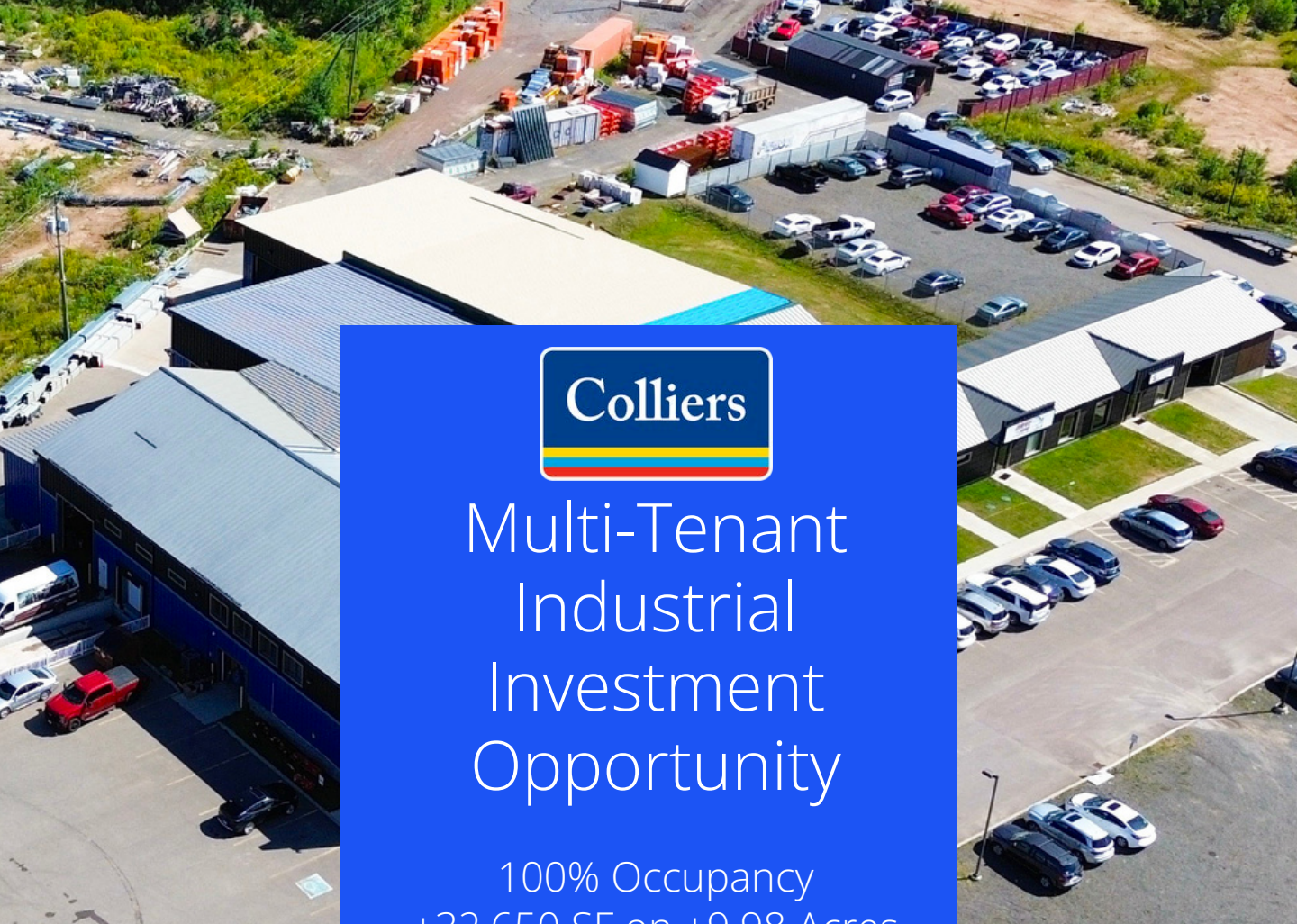




Multi-Tenant Industrial Investment Opportunity

100% Occupancy
±32,650 SF on ±9.98 Acres

9 Zack Road presents an opportunity to acquire a strategically positioned, fully leased multi-tenant industrial asset in one of Greater Moncton's growing industrial areas. Situated on approximately 9.98 acres in Berry Mills, New Brunswick, the property offers stable rental income and approximately 5.61 acres of excess land for future development or expansion.

