



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
\$1,800,000

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**

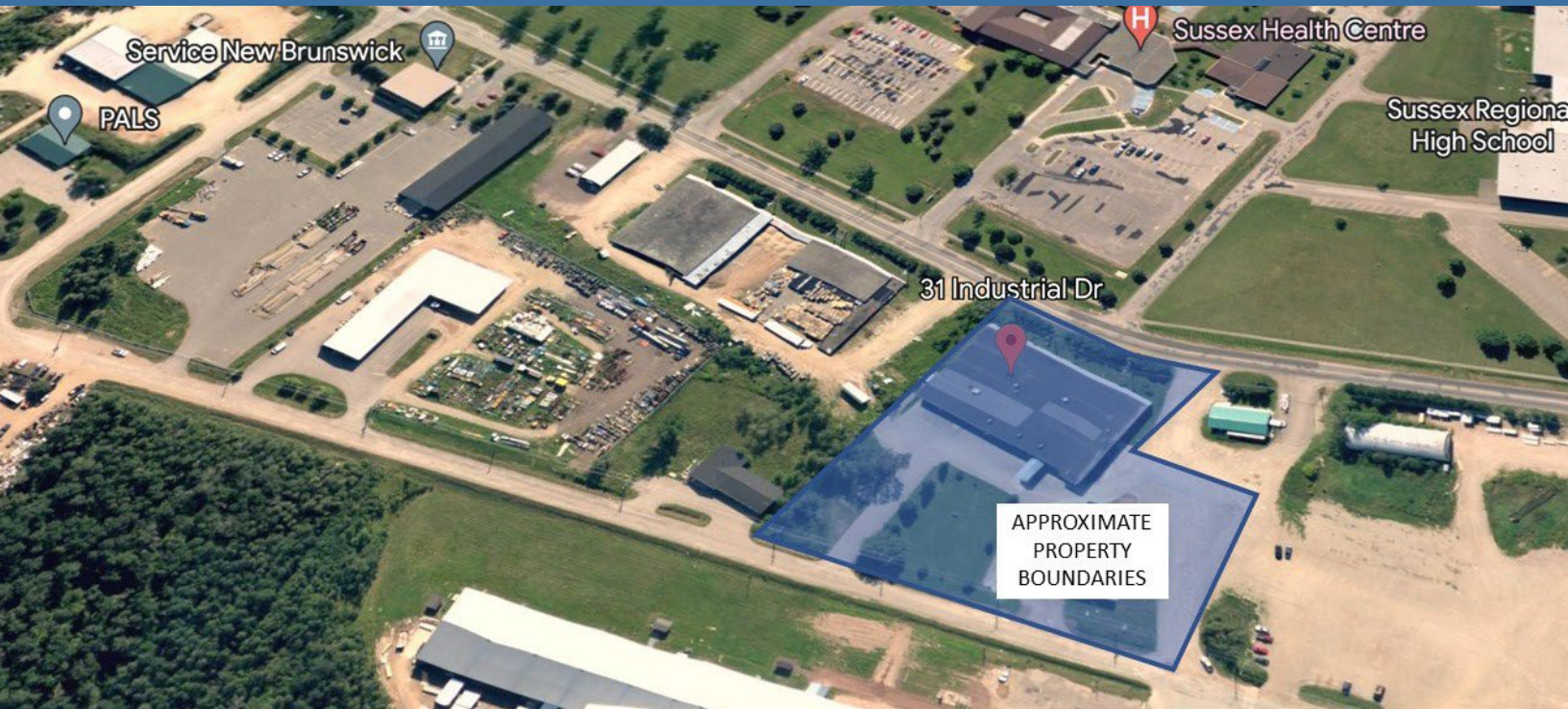
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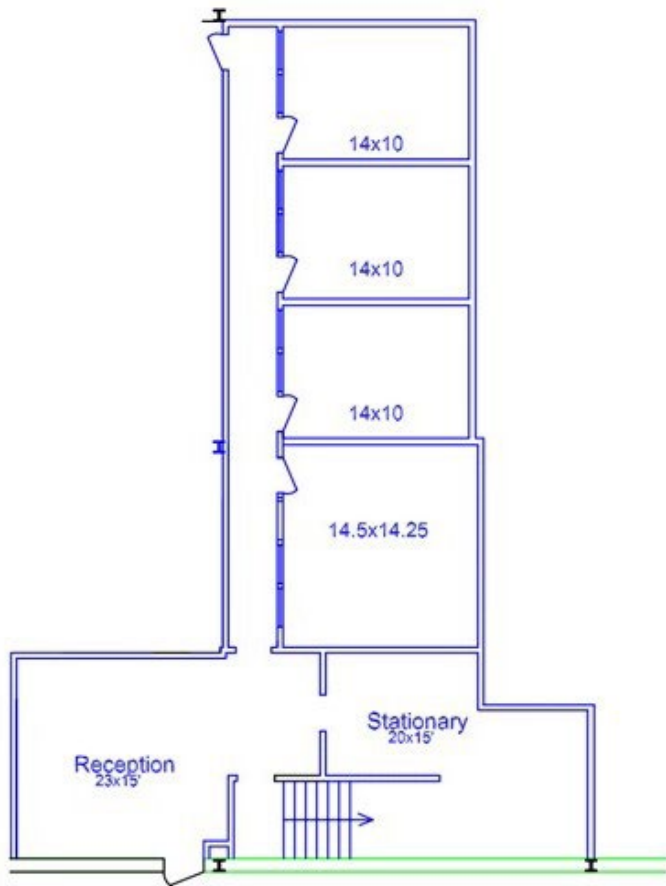


