



LEASING OPPORTUNITY

66 English Drive  
MONCTON, NEW BRUNSWICK



# PROPERTY INSIGHT



**Lease Rate – \$6.75 per Square Foot**



**TOTAL SIZE**  
82,300 SF



**WAREHOUSE**  
80,000 SF



**DOCK LOADING**  
5 + 1 DRIVE-IN



**OFFICE SPACE**  
2,300 SF



**SITE AREA**  
8.5 ACRES



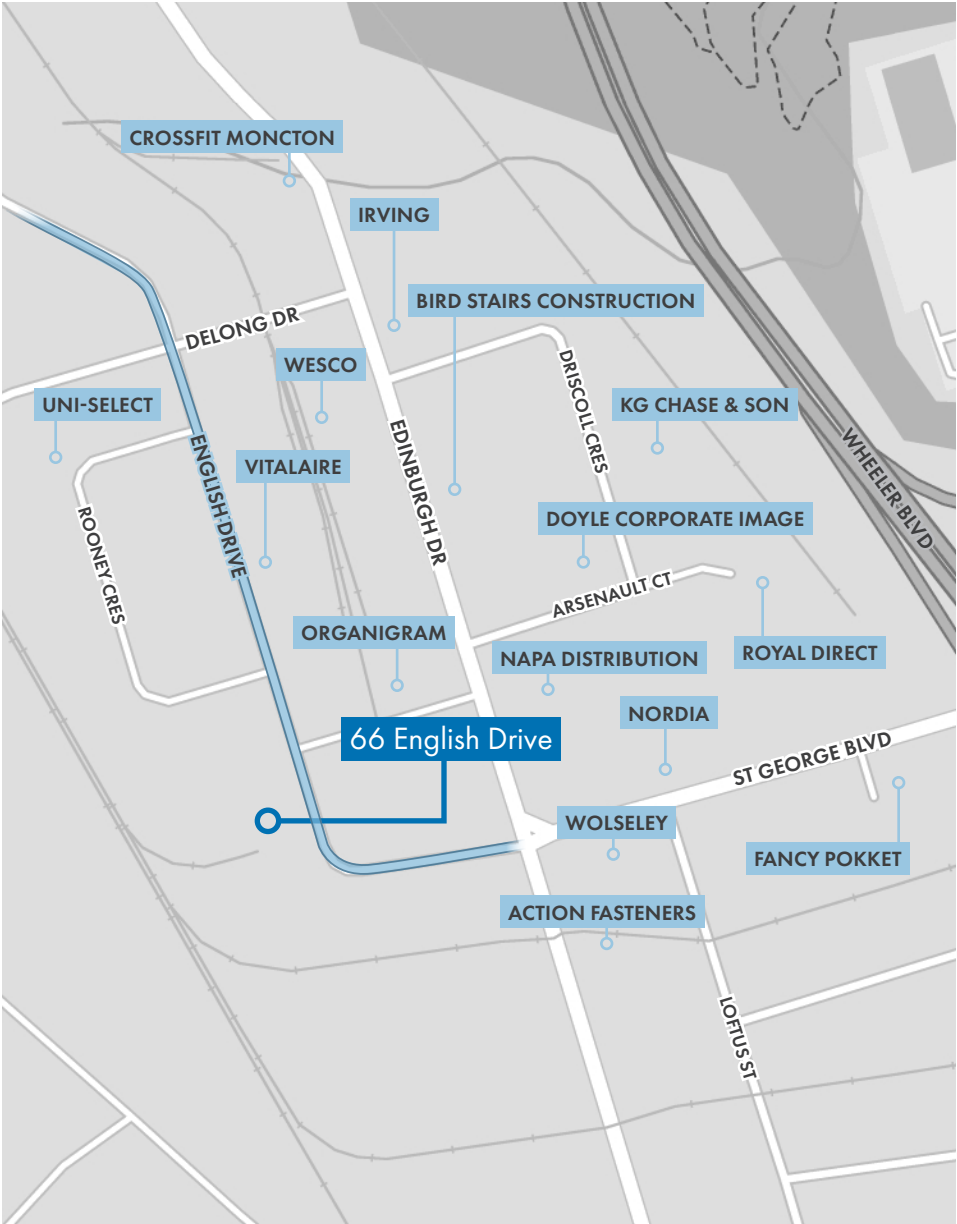
**CLEAR HEIGHT**  
26' – 30'

## COMPRISES WAREHOUSE & OFFICE

Structural steel frame with exterior masonry and metal siding. Multi tenant opportunity. (approx 40,000 SF each)

<b>Address</b>	66 English Drive, Moncton NB
<b>Zoning</b>	IP – Industrial Park
<b>Site Area</b>	8.5 acres
<b>Year Built</b>	1981 with addition in 1989
<b>CAM Estimated</b>	\$1.50 per sq.ft.
<b>Property Tax</b>	\$1.40 per sq.ft. (2021)
<b>HVAC</b>	Electric and natural gas heat
<b>Power</b>	2,500 kVA
<b>Lighting</b>	400W HPS and LED
<b>Rail Siding</b>	Active CN Railway Service
<b>Trailer Parking</b>	2 Acres Excess Land to Accommodate
<b>Site Services</b>	Municipal
<b>Availability</b>	Immediate
<b>Sprinklers</b>	0.40 gpm / 3,000 SF Density
<b>Loading</b>	5 docks, 1 drive-in
<b>Clear Height</b>	26' to 30'
<b>Slab Thickness</b>	12" – 18"

