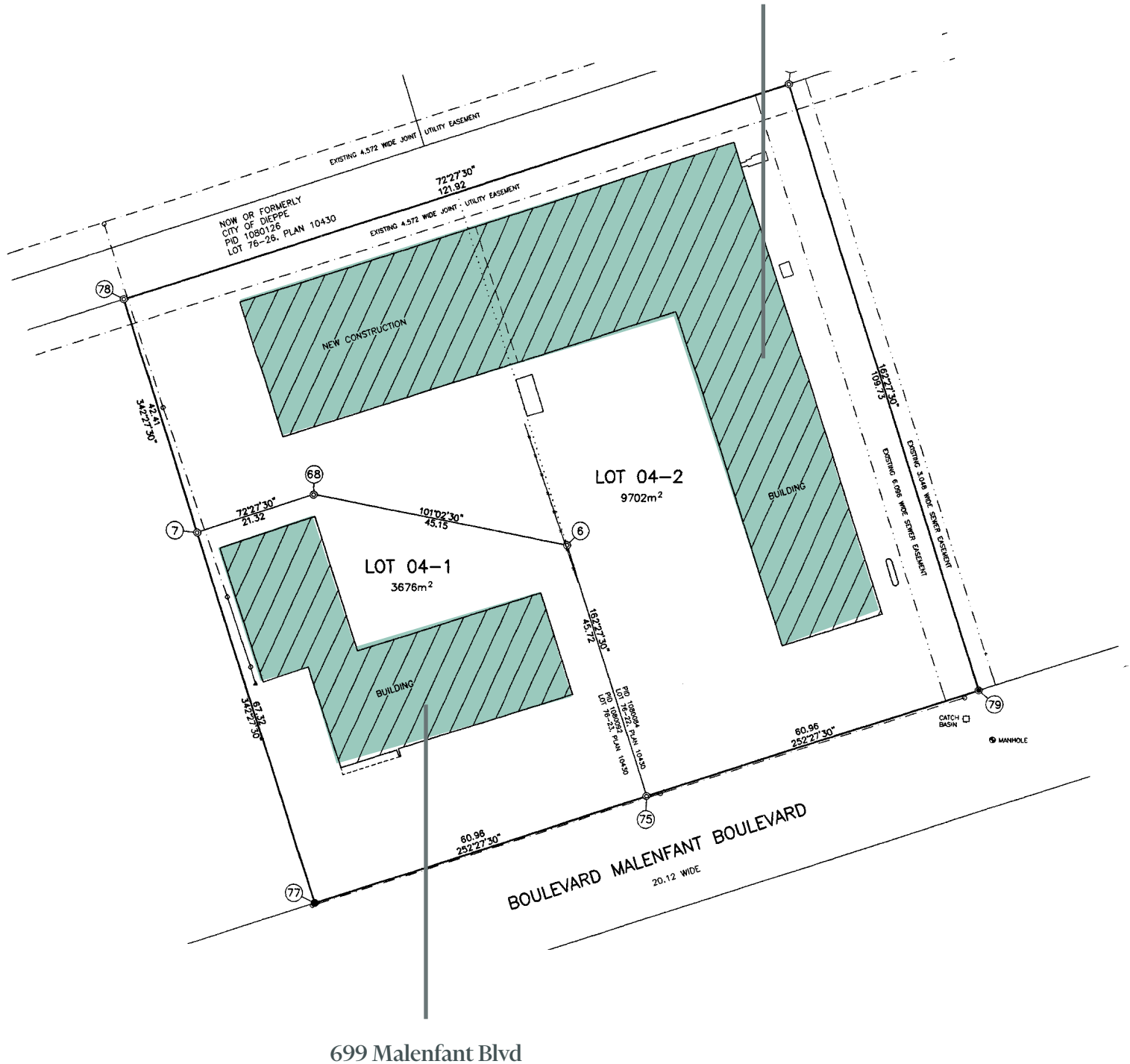
 **Close to Highways**

**Sizes and dimensions are approximate only*





703 Malenfant Blvd



699 Malenfant Boulevard

*±8,200 Sq. Ft.**

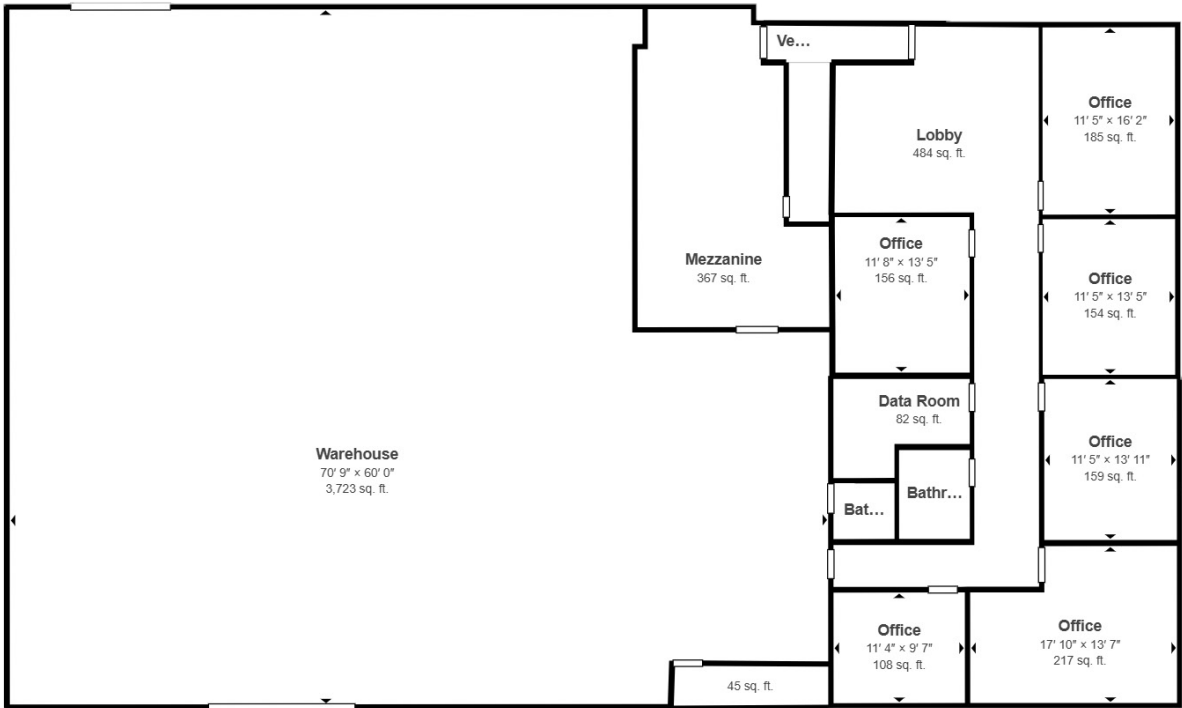
Base Rent	Starting at \$11.00 PSF
Additional Rent	±\$3.00 PSF (est. 2025) Utilities not included
Available Size*	±8,200 SF total including ±367 SF mezzanine (±4,090 SF warehouse + ±4,110 SF office)
