

114 Price Street

MONCTON, NEW BRUNSWICK

NEWLY RENOVATED FRONT-LOADING INDUSTRIAL PROPERTY
WITH HIGHWAY EXPOSURE

IDEAL FOR WAREHOUSING & LOGISTIC

Up to 94,417 SQ. FT.

AVAILABLE NOW

26'

CLEAR HEIGHT

13

DOCK DOORS

8.87

LOT SIZE (ACRES)

1

HYDRAULIC DOCK
WITH DRIVE-IN
CAPACITY



Property Overview

Discover 114 Price Street, an exceptional, extensively renovated distribution center available at a competitive price. Located at the intersection of Price Street and the Trans-Canada Highway, and within the new Moncton East Business Park, this facility offers excellent access to major transportation routes and local commercial amenities.

Recent renovations include high-efficiency natural gas heaters, a new bathroom, upgraded entrances, a revitalized parking lot, a new roof, and fresh exterior paint. The interior features polished warehouse floors, a fresh white box paint finish, and new LED lighting, creating a professional environment. This distribution center offers a strategic location, modern upgrades, and ample storage capacity, making it perfect for your growing business.

KEY FEATURES

- **Accessibility:** Convenient access to major highways.
- **Facility Specifications:** Front-loading design with 13 dock doors, one hydraulic dock with drive-in capacity, and a clear height of ±26 feet.
- **Flexible Size:** Subdivision scenarios are available upon request.

Building Size	±183,267 sq. ft.
Available	Unit 100: ±41,676 sq. ft. Unit 101: ±52,741 sq. ft.
Min devisable space	Contact Agent Demising scenario available upon request
Max contiguous space	±94,417 sq. ft.
Lot Size	±8.87 acres*
Available Yard	±2 x 1 acre yards*
Bay Size	±31 ft wide, 319 ft deep*
Column Grid	±31 ft by 31 ft
Loading Doors	13 docks available, 1 hydraulic dock with drive-in capacity
Clear Height	±26 ft*
Power	600 V, 900 A, 3 phase Landlord have completed plans for service upgrade to 600V – 1200 Amp for the whole building
Net Rent	Contact agents for details
Additional Rent	±\$4.33 psf (estimated 2026) - heat and lights not included
Zoning	HC - Highway Commercial (with grandfathered right for distribution and warehousing)



*All measurements are approximate | **All outlines are for illustrative purposes only

