

BRUNSWICK

BROKERS

COMMERCIAL REAL ESTATE

FOR LEASE

34 Whitebone Way

Saint John | NB

Stephanie Turner



34 Whitebone Way | Saint John, NB
Stephanie Turner



Property Highlights

BASE RENT ADDITIONAL RENT
\$6.75/sq ft **\$2.40/sq ft**

For Lease – Approx 1,080 square feet of office and warehouse. (18' x 60'). Small (pallet width) grade level overhead door. Ceilings are approx 14' high. Electric Heat. Space is not sprinklered.

Rent: \$6.75/sq ft (net) + \$2.40/sq ft (property taxes & snow removal). = \$823.50 per month + HST Utilities are not included.

LOCATION: Strategically located near the entrance to the McAllister Industrial Park. McAllister Industrial Park was established to capitalize on the success of nearby Grandview Industrial Park, and rapid industrial expansion on the East side of Saint John. The Park has experienced considerable development and success, buoyed in large part by a renewed focus by the on-going development of the energy sector. ZONING: I-2



**HIGH
CEILINGS**



**GRADE LEVEL
LOADING**



**CENTRALLY
LOCATED**

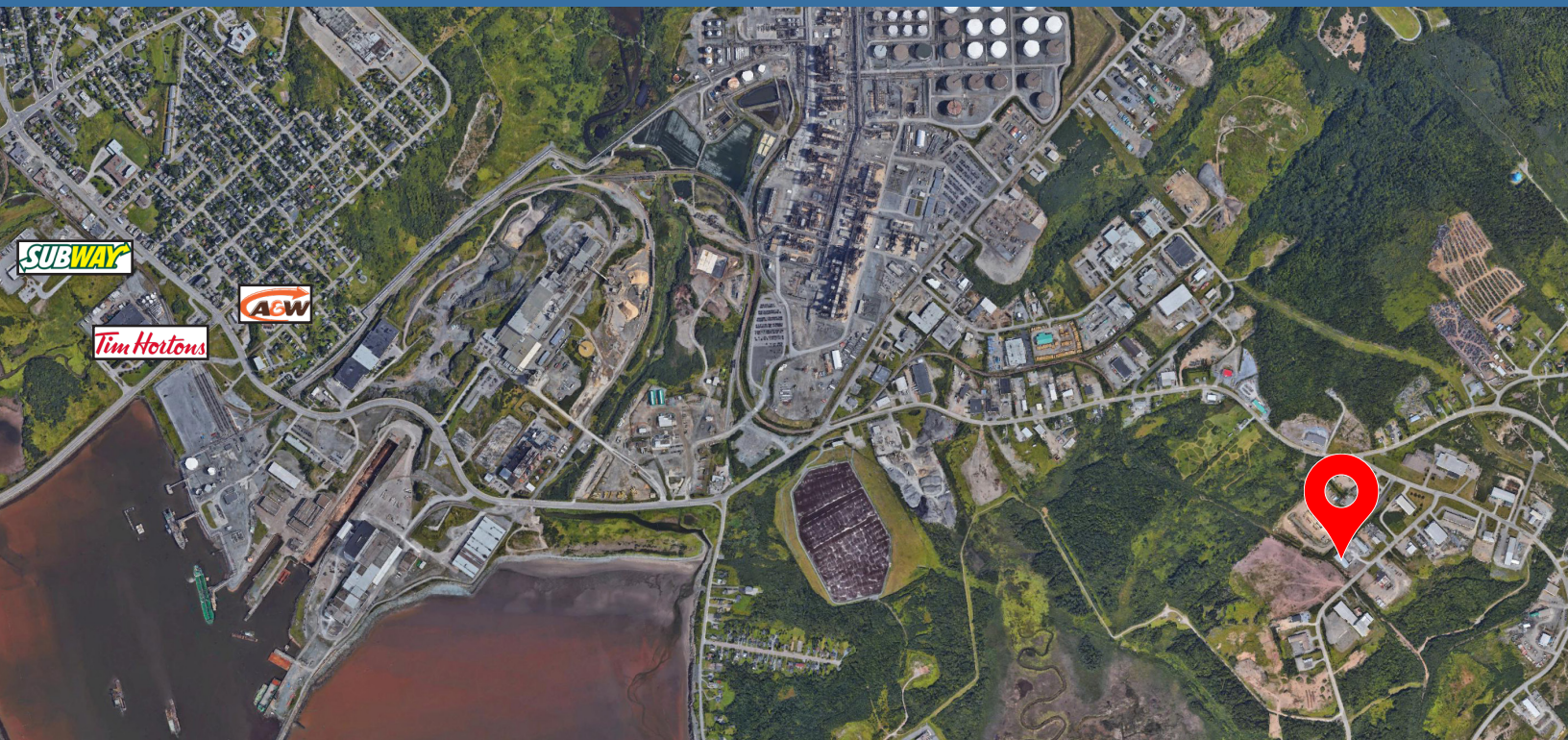
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Property Details

ZONING	I-2
ADDRESS	34 Whitebone Way, Saint John, NB
BASE RENT	\$6.75/ sq ft (net)
ADDITIONAL RENT	\$2.40/ sq ft
LOT SIZE	1.2 acres
BUILDING SIZE	1,040 sq ft
ENTIRE BUILDING	No
FULL FLOOR	No
FLOOR LOCATION	Ground
LOADING	1 Grade door (pallet width)
PARKING	Gravel parking lot at front and side of building
STRUCTURE TYPE	Steel frame
AVAILABILITY	Immediately





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