



# BRUNSWICK

---

BROKERS  
COMMERCIAL REAL ESTATE

**30,000 square foot warehouse on 3.48 acres  
of land in Sussex, NB**

FOR SALE  
**31 Industrial Drive**

Sussex | NB

**Stephanie Turner  
Brock Turner**

31 Industrial Drive | Sussex, NB  
Stephanie Turner & Brock Turner



## Property Highlights

ASKING PRICE  
**\$1,950,000**

Land with building: PID: 00270371 ASSESSED VALUE: \$1,165,300 TAXES (2023): \$43,231  
Additional land PID: 00270363 ASSESSED VALUE: \$54,000 TAXES (2023): \$2,003  
Building size:: 30,000 sq ft industrial building (26,600 +/- sq ft of warehouse and 3,405 sq ft of office)  
YEAR BUILT: 1975 (approx. 48 years old)  
ROOF: membrane roof approx. 15 years old  
CEILING HEIGHT: 16' clear  
HEATING: Hot water oil heat with unit heaters  
LOADING: Main loading door is 12x12 with crane loading. Two other 8x8 loading doors.  
REVENUE: \$4.66/sq ft (net) Lease in place with New York Thermal (NTI). NTI's lease expires August 31st, 2026

Warehouse includes

- Two travel cranes inside and one external travel crane
- Rain fallpaint booth with extraction fan
- Compressor
- Numerous welding fume extraction fans and ducting

Secure this property now for your future needs and benefit from rental revenue for next 3 years.



**MULTIPLE  
TRAVEL CRANES**



**DOCK & GRADE  
LOADING**



**FULLY  
OCCUPIED**



**26,600 SF  
WAREHOUSE**



**3,405 SF  
OFFICE**

**BRUNSWICK**  
BROKERS

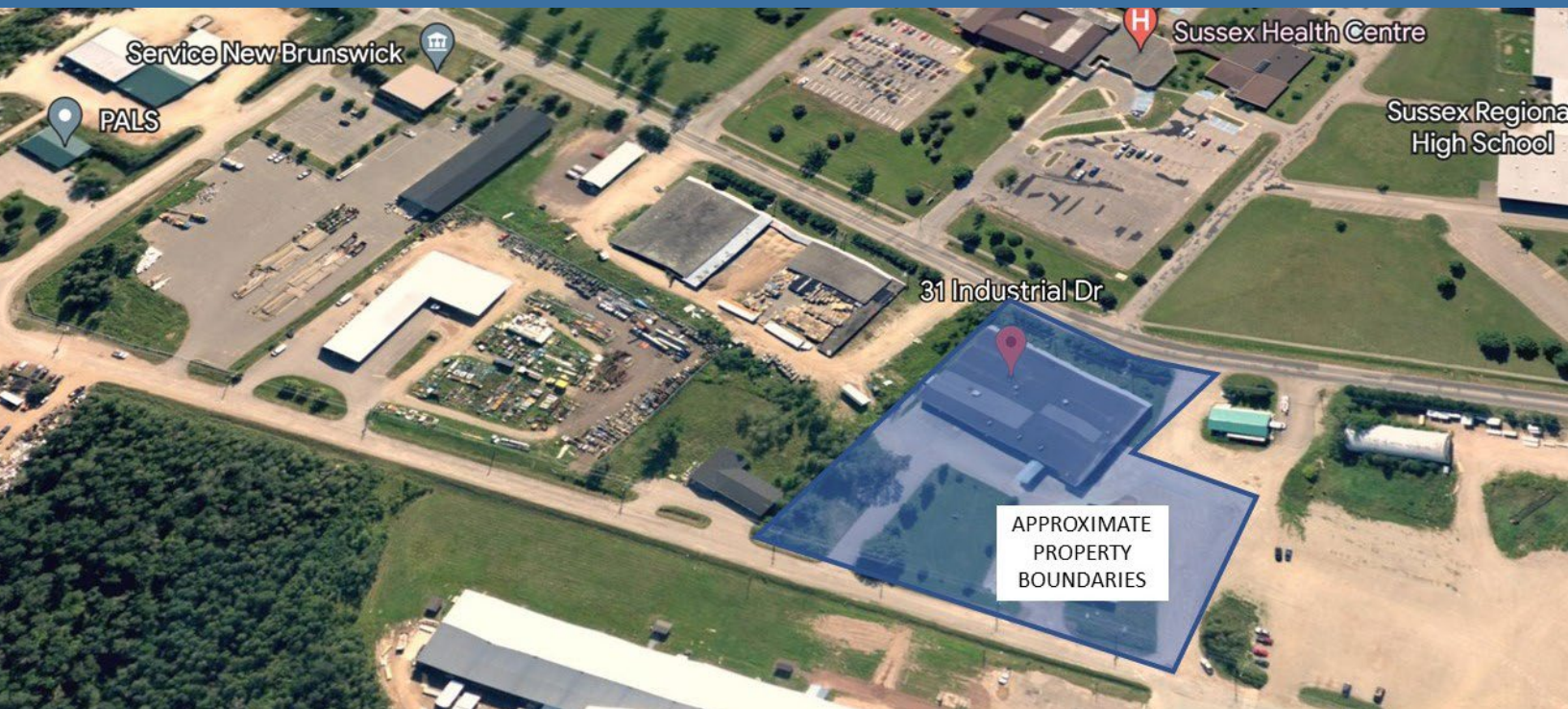
12 Smythe St, Suite 104  
Saint John, NB  
E2L 5G5

