

FOR LEASE

31 Industrial Drive

Sussex, New Brunswick



30,000 SF AVAILABLE

SINGLE TENANT INDUSTRIAL BUILDING



*30,000 SF of
industrial space built
for performance.*

PROPERTY OVERVIEW



A versatile industrial building with warehouse, office, and specialized infrastructure.

This 30,000 SF facility on 3.48 acres offers a mix of warehouse and office space, along with built-in cranes, loading doors, and extraction systems. With 16' clear height and heavy power, the building is designed to support manufacturing and industrial operations.



30,000 SF

TOTAL BUILDING SIZE



16'

CLEAR HEIGHT



3,045 SF

OFFICE SIZE



1975

YEAR BUILT



3.48 ACRES

TOTAL SITE SIZE



\$6.00 PSF

LEASE RATE (NET)

PROPERTY HIGHLIGHTS



BUILDING FEATURES



ELECTRICAL: 1,000 AMP | 600V |
3-Phase



HEATING: Hot water fired oil w/ unit
heaters



LOADING:

- 1 x 12'x12' loading door w/ crane access
- 2 x 8'x8' loading doors

INFRASTRUCTURE & EQUIPMENT

CRANES:

- 2 interior travel cranes
- 1 external travel crane

PAINT BOOTH: Rainfall paint booth w/
extraction fan

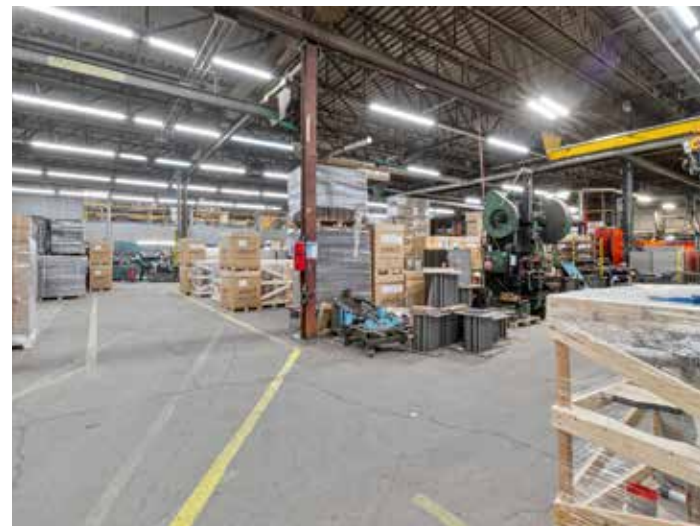
COMPRESSED AIR: On-site compressor

VENTILATION: Multiple welding fume
extraction fans & ducting.