Clear Height	±14'
Sprinklers	Dry pipe
Loading Doors	1 dock of 8' x 8' 1 drive-in of 12' x 12'
Heating	Natural gas, infrared heating system



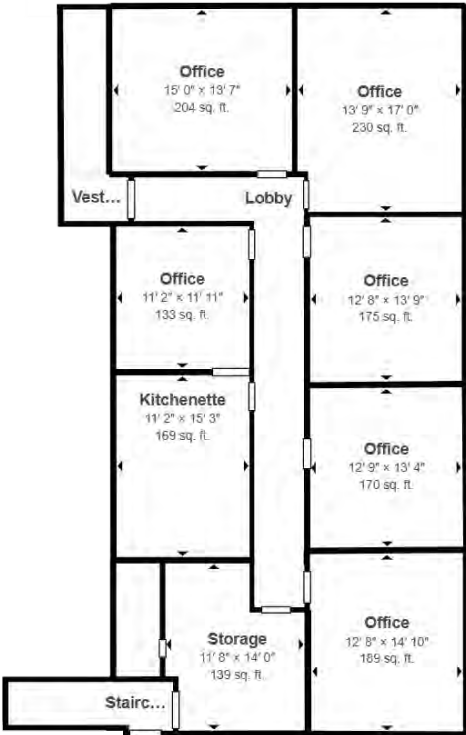
*Sizes and dimensions are approximate only

699 Malenfant Boulevard

±8,200 Sq. Ft.*



FIRST FLOOR



SECOND FLOOR

Sizes and dimensions are approximate only



703 Malenfant Boulevard

Unit 1: ±6,200 Sq. Ft.

