

BUILD TO SUIT  
**4.79 ACRES**



**94 - 114  
DESBRISAY AVE**  
MONCTON, NB

*Rendering*

# PROPERTY HIGHLIGHTS

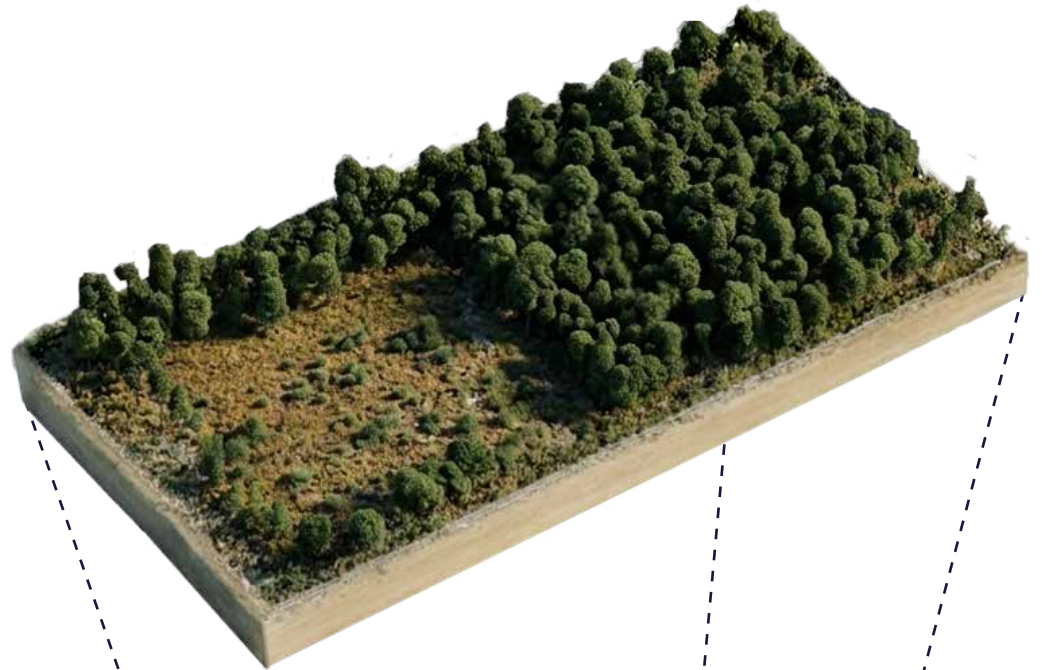
This property offers an exceptional **build-to-suit** opportunity in Moncton, providing the flexibility to develop space tailored to operational requirements in a prominent industrial area.

This space allows future tenants to be part of developing a modern industrial facility that maximizes layouts, focusing on workflow efficiency, equipment needs, and long-term operational growth.

A **conceptual building proposal** currently exists for the property, providing a strong foundation for future development; however, the design can be modified and customized to meet specific tenant or owner-user requirements.

## HIGHLIGHTS

- Industrial build-to-suit opportunity.
- Suitable for warehouse, logistics, industrial, and many other uses.
- Existing conceptual development in place for  $\pm 50,000$  sf.
- **Flexible design** that can be customized to user requirements.
- Strategic industrial location with excellent **connectivity**.



# PROPERTY HIGHLIGHTS

This vibrant area combines two PID, offering exciting opportunities for various industrial and commercial uses, such as warehousing, logistics, distribution, light manufacturing, contractor operations, and service industry spaces.

