

# BRUNSWICK

BROKERS

COMMERCIAL REAL ESTATE

**Single-User Industrial Opportunity  
with Large Fenced Yard**

FOR LEASE

**909 BAYSIDE DRIVE**

Saint John | NB

**Stephanie Turner**



909 Bayside Drive | Saint John, NB  
Stephanie Turner



## Property Highlights

BASE RENT  
**\$8.25 psf**

ADDITIONAL RENT  
**\$10.06 psf\***  
\*2019 cost estimate

This opportunity includes 4,000 square feet of industrial space situated in Grandview Industrial Park, on the east side of Saint John near the refinery.

The property is zoned Medium Industrial and features four enclosed offices, a boardroom, lunchroom and heated warehouse, along with two grade loading doors, 14' warehouse clear heights, ample paved parking to the front and a large secure fenced compound to the rear.

Call the listing agent for more information or to schedule a tour.



**GRADE  
LEVEL DOORS**



**OFFICE  
SPACE**



**FENCED  
COMPOUND**



**ON-SITE  
PARKING**

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

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

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## Property Details

AVAILABLE  
**IMMEDIATELY**

<b>LISTING ID</b>	20122
<b>INDUSTRIAL PARK</b>	Grandview Industrial Park
<b>ZONING</b>	Medium Industrial (IM)
<b>BUILDING SIZE</b>	4,000 sf
<b>LOT SIZE</b>	1.37 acres
<b>PARKING</b>	On-site paved parking for approx. 12 vehicles
<b>CLEAR HEIGHT</b>	14 ft
<b>GRADE DOORS</b>	2 10x10 overhead doors
<b>MAX CONTIGUOUS SPACE</b>	4,000 sf
<b>MIN DIVISIBLE SPACE</b>	4,000 sf
<b>ENTIRE BUILDING</b>	Yes
<b>ADDITIONAL RENT</b>	Includes all operating costs (utilities, property tax etc.)

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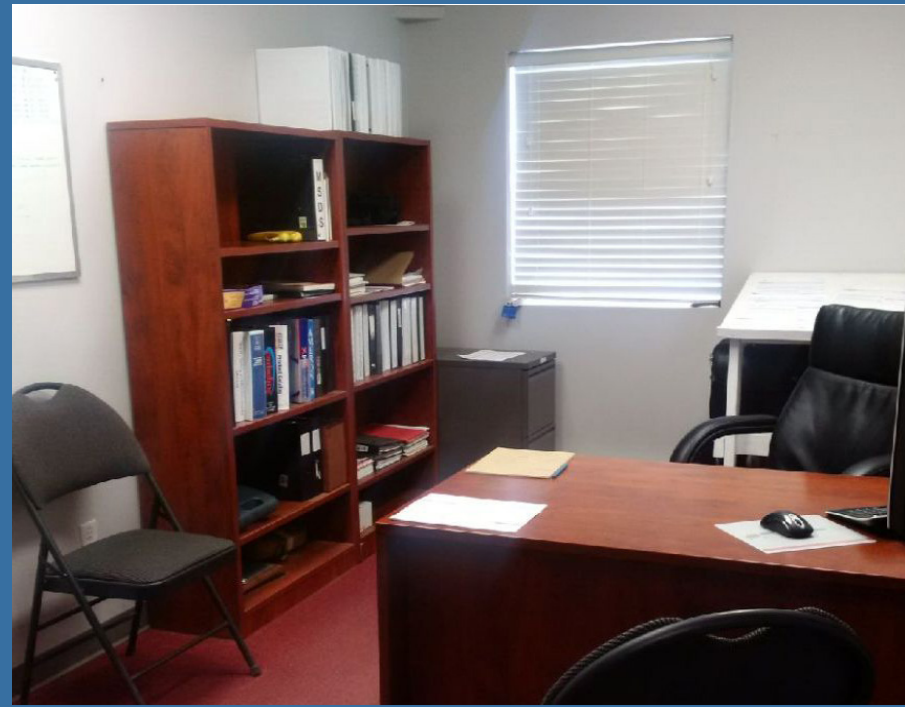
## Saint John

<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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