

FOR LEASE



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8 BAYSIDE DRIVE
SAINT JOHN, NB



**CUSHMAN &
WAKEFIELD**
Atlantic

8 BAYSIDE DRIVE

SAINT JOHN, NB

Explore a fantastic opportunity on the Bayside Drive in East Saint John. This commercial space features two units with an overhead loading door, making it ideal for dry storage, distribution, or light industrial use.

With a dedicated entrance, this property offers excellent visibility and exposure. For units B2 and B3, the landlord is open to discussing storefront upgrades or facade improvements based on the final lease terms, allowing customization that meets your operational needs.

For additional space, the two units can be combined for a total of 7,400 sf.

PROPERTY HIGHLIGHTS

- Ideal for light industrial, warehousing, distribution. Site facilitates delivery via “straight truck”
- High-traffic location with strong visibility on Bayside Drive.
- Utilities included for simple, predictable budgeting.
- Landlord open to storefront improvements with acceptable terms.

PID	00019786
Units	B2 & B3 B4
Lease rate	\$10.00 psf Net
Additional rent	\$4.00 psf
Size	3,550 - 3,850 sf

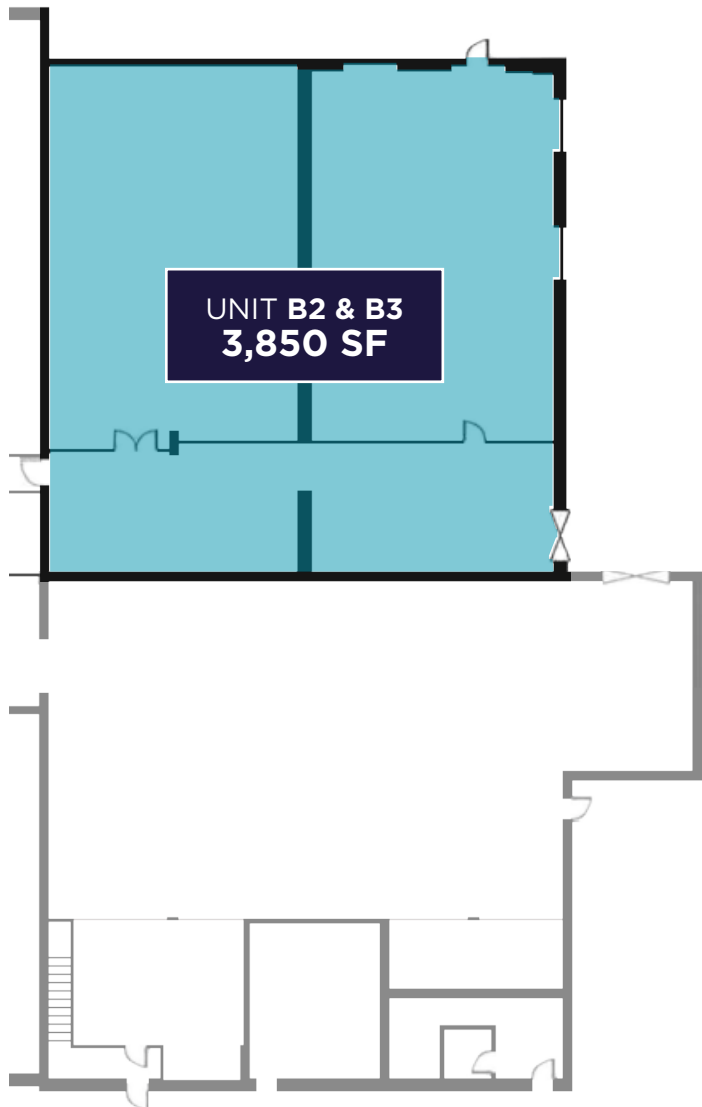


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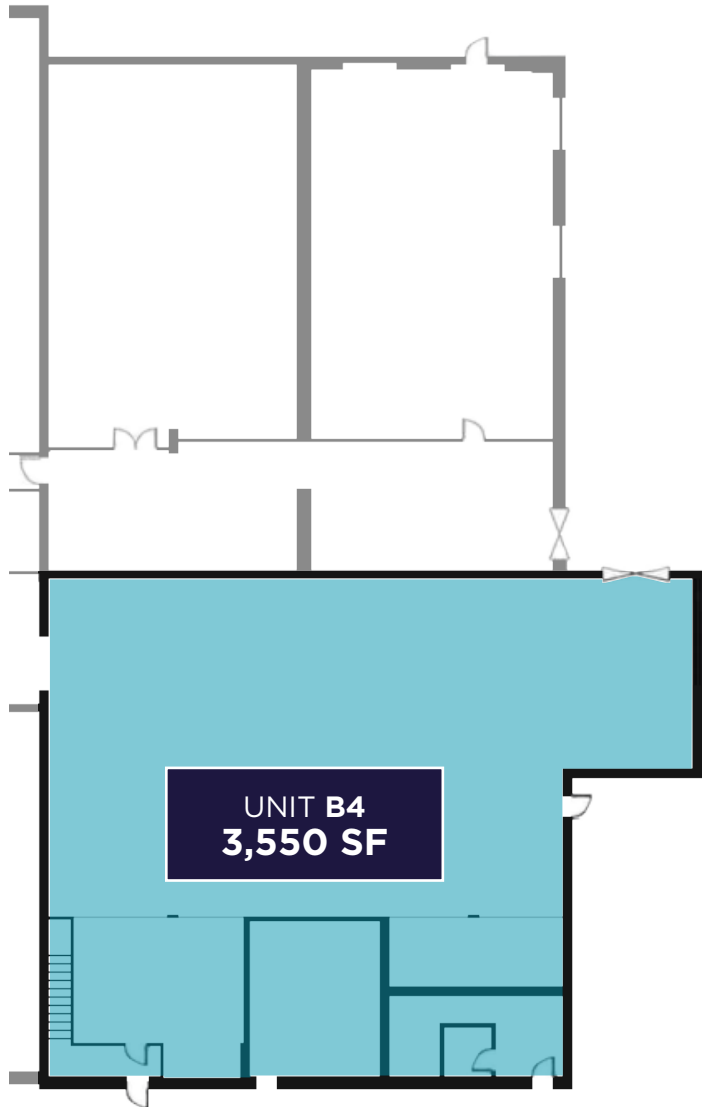
FLOOR PLAN