NB140672  
**MLS**

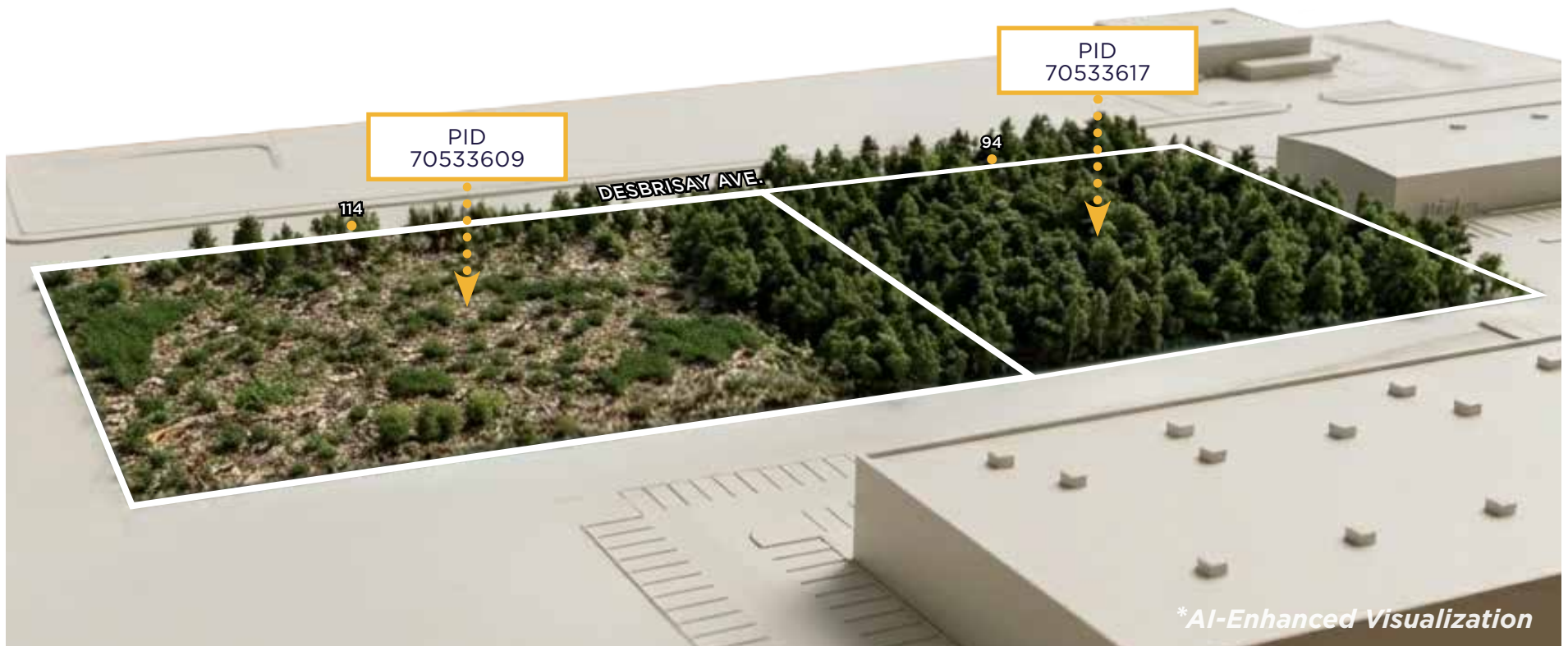
4.79 ACRES  
**LOT SIZE**

\$18.75 PSF NET  
**LEASE RATE**

±50,000 SF  
**BUILDING SIZE**

70533617 - 70533609  
**PID**

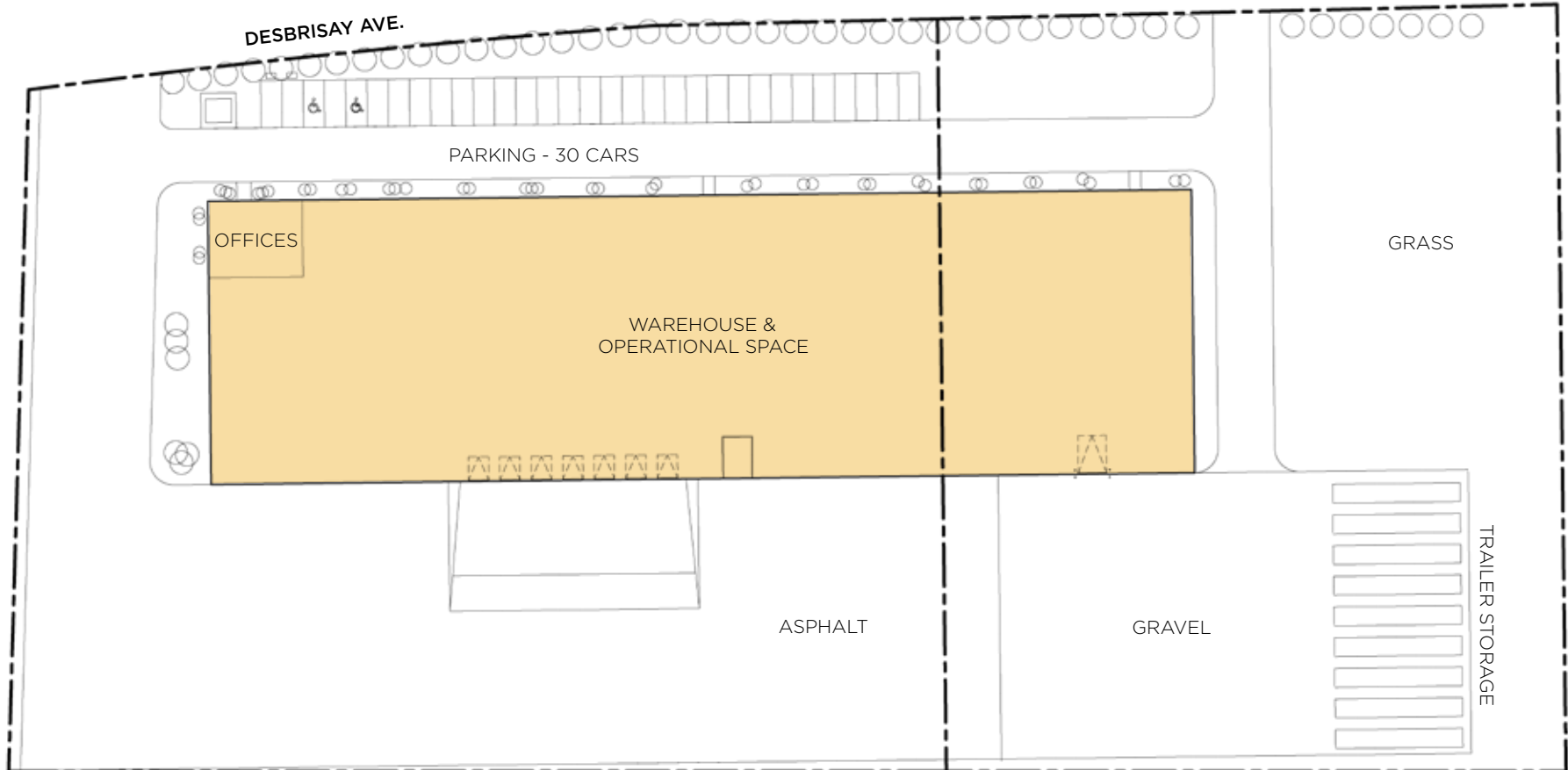
INDUSTRIAL PARK  
**ZONING**



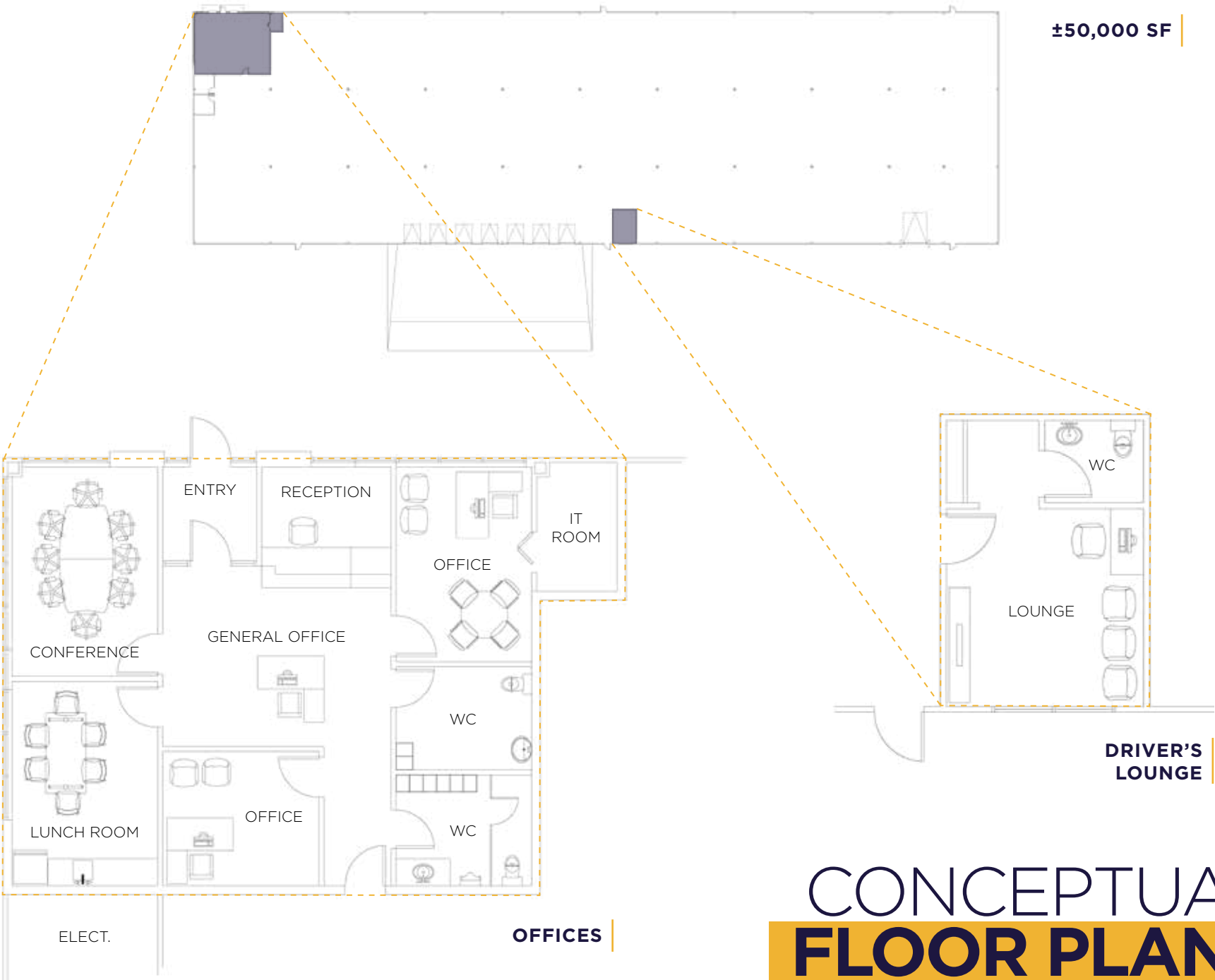
*\*AI-Enhanced Visualization*

*\*This image was created using Artificial Intelligence. It is for visionary purposes only, and they may not reflect the property's current condition.*

# CONCEPTUAL SITE PLANS



±50,000 SF



ELECT.

OFFICES

DRIVER'S  
LOUNGE

# CONCEPTUAL FLOOR PLANS



Situated on Desbrisay Ave, this property offers excellent access to major transportation infrastructure and established industrial corridors within Greater Moncton.

It provides convenient connections to important routes, including Wheeler Boulevard and the Trans-Canada Highway, facilitating efficient transportation, logistics, and regional distribution activities.

LOCATION  
MAP

# CONTACT INFORMATION

**ADAM MAGEE**

Managing Director NB/NL  
+1 506 872 2507  
amagee@cwatlantic.com

**SUZIE TAYLOR**

Commercial Real Estate Advisor  
+1 506 380 1777  
staylor@cwatlantic.com