LOCATION	Sussex Industrial Park
PID	00270371, 00270363
ZONING	Medium Industrial
YEAR BUILT	1975
LOT SIZE	3.48 acres
BUILDING AREA	30,000 sf - 3,400 sf office - 26,600 sf warehouse
TOTAL FLOORS	1
DOCK DOORS	3
CLEAR HEIGHT	16'
ROOF	Membrane
STRUCTURE	Steel frame
EXTERIOR WALLS	Metal Cladding
POWER AMPS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

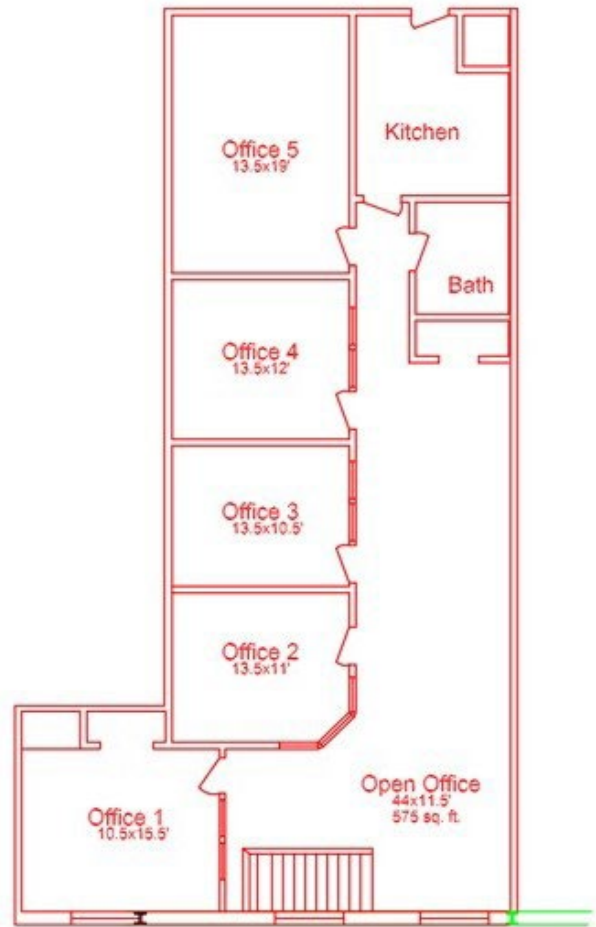


Office Floor Plan