**Stephanie Turner**  
(506) 333-3442  
sturner@bbrokers.ca  
www.bbrokers.ca

**Brock Turner**  
(506) 271-2770  
bturner@bbrokers.ca  
www.bbrokers.ca





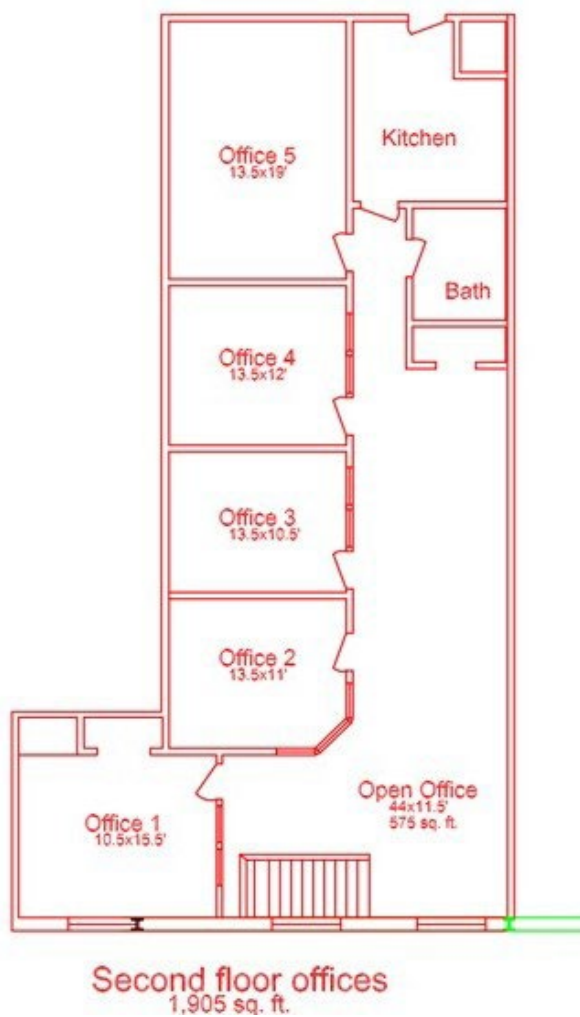
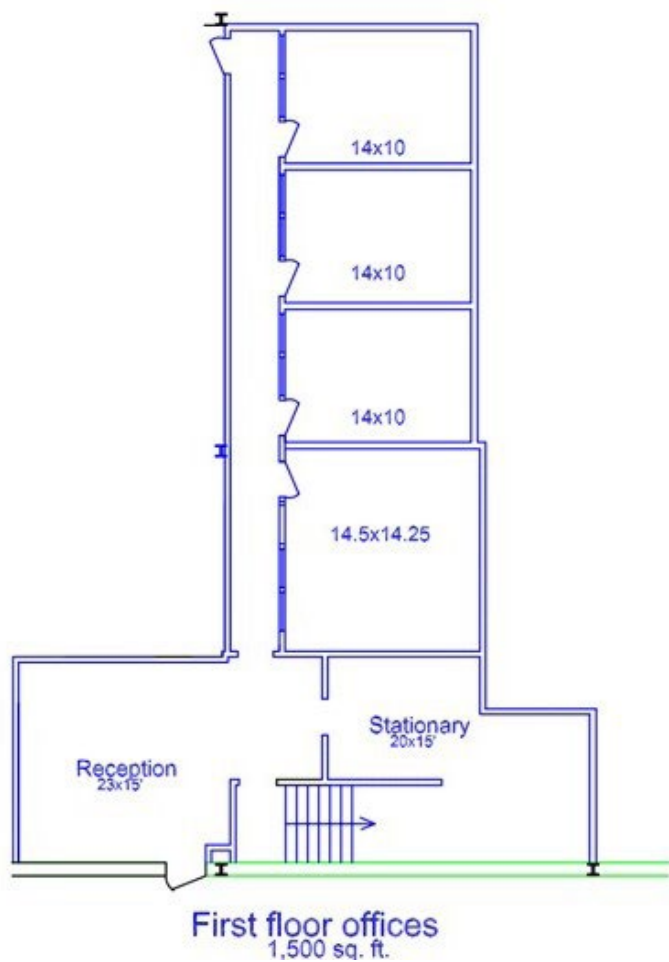


