

BUILD TO SUIT
4.79 ACRES



94 - 114
DESBRISEY AVE
MONCTON, NB

Conceptual Rendering

PROPERTY HIGHLIGHTS

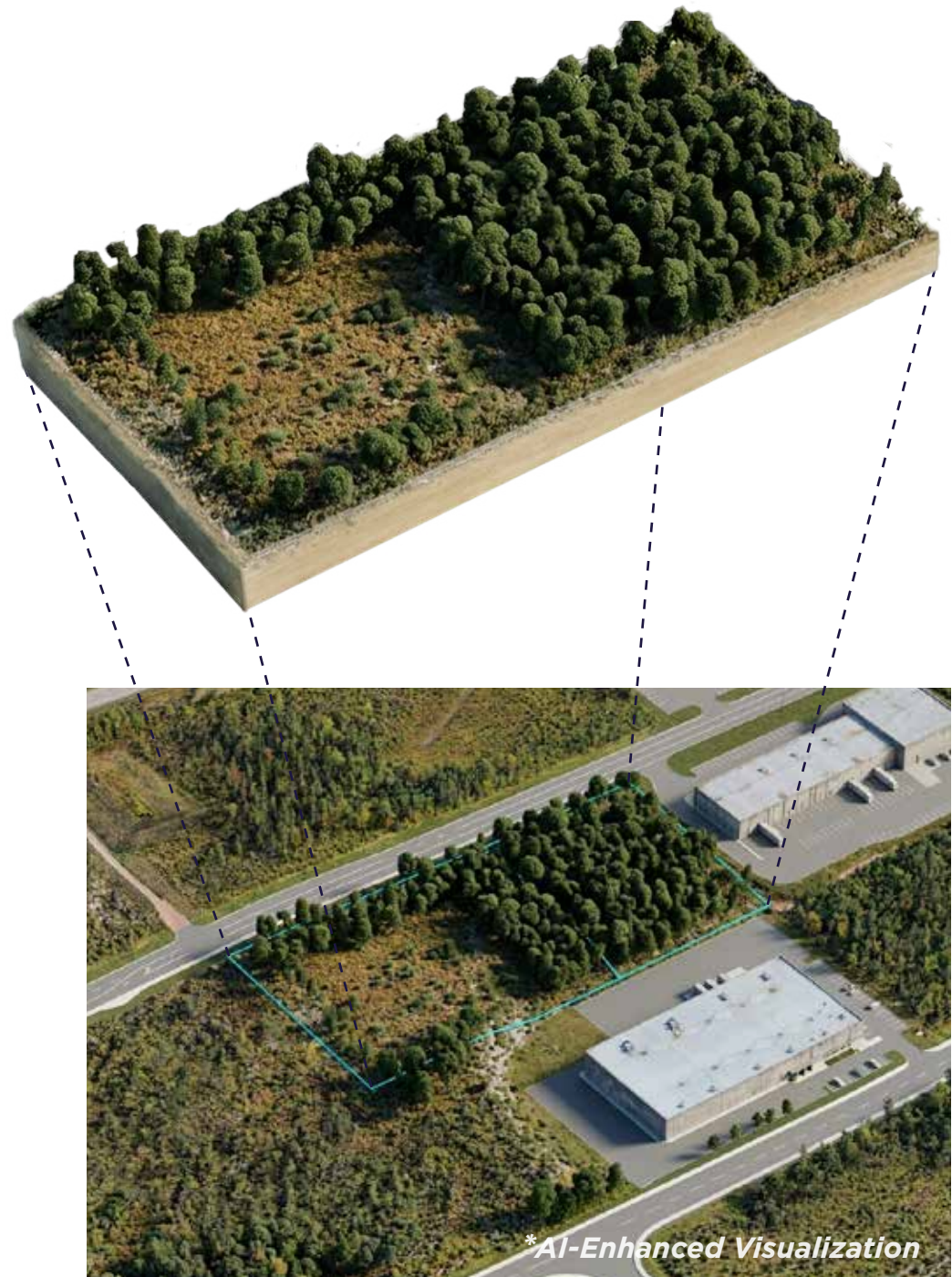
This property offers an exceptional **build-to-suit** opportunity in Moncton, providing the flexibility to develop space tailored to operational requirements in a prominent industrial area.

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**.



