

\$12 - 75 Urquhart AVE

Listing ID: M161423

\$12

, 7440 square feet

Industrial

75 Urquhart AVE, Moncton, New Brunswick, E1H2R4

Discover a prime leasing opportunity in the esteemed Caledonia Industrial Park, featuring a total of $\pm 7,440$ SF of space primarily designated for warehouse use. This facility offers a small office area complete with a reception and office space, and approximately $\pm 1,300$ SF of mezzanine space above the offices, as showcased in the mezzanine level 3D tour. The spacious warehouse is equipped with three grade-level doors and one dock loading door, which can be viewed in the main level 3D tour. With ceilings reaching an impressive height of ± 18 feet, ample on-site paved parking, and a fenced-in compound area measuring approximately $\pm 50'$ x $\pm 60'$, this facility is designed to meet a variety of business needs. Caledonia Industrial Park is renowned for its strategic location, adjacent to the Trans-Canada Highway and just four kilometers from the Greater Moncton International Airport, facilitating efficient logistics and distribution. Join several well-known businesses that have chosen Caledonia as their operational base, including Shoppers Drug Mart, Walmart Canada, Loblaw Atlantic, Molson, Kent Building Supplies, Irving Personal Care, and McKesson Canada. (id:24320)

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