New Building Improvements



Roof replacement

Exterior painting

New interior painting - white box condition

Concrete slab refinishing

New LED lighting

New natural gas-fired heaters

Upgraded parking lot

New entrance and bathrooms

Illustrative Concept

Potential Addition of Grade-Level Access & Yard Connectivity

CURRENT CONFIGURATION



CONCEPTUAL RENDERING



POTENTIAL CONCEPT FEATURES*

Addition of two grade-level loading doors

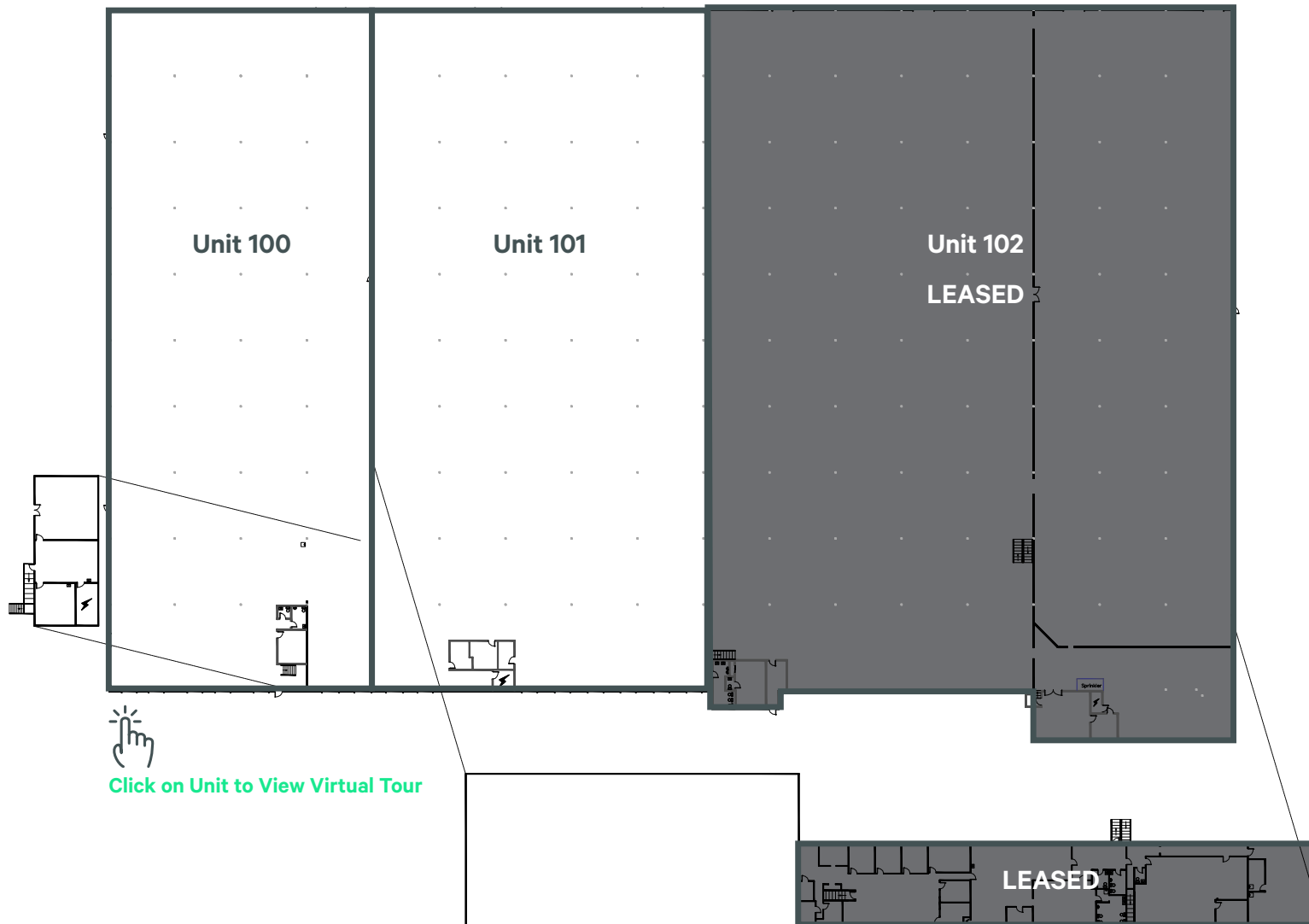
Direct access to existing yard area

Truck access ramp

**Subject to approvals*

The image shown is an AI-generated conceptual rendering provided solely for discussion and illustrative purposes. It depicts a potential future configuration of the property, including the addition of two grade-level loading doors facing the existing yard. The rendering is not based on approved construction plans and should not be relied upon as a representation of existing conditions or any future development. Any modifications to the property are subject to owner approval, municipal approvals, engineering and cost review, and other applicable regulatory requirements.

Building Site Plan



Unit 100: ±41,676 SQ. FT.

Ground floor: ±39,756 sq. ft.

Mezzanine: ±1,920 sq. ft.

6 Docks | 1 Hydraulic Dock
with Drive-in Capacity

Unit 101: ±52,741 SQ. FT.

Ground floor: ±52,741 sq. ft.