**AI-Enhanced Visualization*

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

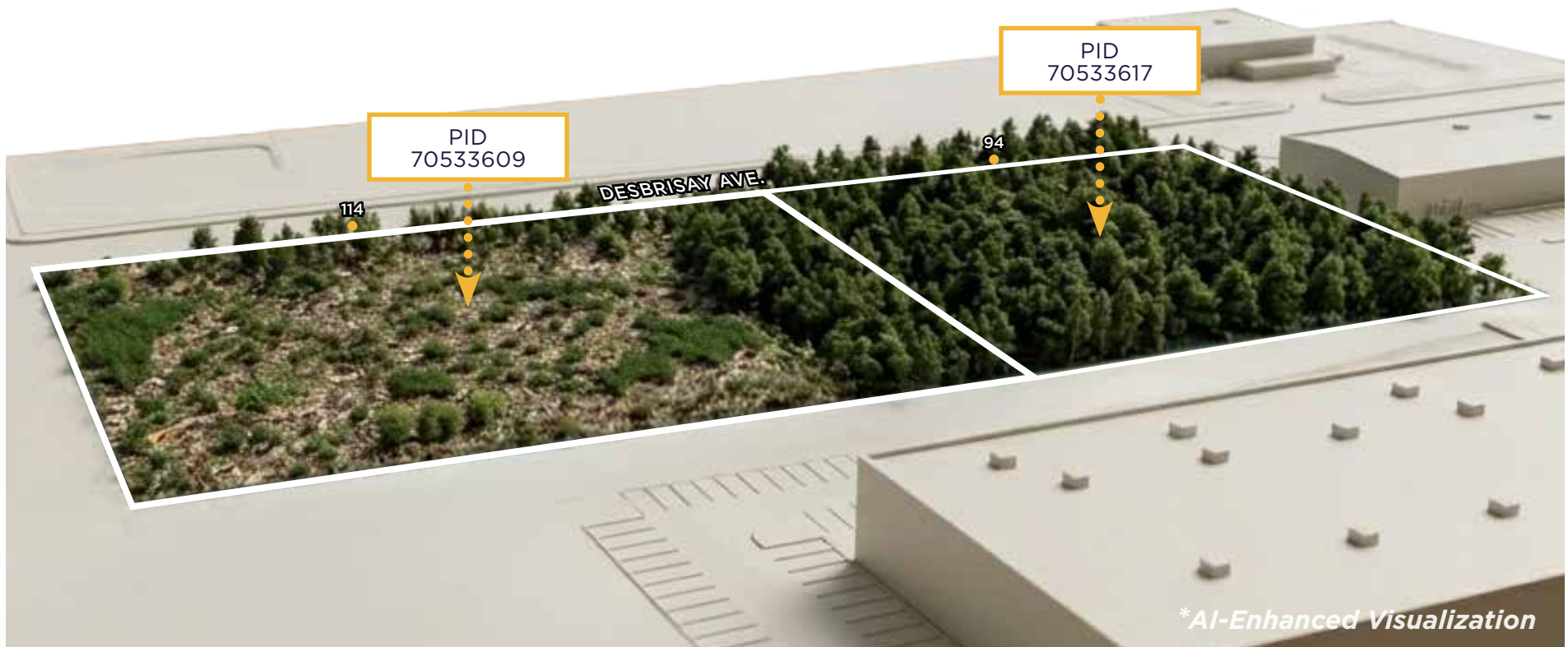
4.79 ACRES
LOT SIZE

\$18.75 PSF NET
LEASE RATE

±50,000 SF
BUILDING SIZE

