

21

WITHEBONE

SAINT JOHN, NB

For Lease
+/- 5,600 SF



**CUSHMAN &
WAKEFIELD**
Atlantic

// PROPERTY FEATURES

This industrial property, approximately 5,600 square feet, is located in the McAllister Industrial Park in Saint John. It features a paved parking area and a mostly fenced, secure front and rear yard.

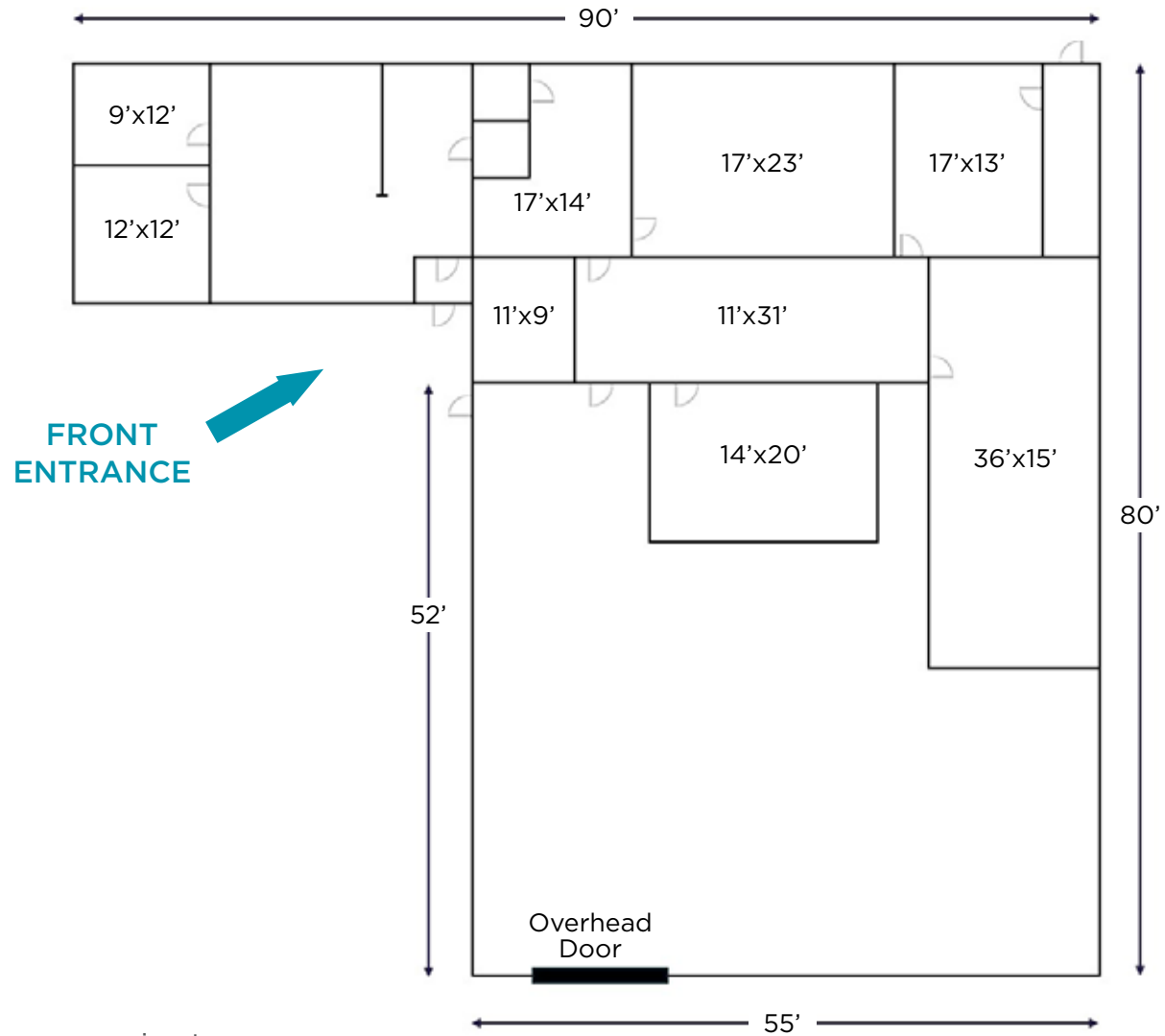
The property includes an office space with a large reception area, two executive offices, a training room, a kitchenette, and a lunchroom. Additionally, the warehouse area contains an office for a supervisor, mezzanine storage, a compressor, and a high-grade loading door that measures 10 feet in height.

Lease Rate	\$12 psf NNN*
Area	2 Acres
Available Space	+/- 5,600 sf <ul style="list-style-type: none">• Warehouse: +/- 3,800 sf• Office: +/- 1,800
Ventilation	<ul style="list-style-type: none">• Warehouse: ceiling mounted blower• Office: electric baseboard
MLS	NB130056
PID	55007868

*The tenant is responsible for all operating costs associated with the property.



// FLOOR PLANS



*Measurements are approximate.

// GALLERY





SAINT JOHN

DISTANCES

- 8 min** Port of Saint John
- 9 min** NB Route 1
- 12 min** Saint John
- 22 min** Spruce Lake Industrial Park

// **LOCATION**

Located in McAllister Industrial Park, this property aims to benefit from the growth of the nearby Grandview Industrial Park and the rapid industrial expansion on the east side of Saint John. The area has seen significant development, largely driven by ongoing initiatives in the energy sector.

Additionally, the property is just minutes away from major routes, the Port of Saint John, and key commercial districts.

21 WITHEBONE

SAINT JOHN, NB



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



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.