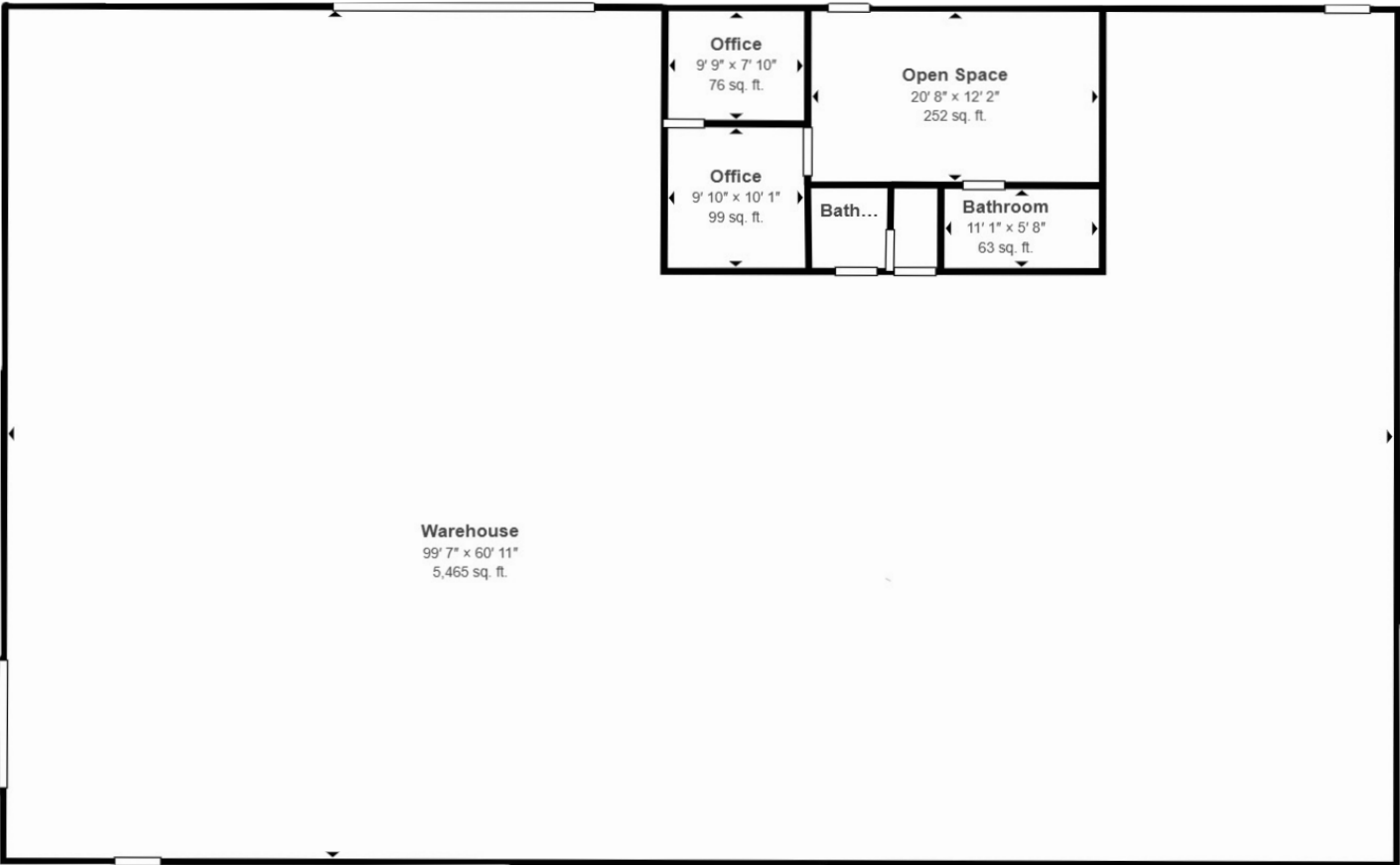
Base Rent	Starting at \$9.50 PSF
Additional Rent	±\$3.00 PSF (est. 2025) Utilities not included
Available Size*	±6,200 SF total (±5,500 SF warehouse + ±700 SF office)
Clear Height	±19'10"
Sprinklers	None
Power	125 Amps, 120 V - To be confirmed
Loading Doors	1 overhead door 18' w x 16' h 1 dock
Construction	Steel frame butler style
Renovation	Early 2020: new LED lighting, self-contained floor drainage system, oil separator, infrared heating system, construction of the reception area



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703 Malenfant Boulevard

Unit 1: ±6,200 Sq. Ft.