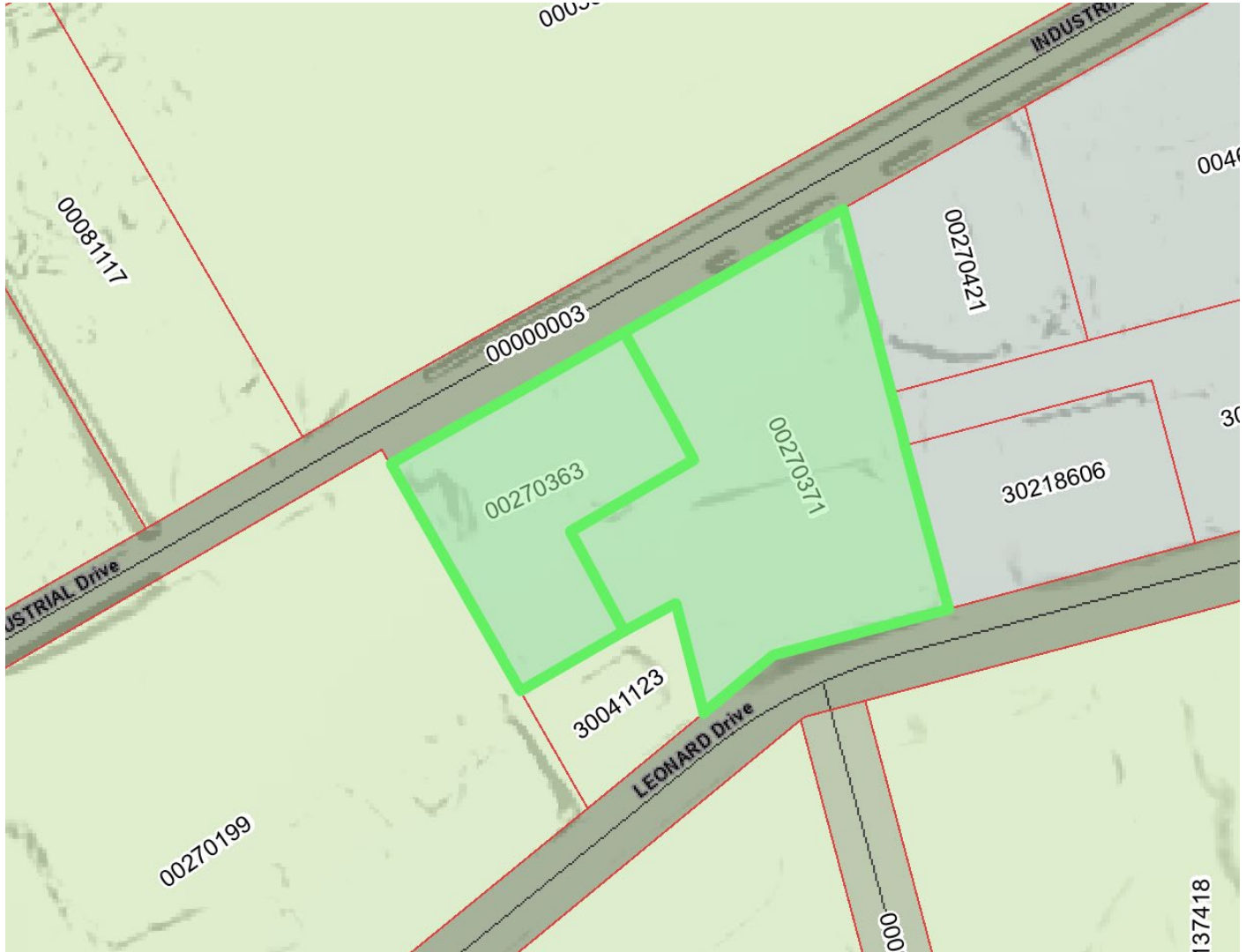
<b>LOCATION</b>	Sussex Industrial Park
<b>PID</b>	00270371, 00270363
<b>ZONING</b>	Medium Industrial
<b>YEAR BUILT</b>	1975
<b>LOT SIZE</b>	3.48 acres
<b>BUILDING AREA</b>	30,000 sf - 3,400 sf office - 26,600 sf warehouse
<b>TOTAL FLOORS</b>	1
<b>DOCK DOORS</b>	3
<b>CLEAR HEIGHT</b>	16'
<b>ROOF</b>	Membrane
<b>STRUCTURE</b>	Steel frame
<b>EXTERIOR WALLS</b>	Metal Cladding
<b>POWER AMPS</b>	1000 amp
<b>POWER VOLT</b>	600 volt (3 phase) electrical entrance
<b>ASSESSED VALUE</b>	\$1,219,300
<b>TAXES</b>	\$45,234
<b>NOI</b>	\$139,800 per year
<b>SALE PRICE</b>	\$1,950,000