The asset includes approximately 32,650 square feet of industrial and office space across multiple bays, designed to accommodate industrial, warehousing, fabrication, logistics, and service commercial users. Features include crane infrastructure, dock and grade loading, heated warehouse flooring, fenced compounds, paved yard areas, and excellent highway connectivity.

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The Subject Property

9 Zack Road, Berry Mills, NB

Key Details

- PID(s) : 70458708, 70680251
- PAN: 05792880
- Property Taxes: \$29,102.54

Property Overview

- 100% Occupancy
- Multi-tenant industrial investment
- ±32,650 SF total building area
- Situated on ±9.98 acres
- Industrial Park (IP) zoning
- Portion owner-occupied

Operational Features

- Crane infrastructure within one bay
- Large paved yard areas
- Secure fenced compounds
- Outdoor storage capability
- Fleet and equipment parking
- On-site well and septic
- Highway accessible industrial location

Construction & Building Features

- Steel and ICF construction
- Constructed in phases between 2014 and 2021
- Expanded in 2021
- Pitched metal roofing system
- Concrete slab and frost wall foundation
- LED lighting throughout
- Heated warehouse flooring
- Air conditioning and heat pump systems
- Individually metered electrical services
- Security cameras and motion detection system

Asking Price
\$5,999,000

Building Configuration & Loading Features



Unit Configuration

- Main Industrial Bay
 - ±21,100 SF
 - High clear warehouse area
 - Crane serviced bay
 - Fabrication and industrial capability
- Industrial / Office Bay
 - ±7,200 SF
 - Warehouse and office configuration
 - Flexible industrial/service commercial layout
- Office/Warehouse
 - ±3,350 SF
 - Warehouse with a small office component
 - Dock and grade loading
- Ancillary Building
 - ±1,000 SF
 - Additional storage/utility building

Loading Features

- 7-grade-level overhead doors
- 2 dock level loading doors
- Dock and grade loading capability
- Loading levellers
- 10 to 14-foot overhead doors
- Suitable for logistics, fabrication, warehousing, and transportation uses

Warehouse Specifications

- Clear heights ranging from 10 to 24 feet
- Approximately 70% warehouse/shop space
- Approximately 30% finished office space
- Heated concrete warehouse flooring
- 600V / 300A electrical service
- Individually metered units