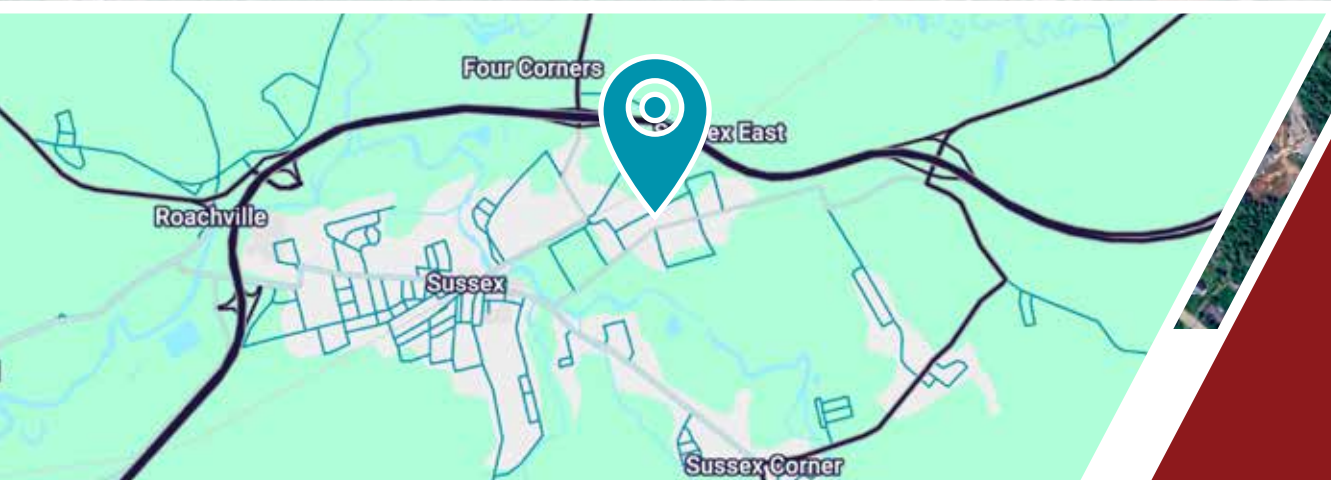
PROPERTY SITE PLAN



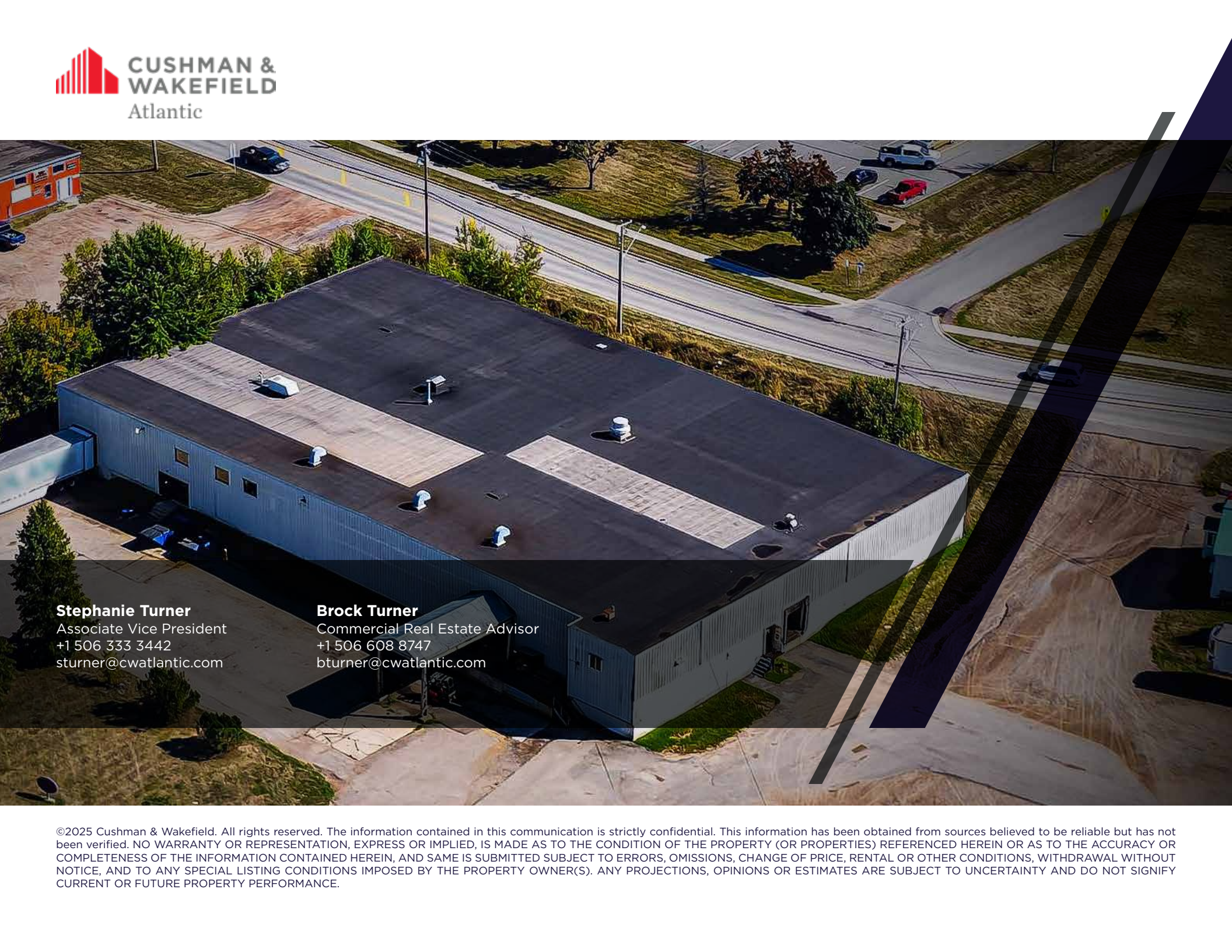
PROPERTY PHOTOGRAPHY



PROPERTY AERIAL MAP



*Centrally located
within New Brunswick's
Golden Triangle*



Stephanie Turner
Associate Vice President
+1 506 333 3442
sturner@cwatlantic.com

Brock Turner
Commercial Real Estate Advisor
+1 506 608 8747
bturner@cwatlantic.com