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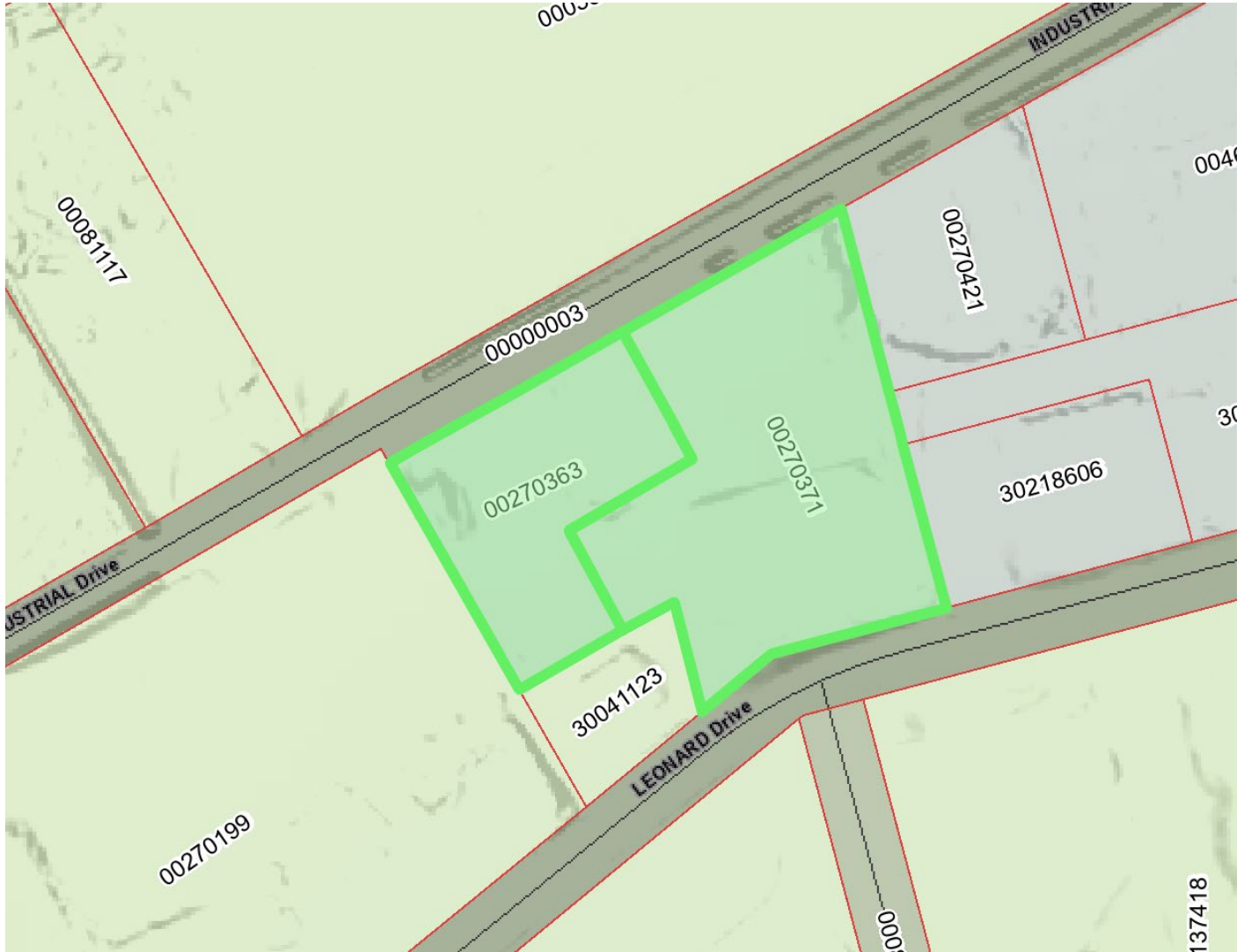


First floor offices
1,500 sq. ft.



Second floor offices
1,905 sq. ft.





Property Photos

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Stephanie Turner & Brock Turner



Medium Industrial



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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





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