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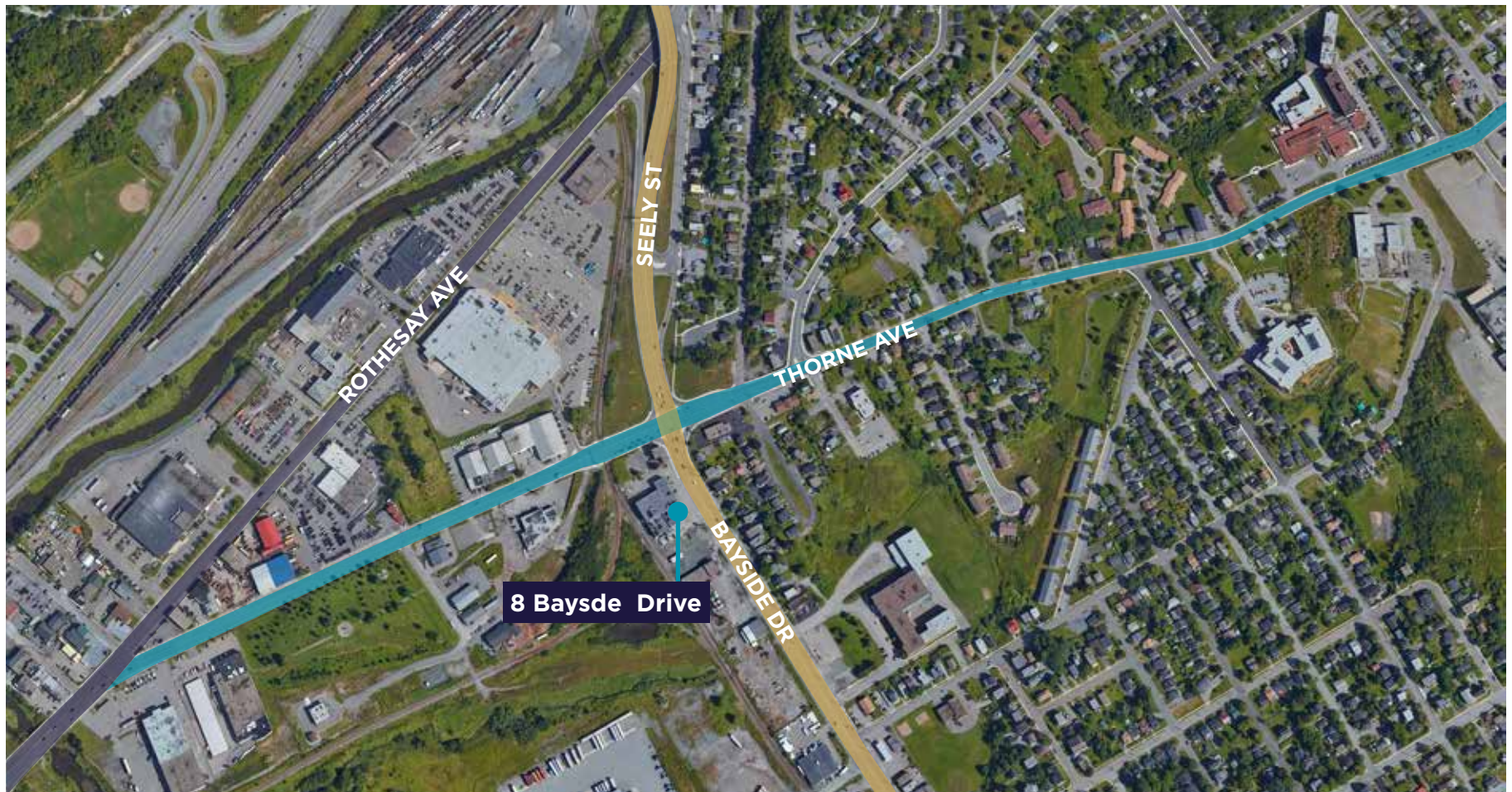


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LOCATION

This property on the busy Bayside Drive near Kane's Corner in East Saint John offers a strategically located commercial site with convenient access, excellent visibility, and close proximity to major routes and local amenities.



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COMMERCIAL SPACE AVAILABLE

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