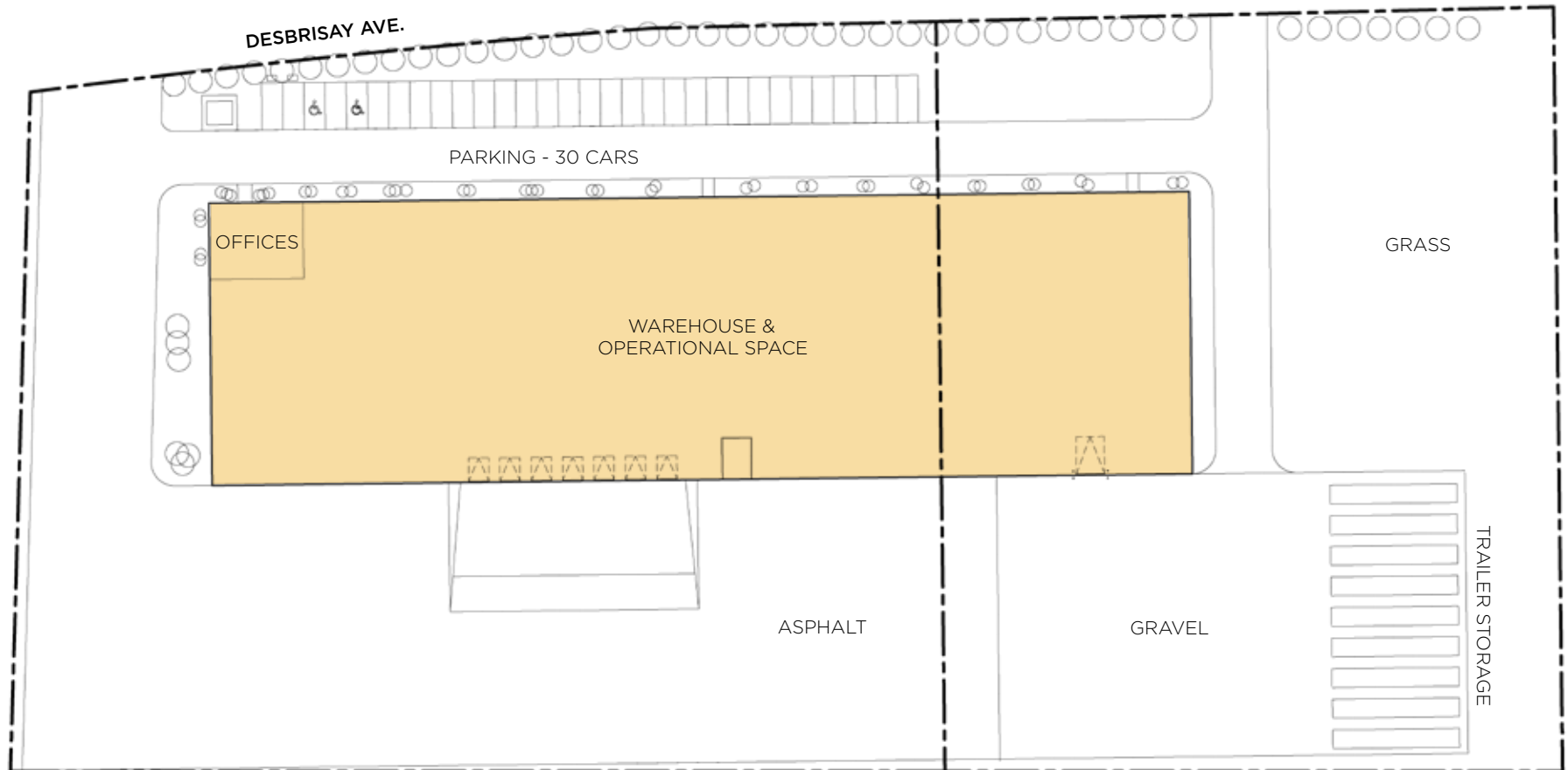
70533617 - 70533609
PID

INDUSTRIAL PARK
ZONING



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

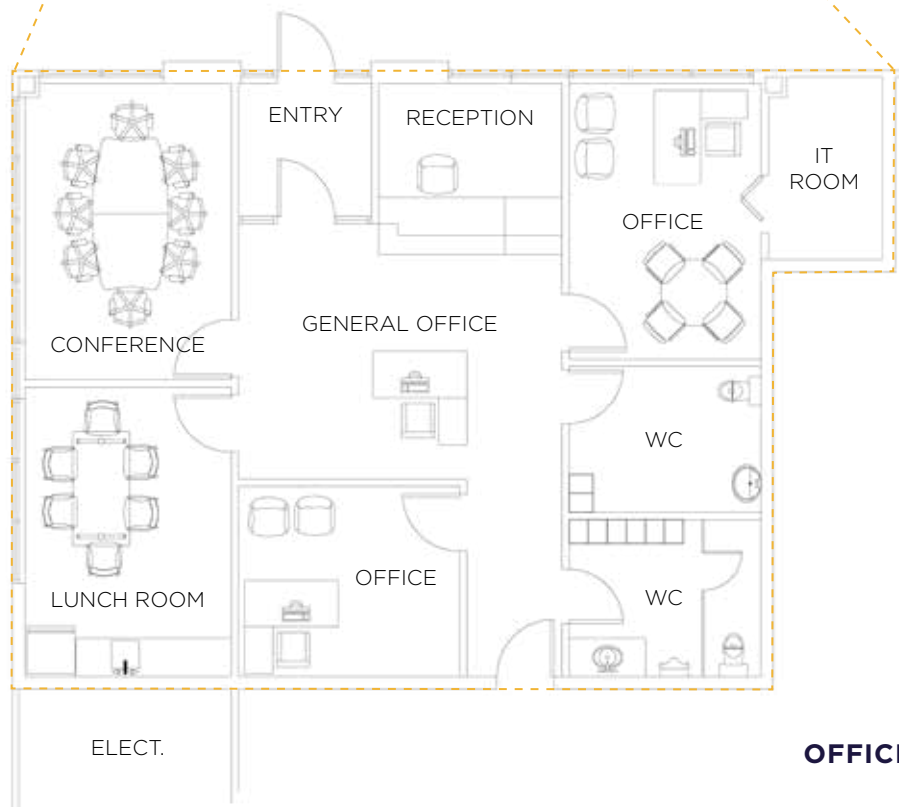