703 Malenfant Boulevard

Unit 2: ±3,800 Sq. Ft.

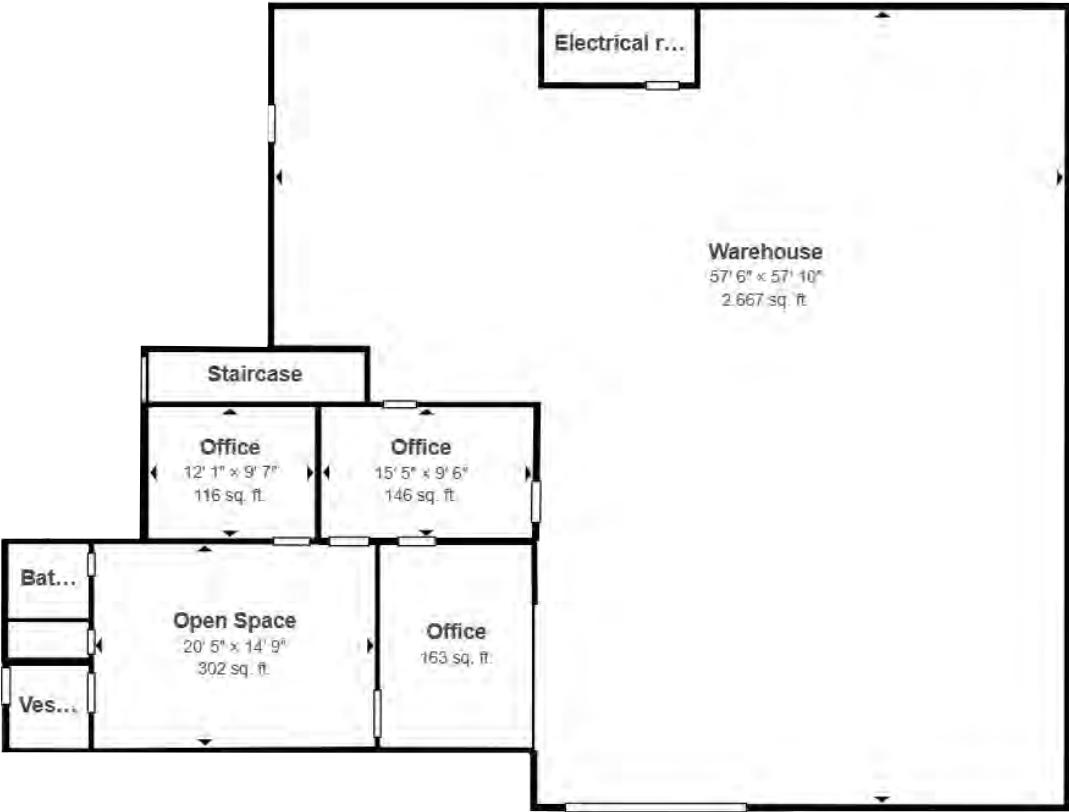
Base Rent	Starting at \$9.50 PSF
Additional Rent	±\$3.00 PSF (est. 2025) Utilities not included
Available Size*	±3,800 SF total plus additional storage (±2,600 SF warehouse + ±1,200 SF office)
Clear Height	±18'5"
Sprinklers	None
Power	225 Amps, 240 V - To be confirmed
Loading Doors	1 overhead door ±12 ' w x 14' h
Construction	Steel frame butler style
Column Spacing	20' x 60'
Renovation	Early 2020: new electric, demising walls, LED lighting, spray foam insulation, self- contained floor drainage system



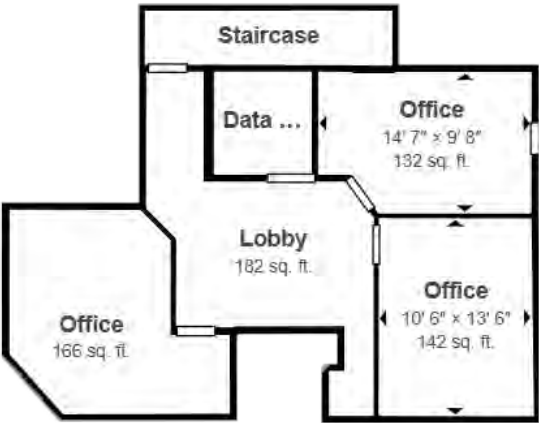
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703 Malenfant Boulevard

Unit 2: ±3,800 Sq. Ft.



