

BRUNSWICK

BROKERS
COMMERCIAL REAL ESTATE

**18+ Acres of Prime Industrial Land Located in
Spruce Lake Industrial Park**

**FOR SALE / LEASE
OR BUILD TO SUIT**

570 KING WILLIAM ROAD

Saint John | NB

Troy Nesbitt



570 King William Road | Saint John, NB
Troy Nesbitt



Property Highlights

SALE PRICE
\$150,000 per acre

Located in Spruce Lake Industrial Park on Saint John's growing west side, this property is clear, level, and pad ready with existing 6+ acre fenced compound.

PROPERTY TAXES
\$10,146.67

Can be used as is for parking or laydown area. Great visibility on main road. Owner will consider land lease or build-to-suit options. Additional 9.7 acre contiguous partially cleared property also available. Close proximity to newly constructed wharf terminal and soon to be constructed wind energy project.



**FENCED
COMPOUND**



**SIGNAGE
OPPORTUNITIES**



**BUILD
TO SUIT**

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Troy Nesbitt
(506) 349-5670
tnesbitt@bbrokers.ca
www.bbrokers.ca

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

570 King William Road | Saint John, NB
Troy Nesbitt



Property Details

AVAILABLE
IMMEDIATELY

LISTING ID	55179501
INDUSTRIAL PARK	Spruce Lake
LOT SIZE	18+ acres
ASSESSED VALUE	\$207,800

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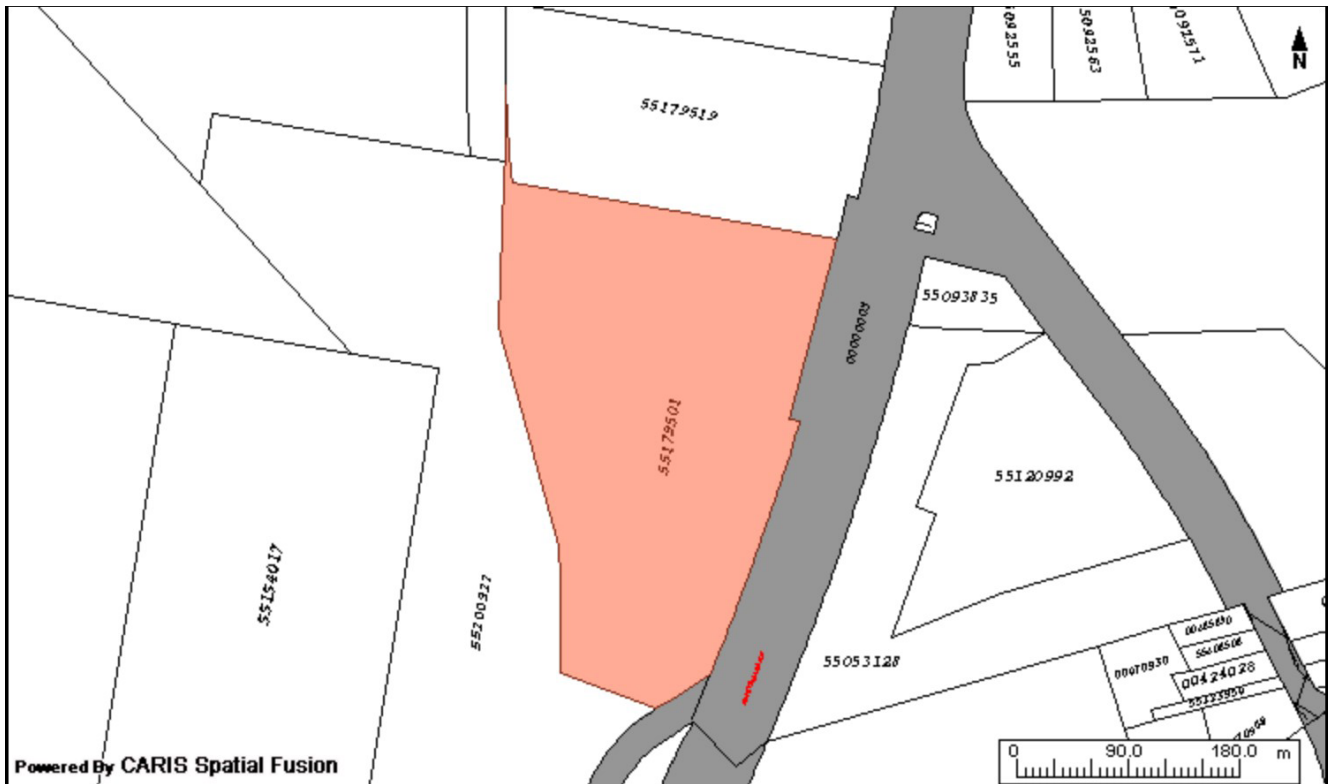
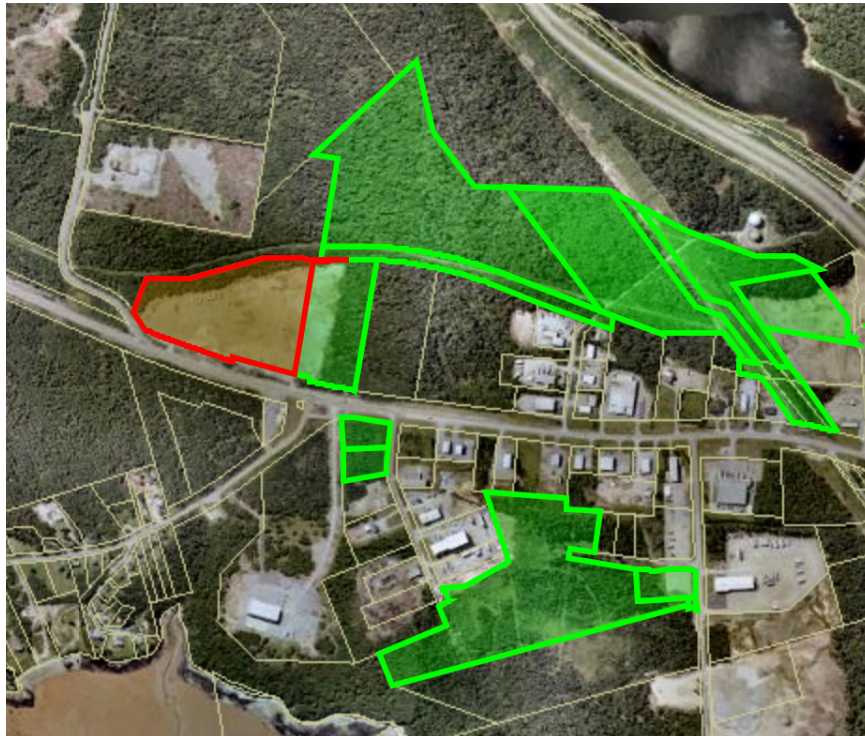


Saint John

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

Site Plan

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