100% Occupied

Tenancy details available upon execution of a non-disclosure agreement

PID Overview

9 Zack Road, Berry Mills, NB

1 PID 70458708
±8.38 Acres

2 PID 70680251
±1.60 Acres

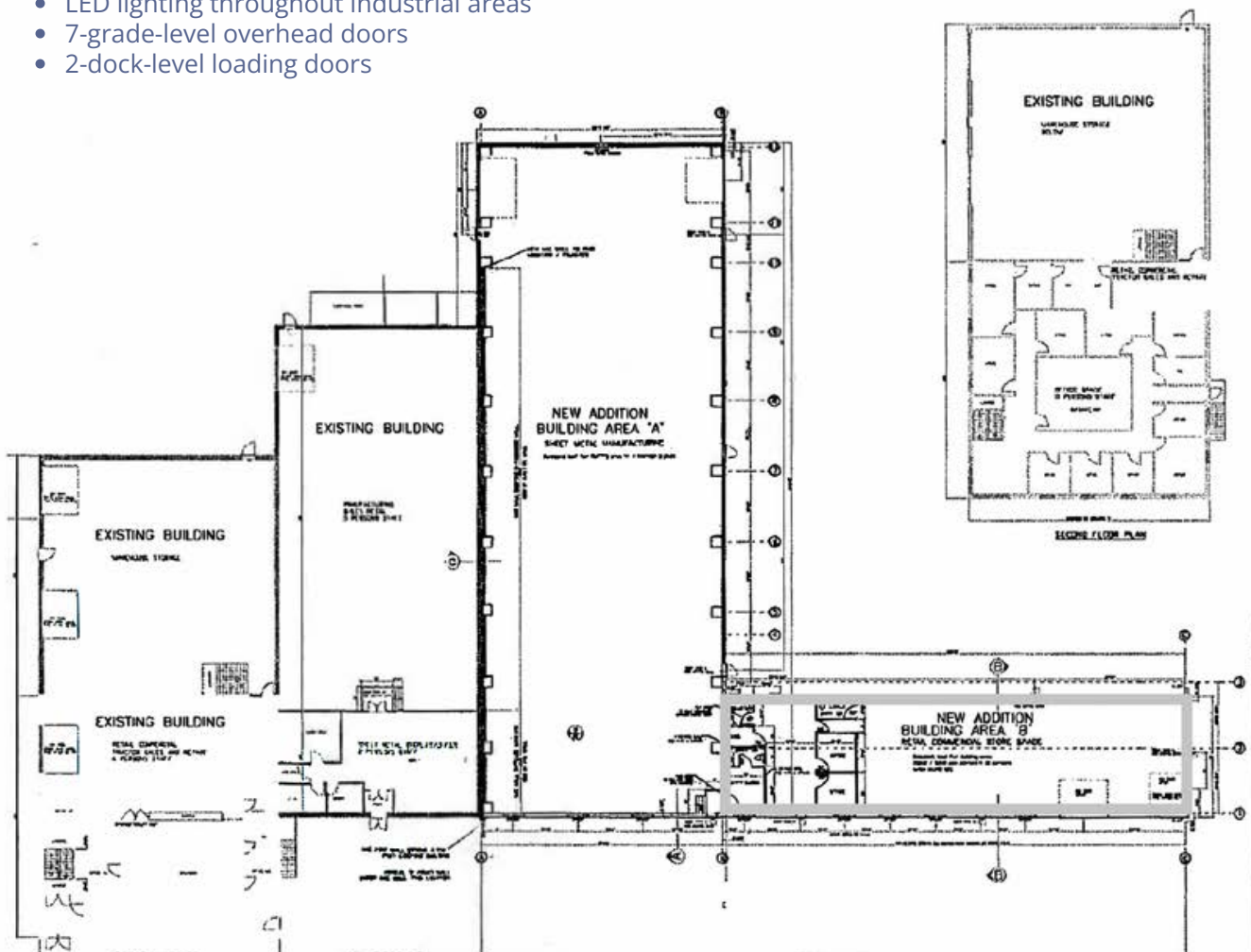
Approximately ±5.61 acres of excess land provides future flexibility for industrial expansion, additional building development, outdoor storage growth, subdivision potential, or long term land banking.