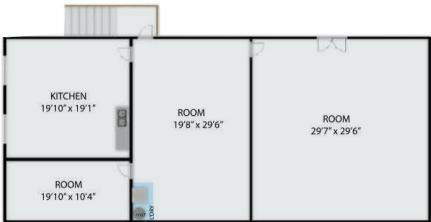
7 Docks

Unit 102:

LEASED

Floor Plan

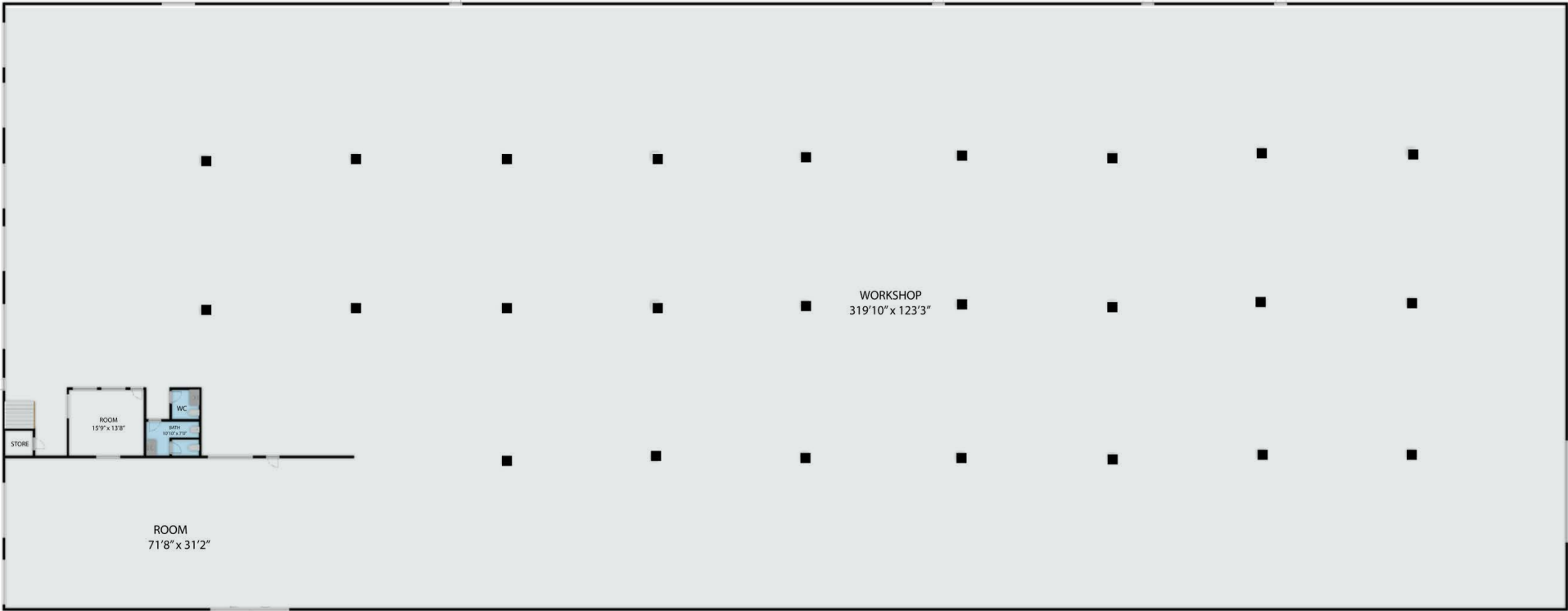
Unit 100



MEZZANINE



[Click to Watch Drone Fly Through](#)