FIRST FLOOR



SECOND FLOOR



703 Malenfant Boulevard

Unit 3: ±3,200 Sq. Ft.

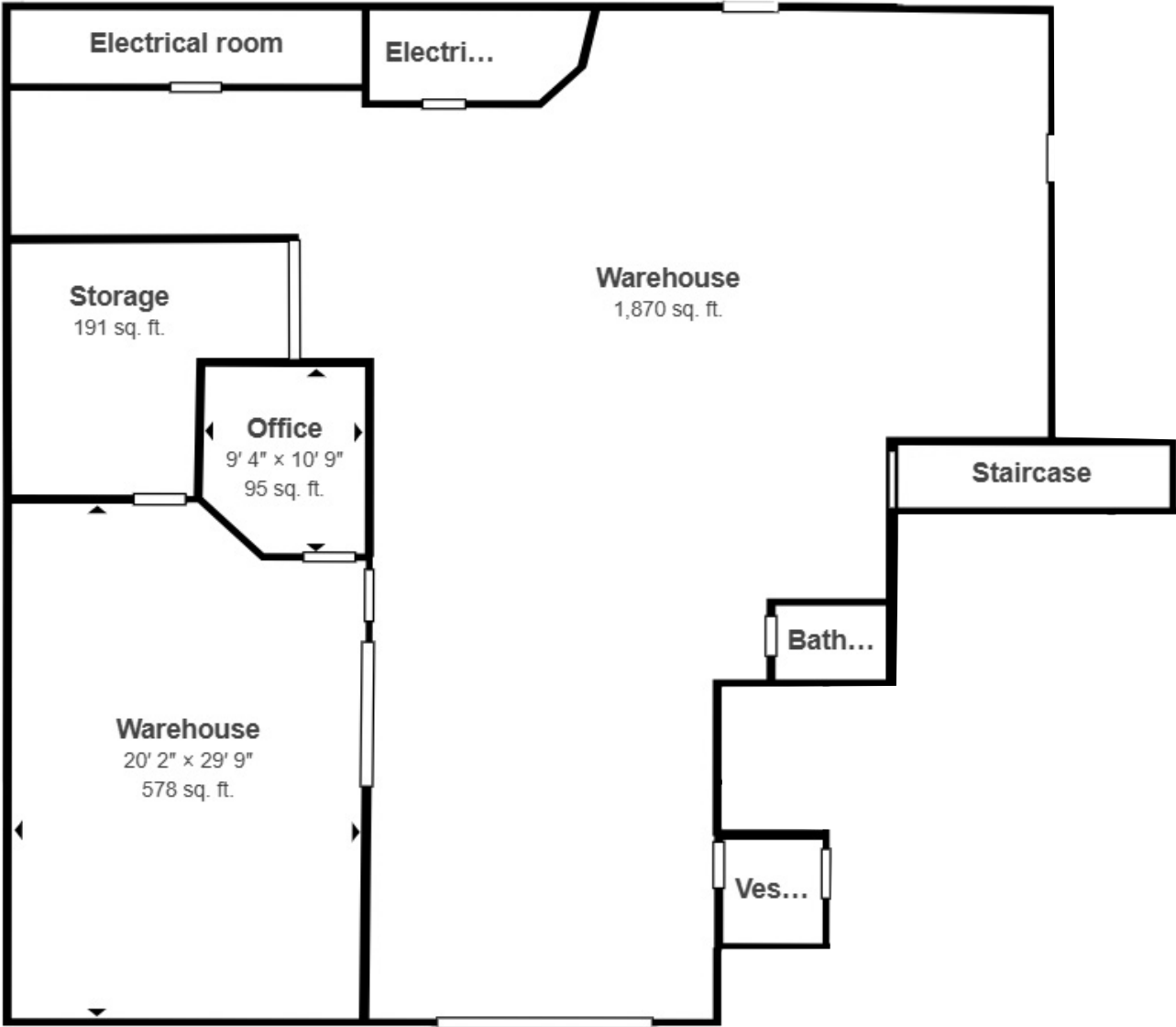
Base Rent	Starting at \$9.50 PSF
Additional Rent	±\$3.00 PSF (est. 2025) Utilities not included
Available Size*	±3,200 SF total
Clear Height	±18'5"
Sprinklers	None
Power	200 Amps, 240-480 V - To be confirmed
Loading Doors	1 overhead door ±12 ' (w) x 14' (h)
Construction	Steel frame butler style
Column Spacing	20' x 60'



