

VIRTUAL TOUR INSIDE!

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

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.

BASE RENT
Negotiable

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.



**GRADE LEVEL
DOOR**



**DOCK LEVEL
DOOR**



**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: +/- 9,600 sf 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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Nearby Amenities

Tim Horton's
McDonald's
Walmart

Best Buy
Canadian Tire
Sobeys

Starbucks
Swiss Chalet
Boston Pizza

Saint John

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



Floor Plan

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Property Photos

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Virtual Tour

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