



**For Sale**

815 Gorge Road, Moncton, NB

# Strategically Located Industrial Building & Development Land

±10,118 SF Building on ±5.81 Acres | ±4.97 Acres of Land

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# Property Overview

An exceptional industrial opportunity is available at 815 Gorge Road in Moncton, New Brunswick, now offered as two distinct opportunities through a proposed subdivision. The property combines an improved industrial facility with excess development land, providing flexibility for owner-occupiers, investors, and developers alike.

The improved portion features a ±10,118 square foot industrial building with integrated office space on approximately ±5.81 acres. The building offers high clear ceiling heights, grade-level loading, and a functional layout suited for equipment, vehicles, inventory storage, or light manufacturing. On-site office space supports day-to-day operations, while the large, cleared yard allows for outdoor storage, parking, and efficient circulation.

The remaining ±4.97-acre parcel consists of predominantly cleared land, offering strong potential for development, expansion, or land banking. Positioned along Gorge Road with convenient access to Highway 2 (Trans-Canada Highway), Downtown Moncton, and nearby industrial parks, this offering represents a rare opportunity to secure industrial space, development land, or both in a strategic and growing location.

## Key Features

- **Civic Address:** 815 Gorge Road, Moncton, NB
- **Available Space:** ±10,118 SF
- **Building Type:** Industrial Warehouse
- **Total Site Area:** ±10.7 Acres
- **Land Area:** ±5.81 Acres (With Building)  
±4.97 Acres (Development Land)
- **PID:** 00943266 (to be subdivided)
- **PAN:** 02233463 (to be subdivided)
- **Assessment:** \$158,900
- **Taxes:** \$6,397.32
- **Roof:** Asphalt Shingle
- **Doors:** Grade Loading
- **Zoning:** Industrial
- **Yard:** Large Cleared Yard Area Suitable for Outdoor Storage, Parking, or Expansion

**Asking Price:**  
Please Contact

Exterior | ±5.81 Acres & ±4.97 Acres

# Property Photos



Exterior | ±5.81 Acres & ±4.97 Acres

# Approximate Property Lines

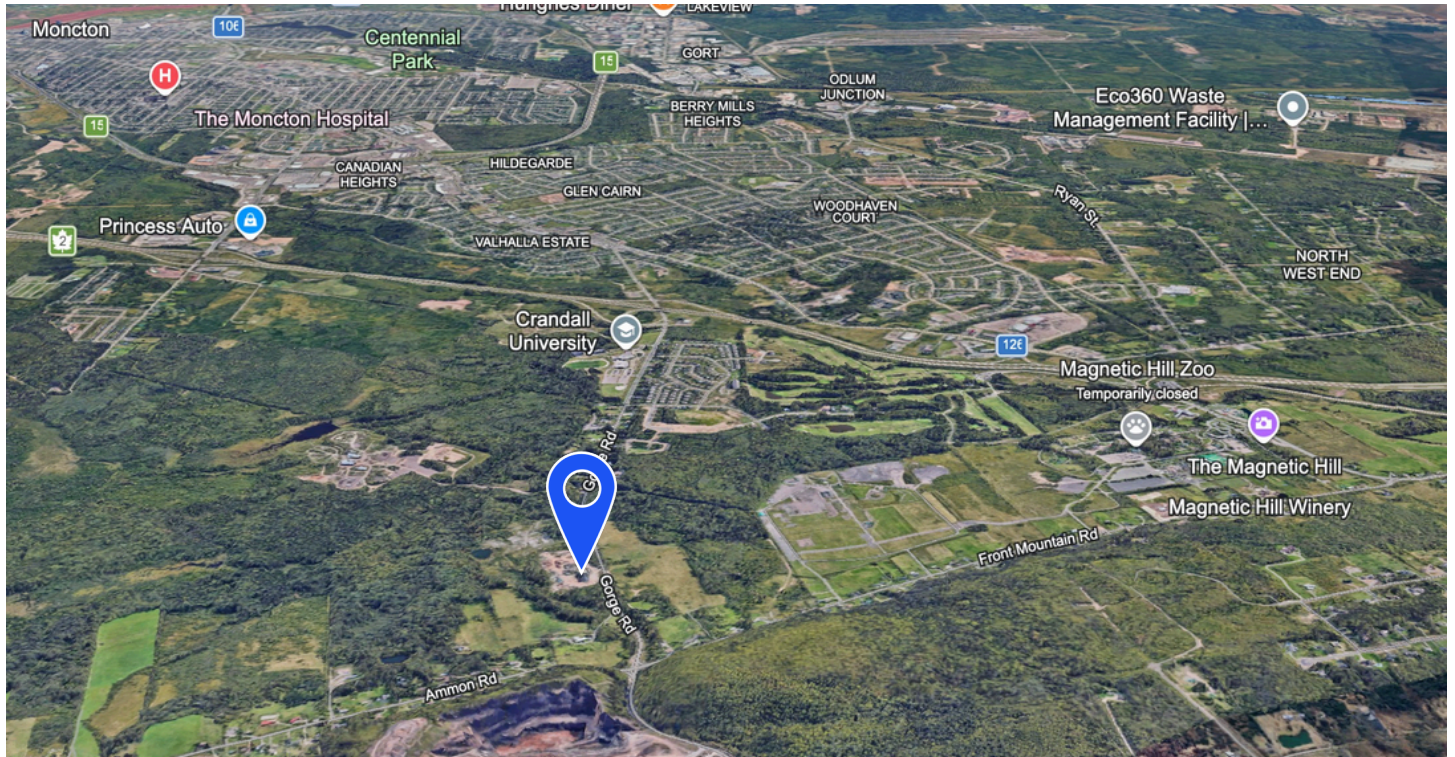
Property Lines Approximate  
To be Subdivided at Closing



Property Lines Approximate  
To be Subdivided at Closing



# Area Overview



815 Gorge Road is strategically positioned within Moncton's broader industrial landscape, offering convenient access to Highway 2 (Trans-Canada Highway) and efficient connectivity throughout Greater Moncton. The property is located near both the Caledonia Industrial Park and Dieppe Industrial Park, placing it within close proximity to established industrial and service-based users.

The site is also within a short drive of Downtown Moncton, providing access to professional services, amenities, and labour, while maintaining a low-density industrial setting. Its proximity to the Greater Moncton Roméo LeBlanc International Airport further enhances regional and national accessibility, making the property well suited for distribution, service operations, and land-intensive industrial uses in Moncton.

## Demographics | Within 7 KM

<b>Total Population</b>	<b>Median Age</b>	<b>Labour Employment Rate</b>	<b>Total Households</b>	<b>Average Household Income</b>
50,059	38.6	95.1%	19,119	\$108,911



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