FIRST FLOOR

Floor Plan

Unit 101



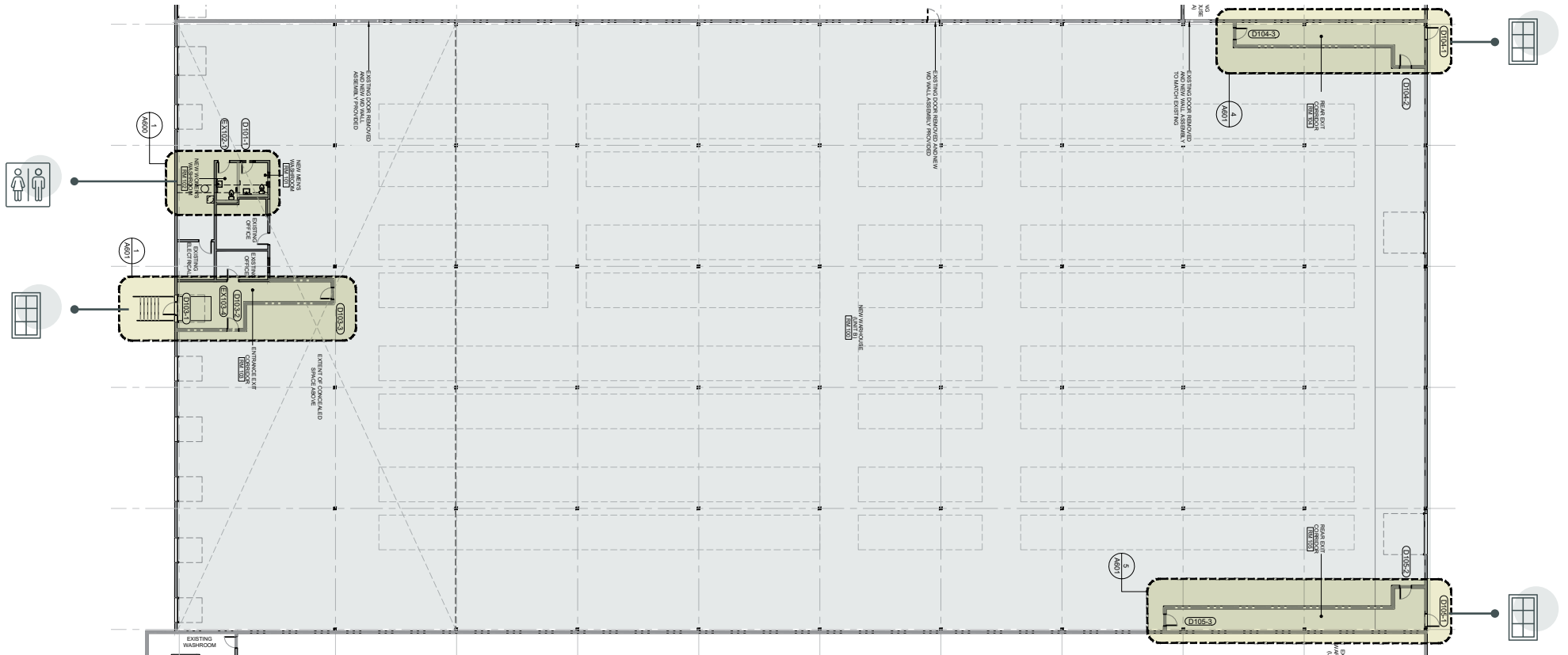
[Click to Watch Drone Fly Through](#)