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703 Malenfant Boulevard

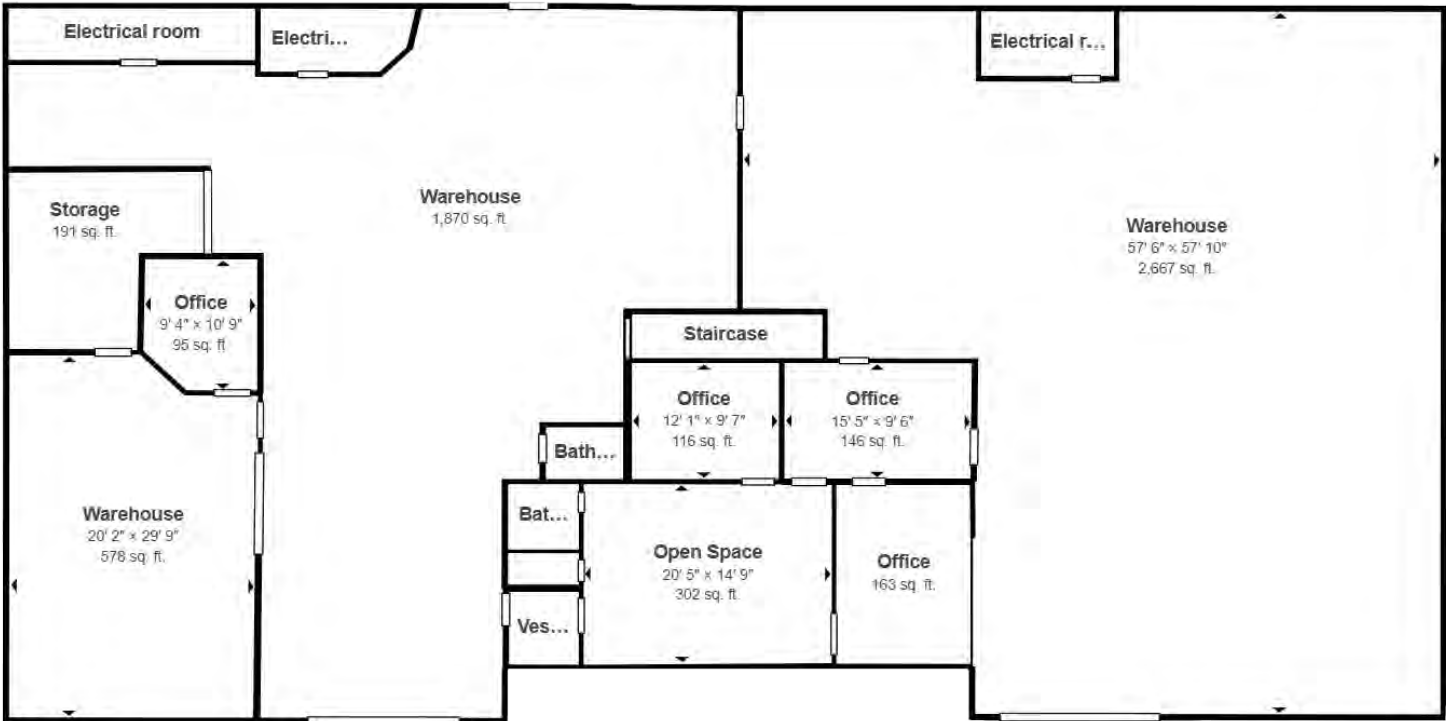
Unit 3: ±3,200 Sq. Ft.



703 Malenfant Boulevard

Unit 2+3 combined: ±7,000 Sq. Ft.