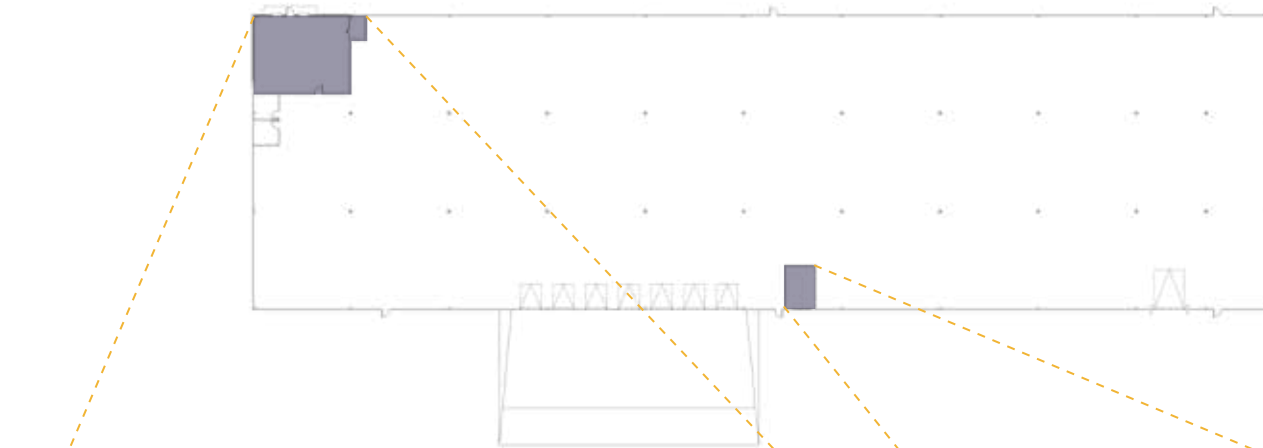
CONCEPTUAL SITE PLANS



±50,000 SF

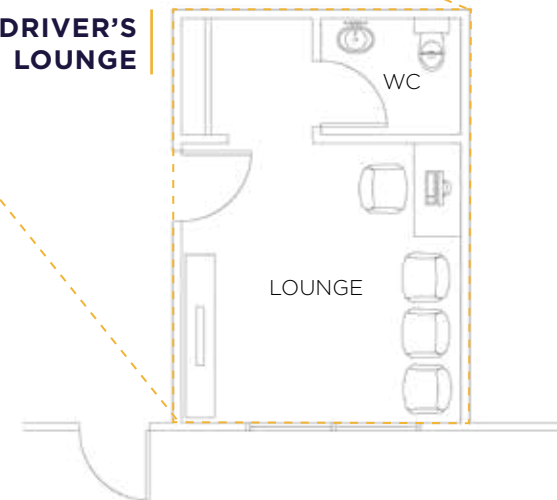


CONCEPTUAL RENDERING



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