NEW WASHROOMS

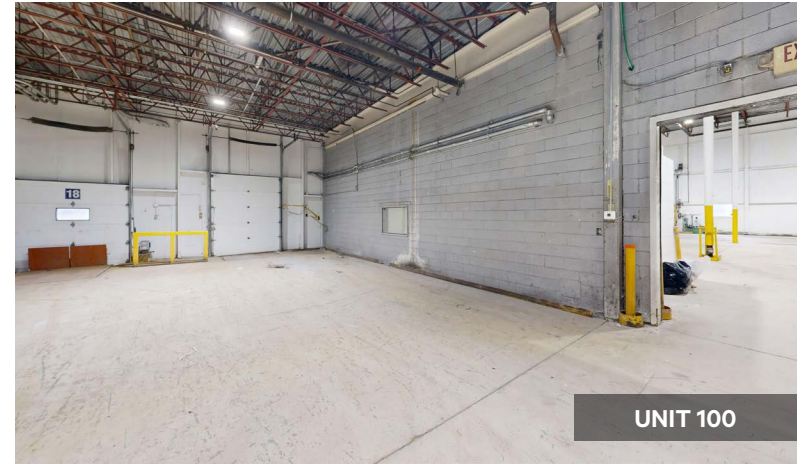


NEW ENTRANCE / EXITS





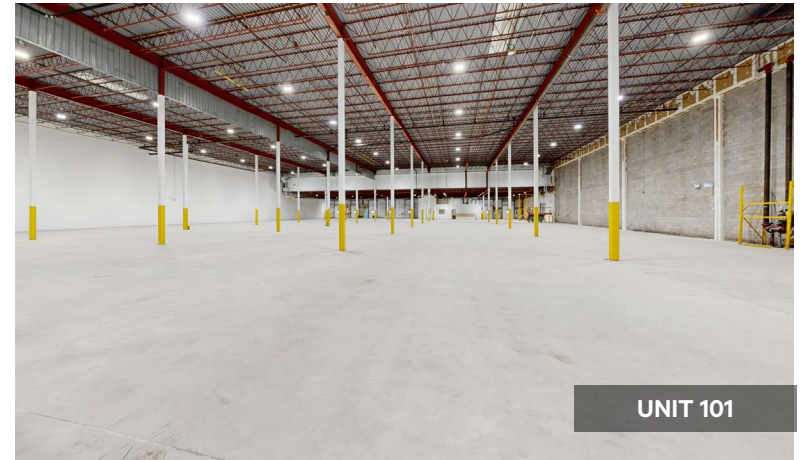
UNIT 100



UNIT 100



UNIT 101



UNIT 101



Location Overview



114 Price is well-located with excellent access to both Elmwood Drive (Highway 115) and Highway 2 (the Trans-Canada Highway). Elmwood Drive is a primary arterial off of the Trans-Canada Highway, promoting direct penetration to downtown Moncton and its commercial and residential communities. The near immediate access to the Trans-Canada Highway provides connectivity to all-points in New Brunswick, Nova Scotia, and beyond – ideally suited for logistics services.

114 Price is located right at the entrance of the new Moncton East Business Park, a 124-acre development completed in 2020, featuring prime lots with excellent exposure to eastbound Trans-Canada Highway traffic. Designed for smaller retail and wholesale operations, the park has experienced significant growth and offers easy access and visibility from the highway.

THE BUILDING HAS GRANDFATHERED RIGHTS FOR DISTRIBUTION AND WAREHOUSING USE.







() This building has grandfathered rights for distribution and warehousing use*

HC Zone

Permitted Usage

PRIMARY PERMITTED USES

- Distribution and warehousing (*)
- Art gallery, library or museum
- Bank or financial institution
- Billboard sign
- Car wash
- Church
- Communication use
- Community garden
- Daycare centre
- Display court
- Drive thru
- Educational use
- Entertainment use
- Funeral home
- Government use
- Heavy equipment sales establishment
- Hospital, treatment centre or medical clinic
- Kennel
- Microbrewery
- Motel, hotel, or rooming house
- Nursery
- Office use (up to 112 m²)

- Personal service shop
- Pet services
- Philanthropic use
- Public park or playground
- Recreational use
- Restaurant
- Restaurant including a drive thru
- Retail store
- Service shop
- Small-scale recycling centre
- Veterinary clinic
- Wholesale store
- Accessory use, building or structure

SECONDARY PERMITTED USES

- Daycare centre
- Display court
- Dwelling unit
- Home occupation
- Office use (up to 465 m²)
- Outdoor storage

CONDITIONAL USES SUBJECT TO TERMS AND CONDITIONS

- Automobile repair shop or automobile sales establishment
- Mini storage warehouse
- Service station
- Small engine repair



114 Price Street

MONCTON, NEW BRUNSWICK

FOR MORE INFORMATION, PLEASE CONTACT:

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