



BRUNSWICK

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COMMERCIAL REAL ESTATE

FOR LEASE
340 King William Road

Saint John | NB

Stephanie Turner
Brock Turner

340 King William Road | Saint John, NB
Stephanie Turner & Brock Turner



Property Highlights

BASE RENT
\$8.50 psf

10,480 sq ft industrial warehouse facility for lease in Spruce Lake Industrial Park (corner of King William Road and Water Tower Road). 1000 sq ft reception area and offices in front with balance of building being warehouse with 26ft ceilings. 1 grade level and 2 dock level loading doors. Building has sprinkler system and monitored alarm. Paved driveway and secure fence on compound at rear of building. Electrical entrance recently upgraded to 3-phase power.

ASKING RENT: \$8.50/sq ft (net) + \$3.14/sq ft (building insurance & property taxes). Tenant responsible for utilities, snow plowing and landscaping. \$7.5 million marine barge terminal recently built nearby as well as new Tim Horton's at highway #1b interchange, just moments away. Well situated to serve southwestern N.B. or U.S. Available October 1st, 2022.

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5 MINUTE DRIVE
TO WEST SAINT JOHN



10 MINUTE DRIVE
TO UPTOWN



Property Details

LOCATION	Saint John, NB (Spruce Lake Industrial Park)
PID	55002208
ZONING	Medium Industrial
BUILDING SIZE	10,480 sf
LOT SIZE	1.35 acres
BASE RENT	\$8.50 psf (Tenant responsible for utilities)
ADDITIONAL RENT	\$3.14 psf
ENTIRE BUILDING	Yes
PARKING	Parking lot on-site
FIRE PROTECTION	Sprinklered Throughout
AVAILABILITY	Immediately



Interior Photos



Exterior & Warehouse Photos





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