

BRUNSWICK

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COMMERCIAL REAL ESTATE

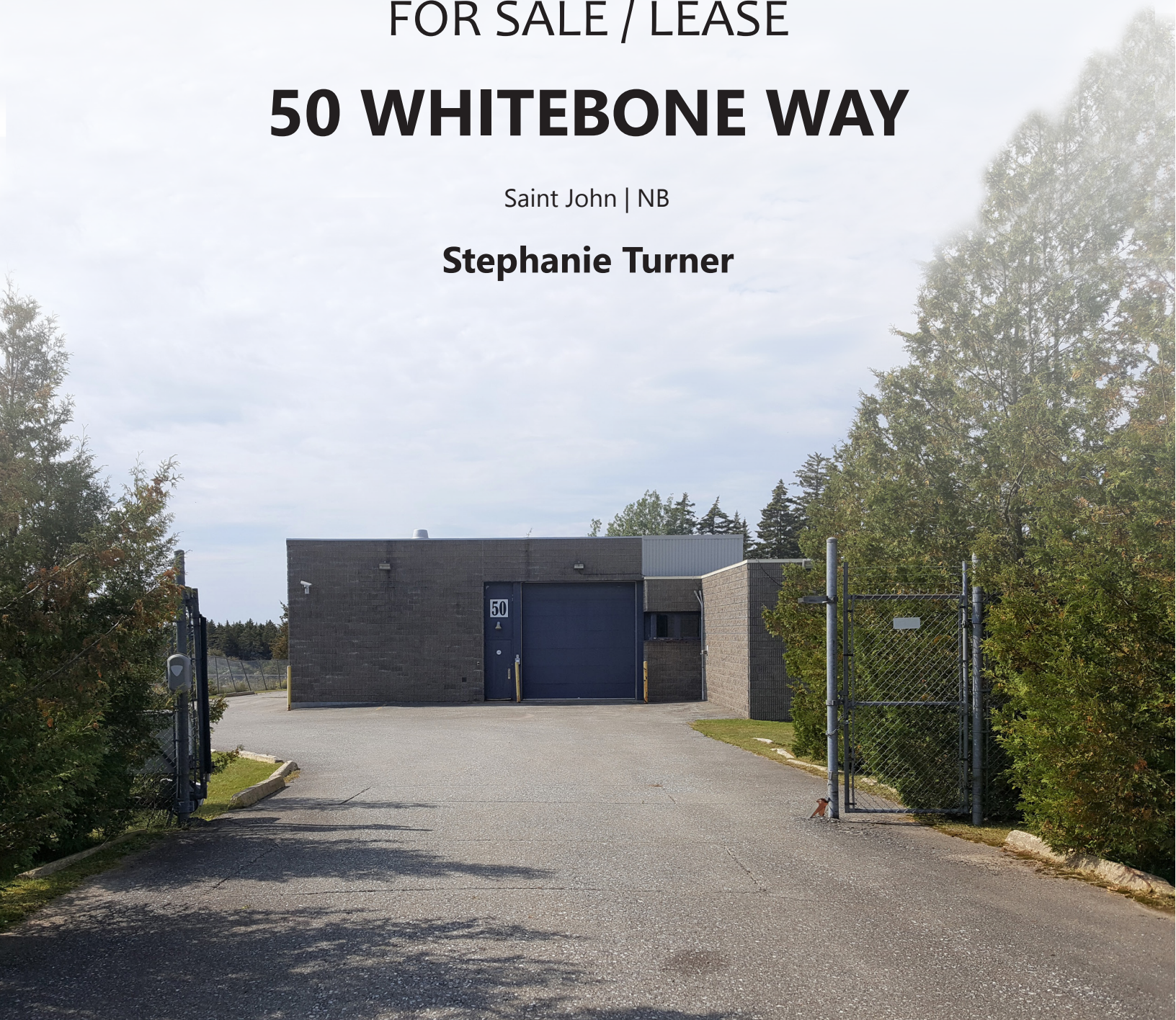
**Secure Storage Facility in
McAllister Industrial Park**

FOR SALE / LEASE

50 WHITEBONE WAY

Saint John | NB

Stephanie Turner



50 Whitebone Way | Saint John, NB
Stephanie Turner



Property Highlights

A 5,924 sf, single-storey building set on 1.3 acres. This facility will make an ideal secure warehouse, but could be adapted to suit a variety of industrial uses.

Property features some built-out office space, a lunchroom, two vaults, drive-thru grade level loading (doors at front and rear of the building) and paved parking. Property is fenced and gated.

