# BRUNSWICK

BROKERS

COMMERCIAL REAL ESTATE

**High-Traffic Corner Commercial Space** 

# FOR LEASE 15 CONSUMERS DRIVE

Saint John | NB

Jessica O'Neill Troy Nesbitt



### 15 Consumers Drive | Saint John, NB Jessica O'Neill & Troy Nesbitt



### **Property Highlights**

Negotiable

13,000 square foot stand-alone commercial building for lease on the East Side of Saint John. The building is situated on a large lot adjacent to the high-traffic McAllister retail district and close to the east side industrial area.

ADDITIONAL RENT \$6.32 psf (plus utilities, cleaning and snow removal)

Building highlights include a bright retail showroom, designated office with kitchen, large warehouse area (9,600 sf) with one grade level door, one dock level door, and ample on-site paved parking.





DOCK LEVEL DOOR O



SIGNAGE OPPORTUNITIES



ON-SITE PARKING



HIGH CEILINGS



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#### **Property Details**

#### **AVAILABLE IMMEDIATELY**

ZONING	Regional Commercial (CR)	
SIZE AVAILABLE	Retail / Showroom: +/- 3,400 sf	
	Warehouse: <u>+/- 9,600 sf</u>	
	Total: +/- 13,000 sf	
LOADING	Grade (1) and dock level (1)	
PARKING	Ample on-site surface parking	
CLEAR HEIGHTS	12'-16' section approx. 5,800 sf 22'-23' section approx. 3,800 sf	
HVAC	Natural gas and electric baseboards	
ELECTRICAL	208V, 600A	
MAX CONTIGUOUS SPACE	13,000 sf	
ENTIRE BUILDING	Yes	
NOTES	Potential for Tenant to acquire existing	
	warehouse racking.	



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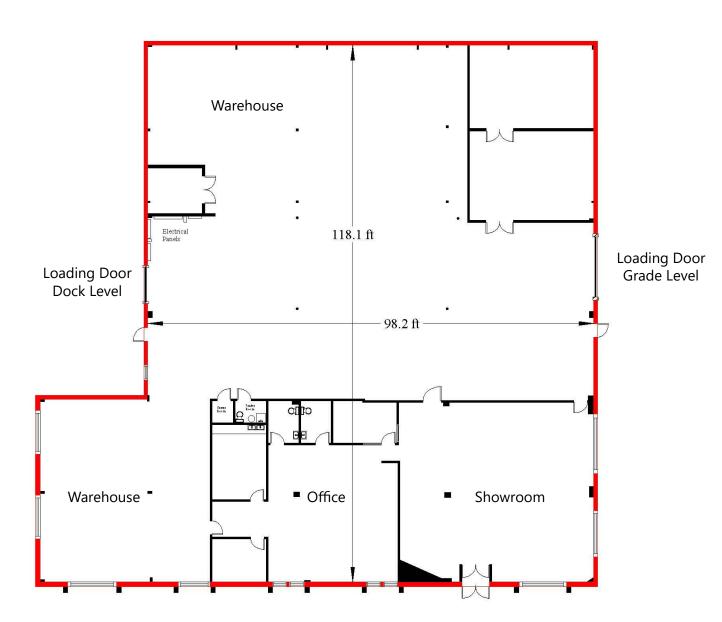


### Saint John

2021 POPULATION	131,772
POPULATION INCREASE (2016 - 2021)	3.5%
MEDIAN AGE	44.4
AVERAGE HOUSEHOLD INCOME	\$74,000









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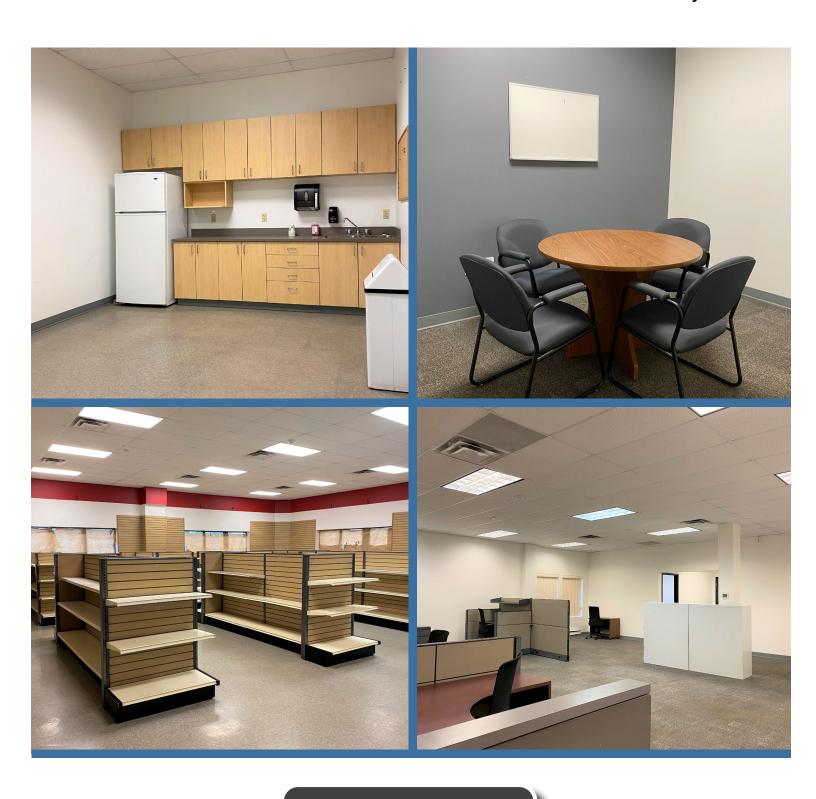
12 Smythe St, Suite 104

Saint John, NB

E2L 5G5

#### **Property Photos**

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### **Virtual Tour**

12 Smythe St, Suite 104

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#### Jessica O'Neill





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