

# BRUNSWICK

BROKERS

COMMERCIAL REAL ESTATE

**Centrally Located Warehouse Opportunity Just  
Minutes From Downtown**

FOR LEASE

**520 SOMERSET STREET**

Saint John | NB

**Stephanie Turner**





## Property Highlights

SEMI-GROSS RENT  
**\$10.00 psf**

Four (4) warehouse bays each 2,000 sq ft for a total of 8,000 sq ft available. Each of the 4 bays has a 14' high overhead door with grade loading. Tenant responsible for heat, lights and garbage. In floor drains to oil/water separator.

Well located just north of the city centre at the gateway to Millidgeville. Only minutes from the downtown core, this location offers the convenience of being centrally located with quick access to the rest of the Greater Saint John region. High traffic/high visibility location with signage opportunity. Immediate area consists of medical & other offices, restaurants, liquor store, grocery store, gas bar, convenience store and other retail. Close to hospital, university and the Saint John YMCA. On bus route.



**GRADE  
LEVEL DOORS**



**HIGH  
CEILINGS**



**GREAT  
LOCATION**



**SIGNAGE  
OPPORTUNITIES**



**ON-SITE  
PARKING**

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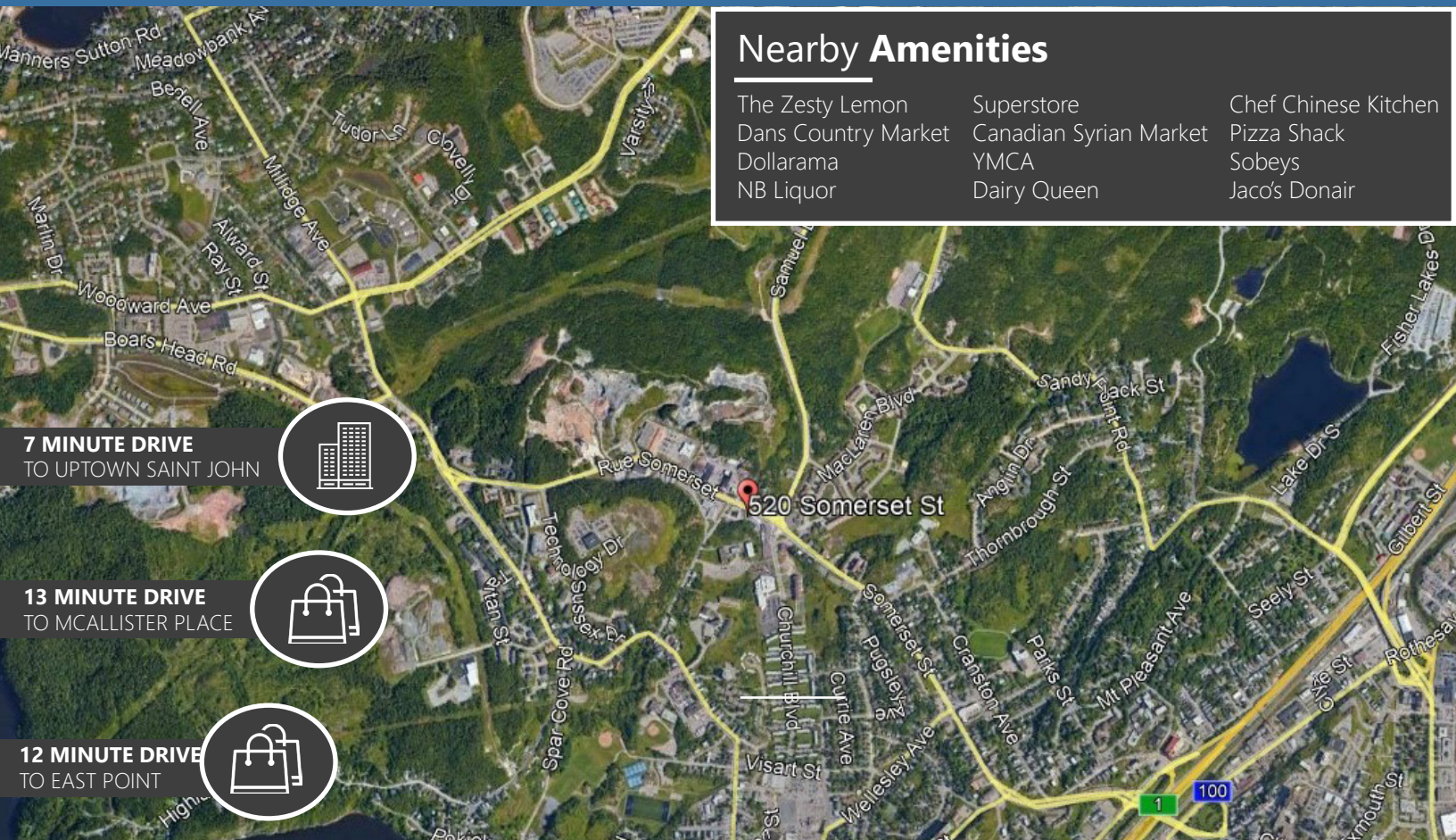
## Property Details

AVAILABILITY  
**IMMEDIATELY**

<b>LISTING ID</b>	20110
<b>ZONING</b>	General Commercial (GC)
<b>LOT SIZE</b>	1.82 acres
<b>SIZE AVAILABLE</b>	Bay 1: 2,000 sf (separated by firewall) Bays 2, 3 & 4: 6,000 sf (2,000 sf each; includes washroom and small mezzanine office/lunchroom)
<b>CLEAR HEIGHT</b>	18 ft
<b>ELECTRICITY</b>	206 volt, 3 phase, 600 amp
<b>HVAC</b>	Ceiling mounted, natural gas heaters/blowers
<b>PARKING</b>	Paved surface parking adjacent to building (free)
<b>MAX CONTIGUOUS SPACE</b>	2,000 sf
<b>MIN DIVISIBLE SPACE</b>	8,000 sf
<b>ADDITIONAL NOTES</b>	<ul style="list-style-type: none"><li>• There is also 4,300+ sf of professionally finished office space for lease at the front of the building</li><li>• Use of yard/compound is subject to negotiations</li></ul>

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## Saint John

<b>2016 POPULATION</b>	70,785
<b>POPULATION INCREASE (2016 - 2020)</b>	1.7%
<b>MEDIAN AGE</b>	43.8
<b>AVERAGE HOUSEHOLD INCOME</b>	\$63,737





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