# Office Floor Plan

31 Industrial Drive | Sussex, NB  
Stephanie Turner & Brock Turner







# Property Photos

31 Industrial Drive | Sussex, NB  
Stephanie Turner & Brock Turner



**BRUNSWICK**  
BROKERS

12 Smythe St, Suite 104  
Saint John, NB  
E2L 5G5

**Stephanie Turner**  
(506) 333-3442  
sturner@bbrokers.ca  
www.bbrokers.ca

**Brock Turner**  
(506) 271-2770  
bturner@bbrokers.ca  
www.bbrokers.ca





## Medium Industrial



Sussex Zoning Plan



205

## INDUSTRIAL ("IM") - MEDIUM

### 1.0 USES

1.1 Any land, building or structure may be used for the purposes of and for no other purpose than:

- (a) one or more of the following main uses:
  - (i) any use concerned with manufacturing, storage, processing, transportation or related activities, subject to subsection 1.2 of this Section,
  - (ii) a technical public service or utility or a civic or governmental building or installation, and
  - (iii) a wholesaling establishment.
- (b) any accessory building, structure or use, incidental to the main use of the land, building or structure, if such main use is permitted by this Section.

1.2 A use mentioned in sub clause (i) of Clause (a) of subsection 1.1, is subject to terms and conditions as may be imposed, by the Planning Advisory Committee.

### 2.0 LOT SIZES

2.1 No main building or structure may be built, placed, located or relocated, erected or altered on a lot unless the lot has and contains

- (a) a width of at least 37 metres;
- (b) a depth of at least 46 metres; and
- (c) an area of at least 1,702 square metres.



Sussex Zoning  
Plan







31 Industrial Drive | Saint John, NB

**Stephanie Turner**

(506) 333-3442  
sturner@bbrokers.ca

104-12 Smythe Street  
Saint John, NB  
E2L 5G5

**Brock Turner**

(506) 271-2770  
bturner@bbrokers.ca

**bbrokers.ca**

**BRUNSWICK**  
BROKERS  
COMMERCIAL REAL ESTATE

Brunswick Brokers Limited (Brunswick Brokers) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness, validity or non-infringement of the information provided herein. Parties interested in a property should conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Brunswick Brokers assumes no liability or responsibility for any errors or omissions occurring in the information provided herein and shall not be liable for any direct, incidental, consequential, indirect or punitive damages arising out of the use of such information.