

# BRUNSWICK

BROKERS

COMMERCIAL REAL ESTATE

Newly Renovated Interior, Bright, Clean, Large  
Warehouse Space

FOR LEASE

**222 EDINBURGH DRIVE**

Moncton | NB

**Steve Morrison**

**222**  
Edinburgh Drive

**AEM** Advanced Energy Management  
100B

**SCHOLASTIC** 120

**SAFETY EXPRESS** 180

**EXIDE TECHNOLOGIES** Exide Technologies Canada 200

**SCP** SCP Distributors Canada Inc. 400

**FOR LEASE**

HEATHER DOBSON / CHAELINE BENNETT  
902 468 3393  
COMMERCIAL REAL ESTATE





222 Edinburgh Drive | Moncton, NB  
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## Property Highlights

STARTING BASE RENT  
**\$6.00 psf**

ADDITIONAL RENT  
**\$3.91 psf**

Located in the Moncton Industrial Park just 5 minutes from Downtown and 2 Minutes to the Trans Canada Highway, this well-maintained professionally managed property, has undergone an unparalleled renovation of the interiors including bright, high efficiency lighting in the warehouse and completely redone, clean, modern, office spaces.

With +/- 70 exterior surface parking stalls, and multiple dock level doors with option to ramp to grade, high ceilings, and exterior storage potential, this property checks many boxes. Take a moment to view the virtual tour from the comfort of your desk and schedule a viewing today.



**GRADE  
LEVEL DOOR**



**HIGH  
CEILINGS**



**EXTERIOR  
STORAGE**



**LIGHTING  
UPGRADES**



**ON-SITE  
PARKING**

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(506) 381-5885  
smorrison@bbrokers.ca  
www.bbrokers.ca

633 Main Street, Suite 420  
Moncton, NB  
E1C 9X9

222 Edinburgh Drive | Moncton, NB  
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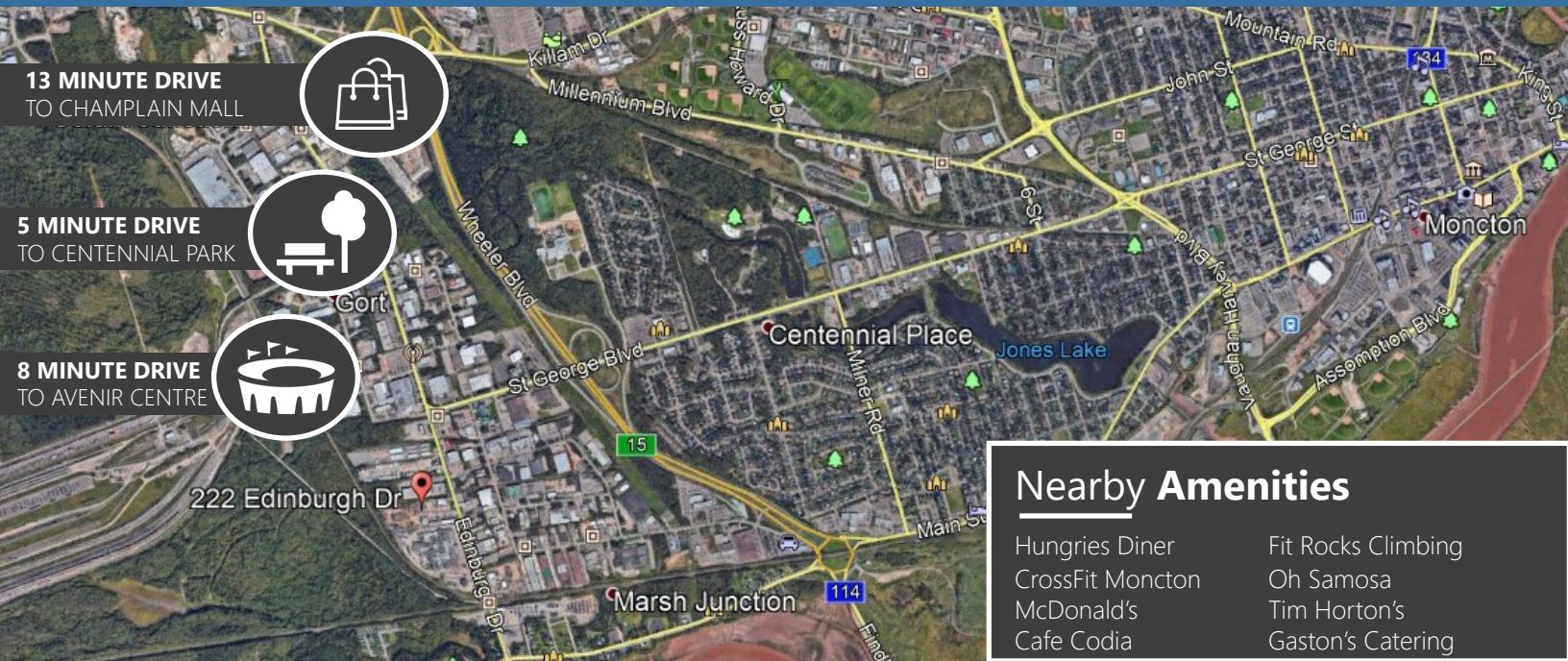
## Property Details

