

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



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## Property Details

AVAILABLE  
IMMEDIATELY

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

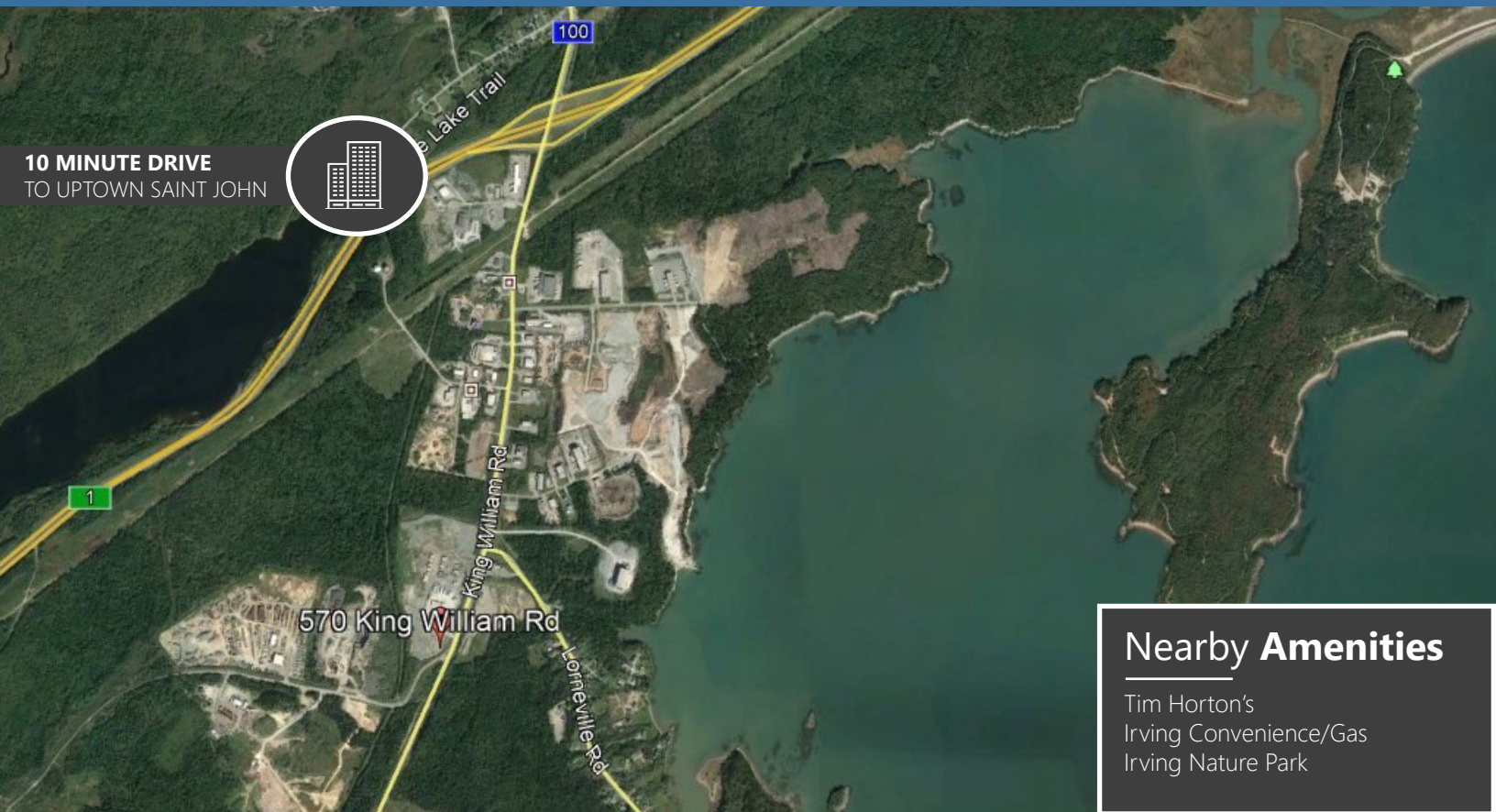
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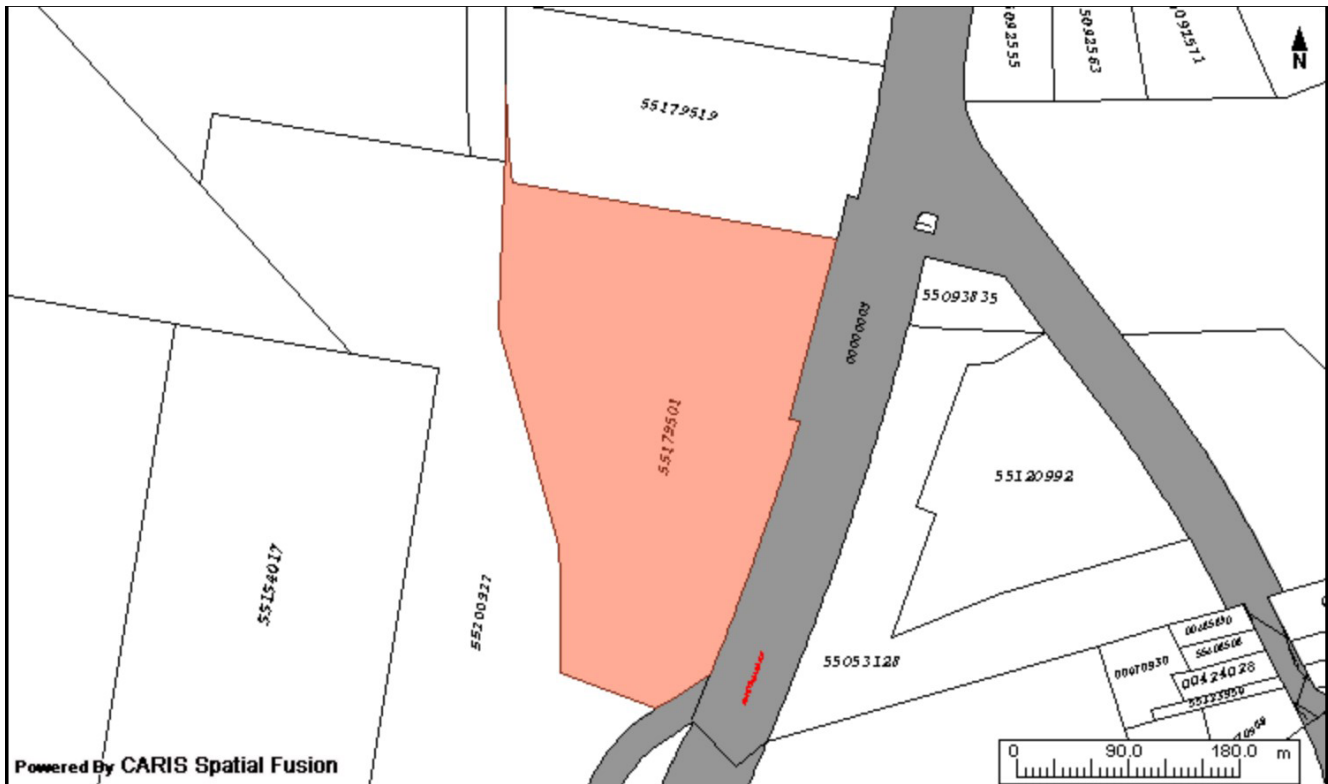


## Saint John

<b>2021 POPULATION</b>	130,613
<b>POPULATION INCREASE (2016 - 2021)</b>	3.5%
<b>MEDIAN AGE</b>	44.4
<b>AVERAGE HOUSEHOLD INCOME</b>	\$63,737

# Site Plan

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