



FOR LEASE Commerce Street

200 COMMERCE STREET, MONCTON, NB

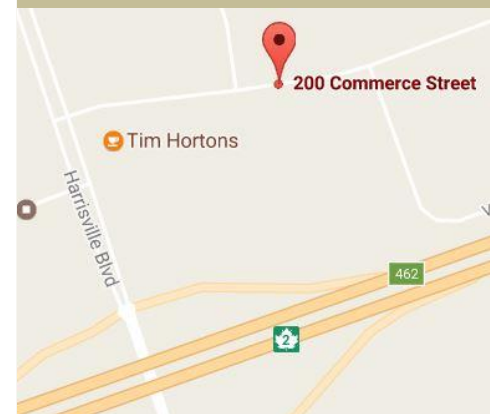
Location	> Caledonia Industrial Park
PID & PAN	> 70271150/4610514
Total Building Area	> 30,030 SF
Available Lease Area	> Up to 10,488 SF available
Lease Rates	> Two Units at \$7.50 psf Net
Additional Rent	> \$4.82 psf
Loading	> (1) 8' 6" wide X 9' 0" high per unit (Hydraulic dock leveler and dock seals)
Ceiling Height	> 21' 4" at low side, 23' 8" at high side
Lighting	> T-5 high bay
Zoning	> IP – Industrial Park
Occupancy	> Immediately

Contact

JAMIE SMITH
COMMERCIAL SALES & LEASING

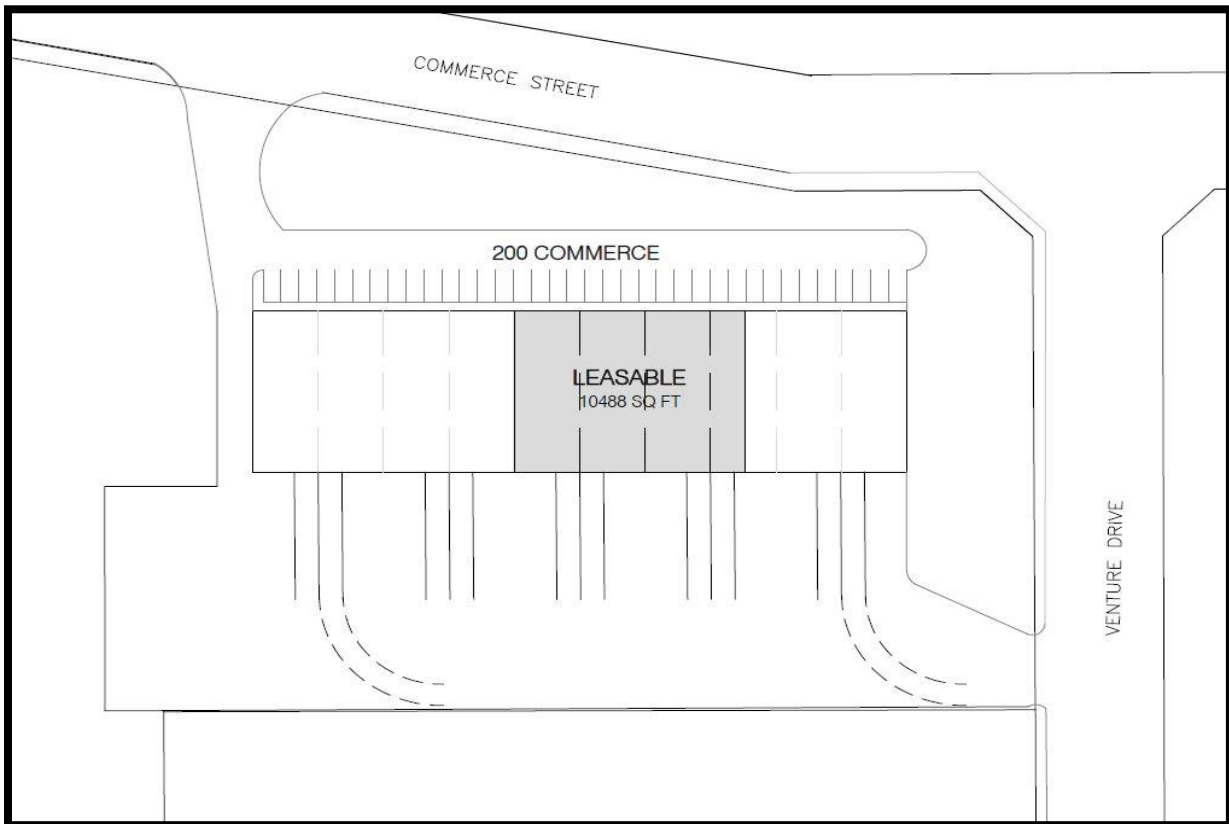
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Building Details

- > Smooth finished
- > Monitored sprinkler system
- > Natural gas meter
- > (2) loading door
 - 8'6" wide x 9'0" high
 - Hydraulic dock lever
 - Dock seals per unit
- > R-20 insulation value
- > Individual electric panel
- > Demising wall between units
- > Standard warehouse lighting
- > Parking allotment

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Property Images



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Caledonia Industrial Park Site Plan