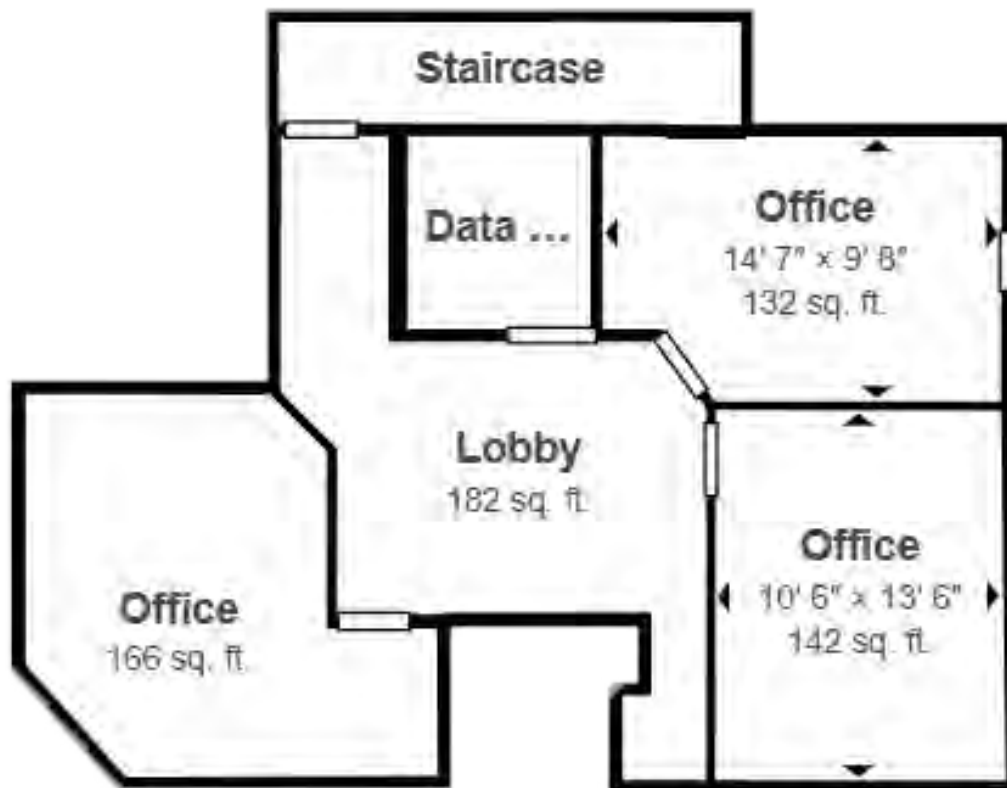
FIRST FLOOR



703 Malenfant Boulevard

Unit 2+3 combined: ±7,000 Sq. Ft.