BASE RENT
\$7.50 psf

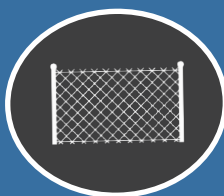
SALE PRICE
\$499,000

ADDITIONAL RENT
\$7.21 psf
(+ utilities)

PROPERTY TAXES
\$35,088



**GRADE
LEVEL DOORS**



**FENCED
PERIMETER**



**ON-SITE
PARKING**

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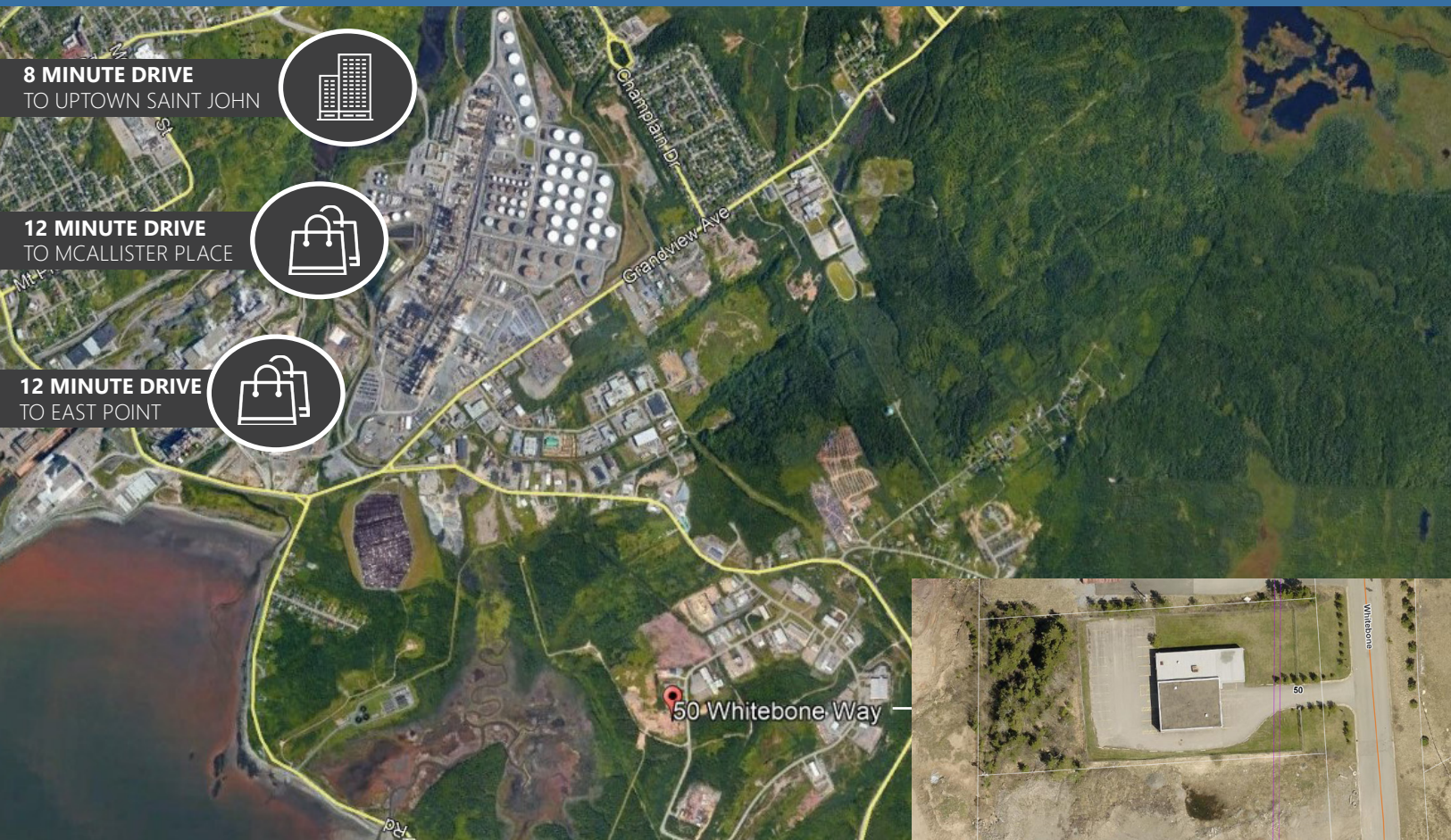
Property Details

AVAILABILITY
IMMEDIATELY

LISTING ID	20123
INDUSTRIAL PARK	McAllister Industrial Park
ZONING	Medium Industrial (IM)
BUILDING SIZE	5,924 sf
LOT SIZE	56,887 sf (1.31 acres)
PARKING	Paved surface parking to the rear of the building
LOADING	Grade level door at front and rear building (14' x 14' O/H doors)
MAX CONTIGUOUS SPACE	5,924 sf
MIN DIVISIBLE SPACE	5,924 sf
VIRTUAL TOUR	Immediately

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Location

Located near the Irving refinery in east Saint John, the McAllister Industrial Park was established to capitalize on the success of nearby Grandview Industrial Park, and rapid retail and industrial expansion on the east side of the city. The Park has experienced considerable development and success, buoyed in large part by the on-going development of the energy sector and the addition of the one-mile interchange highway connection.

Property Photos

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