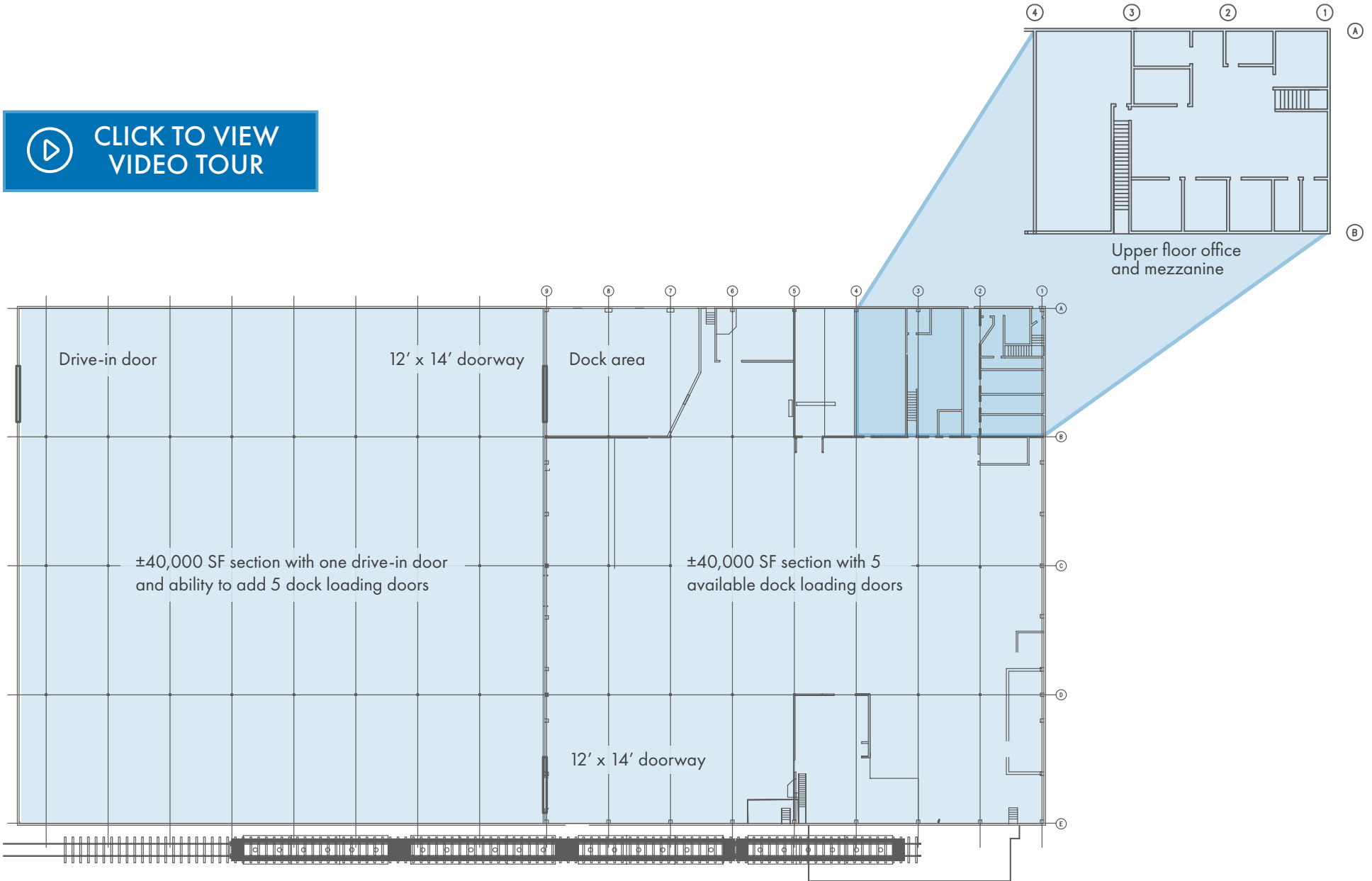
# AREA OVERVIEW



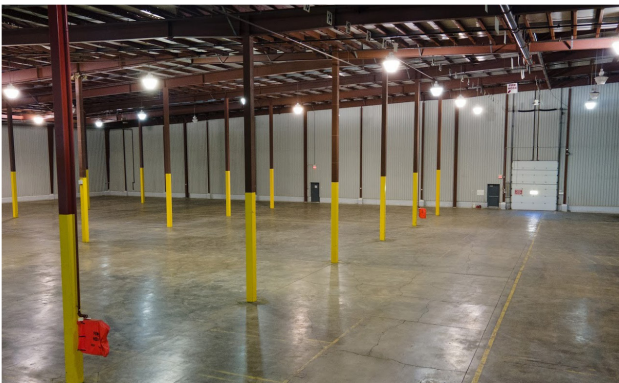


# FLOOR PLAN

 [CLICK TO VIEW VIDEO TOUR](#)



# SITE PHOTOS





# 66 English Drive MONCTON, NEW BRUNSWICK

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