SECOND FLOOR



The Location

Location Overview

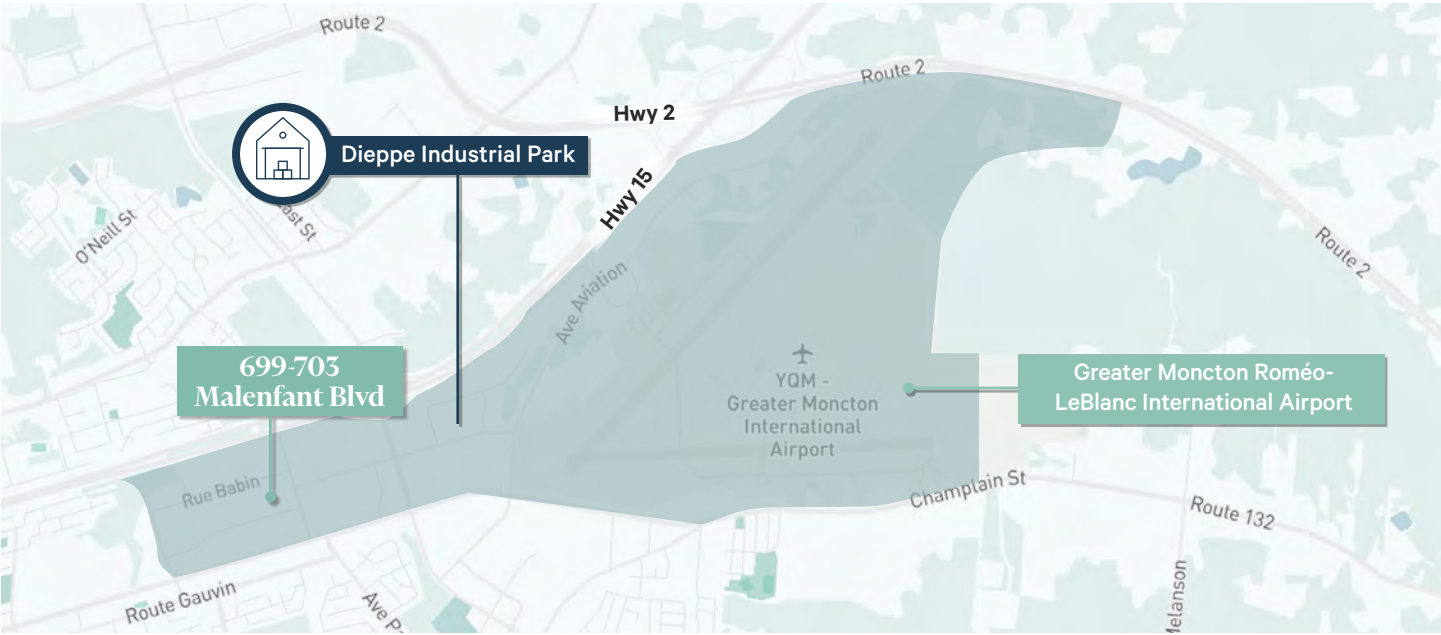
Nestled within Dieppe Industrial Park, 699-703 Malenfant Boulevard offers a strategic location with convenient access to major transportation arteries, including Highway 15 and Highway 2, as well as proximity to the Greater Moncton Roméo-LeBlanc International Airport. The surrounding area benefits from a robust and skilled labor pool, contributing to a dynamic and supportive business environment, making it an ideal location for industrial and distribution-focused enterprises.



Dieppe Industrial Park

Become an integral part of the thriving Dieppe Industrial Park, a well-established park with current inventory of 2,294,047 sq. ft., and is home to over 250 diverse companies spanning sectors such as light industrial, aerospace, agri-food, transport, and distribution. 50 acres of serviced land are ready for sale with another 450 acres planned for future development.

Dieppe Industrial Park's advantageous position provides access to three critical deep-water ports: Port Saint John (155 km), Port of Belledune (250 km), and Port of Halifax (250 km). The park sits at the junction of three road networks and adjacent to the Greater Moncton Roméo-LeBlanc International Airport. This allows for 24-hour delivery reach to over 70 million consumers and direct access to 2 million consumers within a 300 km radius. This expansive park, covering over 1,000 acres, is a prime location for its advanced infrastructure and intermodal facilities.



2024 DEMOGRAPHIC WITHIN 5KM*

 **45,695**
LABOUR FORCE PARTICIPATION

 **\$108,645**
AVERAGE HOUSEHOLD INCOME

Q2 2025 DIEPPE INDUSTRIAL MARKET SNAPSHOT*

12%
AVAILABILITY RATE

\$11.42
AVERAGE NET RENT (PSF)

15,112
NET ABSORPTION (SF)

59,397
UNDER CONSTRUCTION (SF)

*Source: Sitewise, CBRE Research

Dieppe IP Zoning Permitted Uses

PRIMARY PERMITTED USE

- Office
- Personal service shop
- Car wash
- Pet services
- Veterinary clinic
- Catering service
- Sales centre – model home
- Fitness facility
- Artist or craftsperson studio
- Communications use
- Nursery
- Restaurant
- Retail establishment
- Service shop
- Motor vehicle sales establishment
- Commercial kennel
- Service station
- Auction facility
- Microbrew pub
- Motor vehicle repair shop
- Entertainment use
- Billboard sign
- Cultural use
- Health services use
- Educational use
- Safety and emergency services use
- Mini storage warehouse
- Research and development facility
- Light industrial use
- Warehouse
- Contractor's shop
- Contractor's yard
- Transportation use
- Distribution use
- Heavy equipment sales and service establishment
- Recycling depot, subject to terms and conditions
- Cannabis production facility

SECONDARY PERMITTED USE SUBJECT TO TERMS AND CONDITIONS

- Outdoor storage area
- Drive thru
- Daycare centre





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DIEPPE, NEW BRUNSWICK

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

Sandra Paquet

Senior Sales Associate

506 386 3447

sandra.paquet@cbre.com



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