AVAILABLE  
IMMEDIATELY

<b>YEAR BUILT</b>	1977, with an addition in 1990
<b>BUILDING SIZE</b>	94,292 sf
<b>LOT SIZE</b>	8.60 acres
<b>ZONING</b>	IP - Industrial
<b>MAX CONTIGUOUS SPACE</b>	11,409 sf
<b>MIN DIVISIBLE SPACE</b>	11,409 sf
<b>CLEAR HEIGHT</b>	18 ft
<b>SIZE(S) AVAILABLE</b>	Suite 120: 11,409 sf ( <a href="#">Virtual Tour</a> ) Note: Options to demise (call the listing agent for details)
<b>PARKING</b>	Ample on-site surface parking (~70 stalls)
<b>SPRINKLERED</b>	Yes
<b>LOADING</b>	Suite 120: 1 x grade level, 1 x dock level
<b>ELECTRICAL</b>	12.47KV 3-Phase



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## Aerial View



Approximate boundary lines

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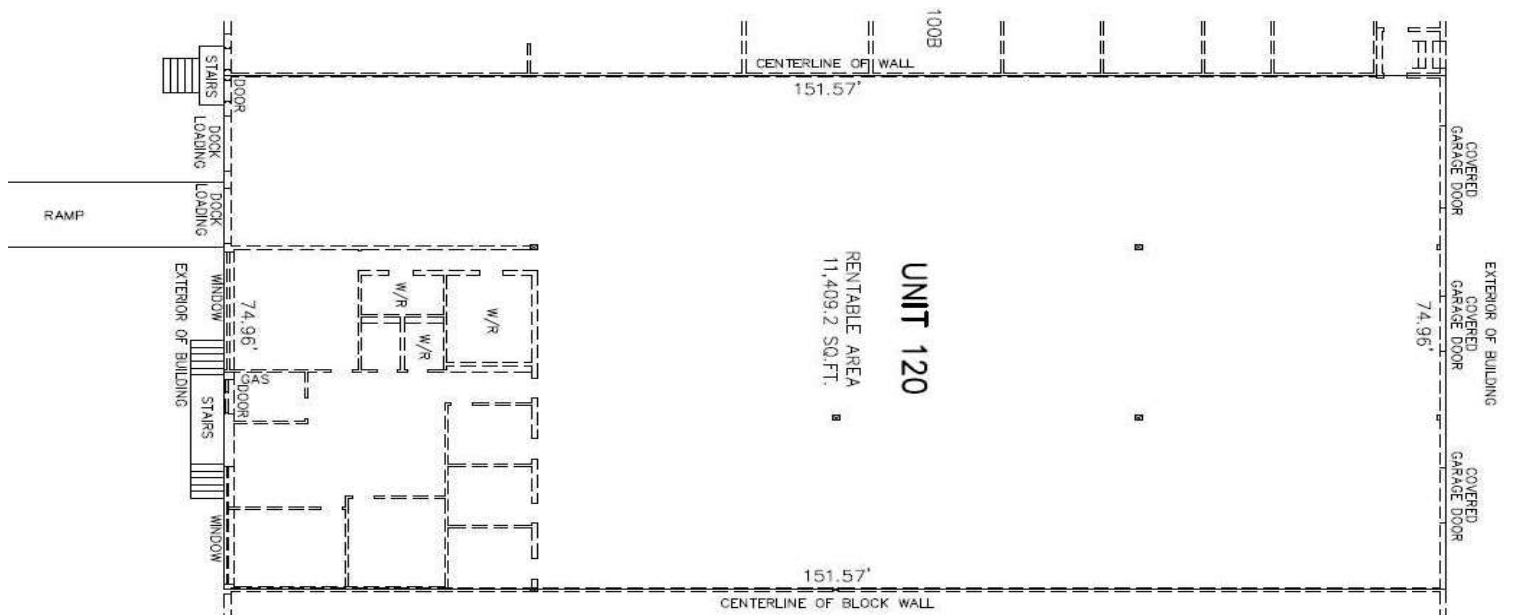
# Property Photos

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## UNIT 120



**Take a Virtual Tour**



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