Warehouse/Industrial Floor Plan

Warehouse & Industrial Space | ±29,050 SF

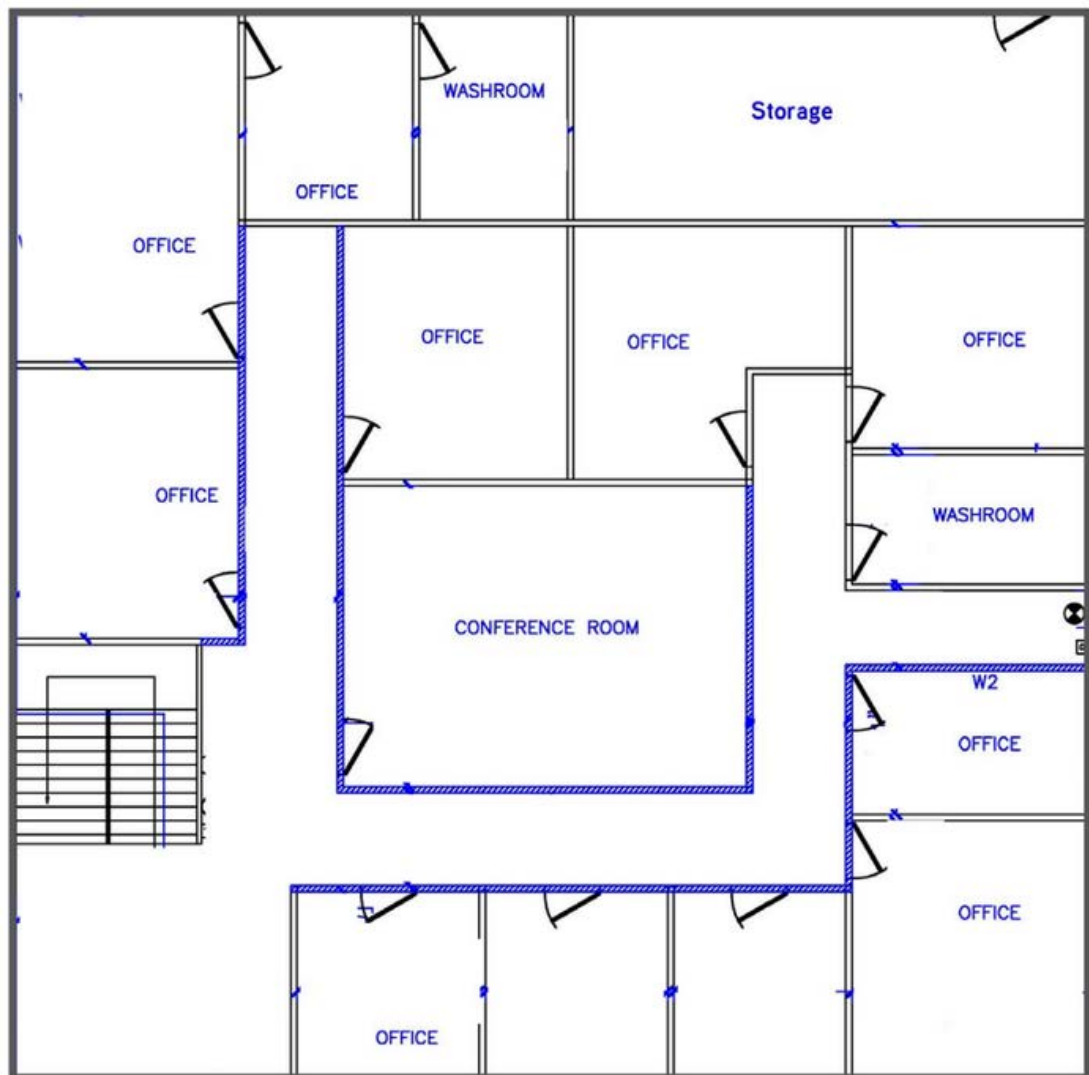
- ±29,050 SF main level industrial and warehouse area
- Multi-bay industrial configuration
- Clear heights ranging from approximately 10 to 24 feet
- A combination of warehouse, fabrication, and industrial service space
- Crane infrastructure within one bay
- Heated concrete warehouse flooring
- LED lighting throughout industrial areas
- 7-grade-level overhead doors
- 2-dock-level loading doors
- Individually metered electrical services
- Large paved yard and fenced compound areas
- Suitable for warehousing, fabrication, logistics, transportation, and service commercial users
- Outdoor storage and fleet parking capability



Office Space Floor Plan

Second-Floor Office Space | ±3,600 SF

- ±3,600 SF second-floor office area
- Multiple private offices
- Boardroom/conference room
- Kitchen and staff area
- Washrooms including shower
- Modern finished office environment



Site Photos



Site Photos

Excess land for future development



Ample comopound and yard space



Site Photos

Modern recent building expansion



Ample parking and loading capabilities



Interior Photos

Warehouse & Industrial Space | ±29,050 SF



Interior Photos

Second-Floor Office Space | ±3,600 SF



Area Overview

9 Zack Road, Berry Mills, NB



Strategically located just off Berry Mills Road (Route 128), 9 Zack Road is positioned within a growing industrial and logistics area in Northwest Moncton. The property offers direct connectivity to the Trans Canada Highway, Wheeler Boulevard, Highway 15, and Route 126, supporting efficient movement throughout Greater Moncton and Atlantic Canada.

The surrounding area includes a strong mix of industrial, transportation, warehousing, service commercial, and logistics related businesses. With strong highway access, outdoor storage capability, and excess development land, the property is well positioned for long term industrial occupancy and investment growth.

Regional Access

- Immediate access to Berry Mills Road (Route 128)
- Direct connectivity to the Trans Canada Highway
- Convenient access to Wheeler Boulevard and Highway 15
- Approximately 10 minutes to Downtown Moncton
- Approximately 15 minutes to Greater Moncton Roméo LeBlanc International Airport
- Strong regional connectivity throughout Atlantic Canada

Area Highlights

- Established transportation and logistics area
- Excellent accessibility for distribution and service operations
- Expanding industrial development node
- Nearby industrial, transportation, and service commercial users



Connect Today



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