



BRUNSWICK

BROKERS

**PRE-LEASING commercial/industrial
building up to 12,000 sq ft**

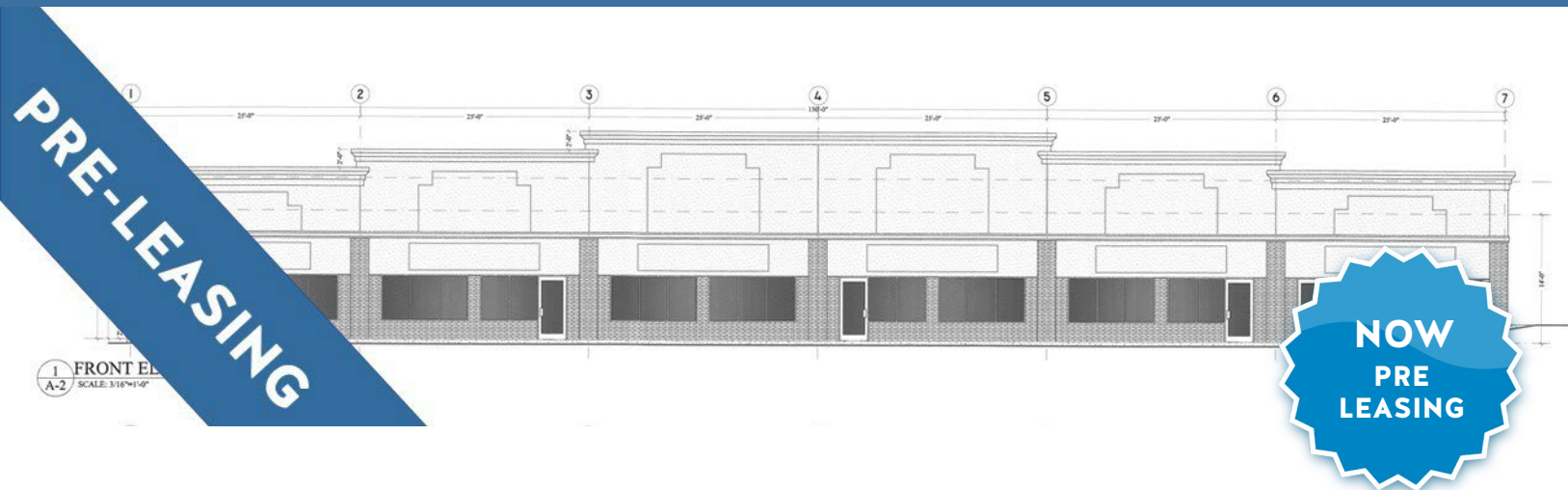
1195 BAYSIDE DRIVE

PRE-LEASING

Saint John | NB

Stephanie Turner
Brock Turner

1195 Bayside Drive | Saint John, NB
Stephanie Turner & Brock Turner



Property Highlights

BASE RENT
Starting at \$10.00 psf

PRE-LEASING commercial/industrial building up to 12,000 sq ft . Additional acreage at rear (terraced) ideal for lay down, equipment storage and/or vehicle parking subject to negotiation.

Landlord needs a minimum 8,000 sq ft pre-leased to break ground (single or multi-tenant) as well as minimum 10 year lease commitment. Call today to discuss status of this project.

Strategically located at the entrance to the McAllister Industrial Park. Ideal for industrial user desiring visibility and close proximity to energy sector related businesses including the Irving Oil refinery and Canaport LNG. Also not far from the NBCC Saint John college campus.

The 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.

LOCATION MAP

NOTE: PID's not assigned civic address. Developer showing as 1195 Bayside but using 1259 Bayside for purpose of Google Map below.



**UPTOWN
LOCATION**



**ELEVATOR
ACCESS**



**BOMA BEST
CERTIFIED SILVER**



**PARKING
NEARBY**



**TRANSIT
ACCESSIBLE**

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Property Details

AVAILABLE
IMMEDIATELY

BUILDING CLASS	A
BOMA LEVEL	Best Certified Silver
YEAR BUILT	1965
NUMBER OF FLOORS	14
BUILDING SIZE	109,408 sf
TYPICAL FLOOR SIZE	+/- 8,100 sf
BASE RENT	Call for Pricing
MIN DIVISIBLE SPACE	6,127 sf
MAX CONTIGUOUS SPACE	6,127 sf
FLOOR LOCATION	3rd Floor
PARKING	Monthly parking nearby in private & city managed lots.
LEASE EXPIRY	Head lease expires November 30, 2028



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— Grandview Industrial Park
— McAllister Industrial Park

Saint John

2021 POPULATION	130,613
POPULATION INCREASE (2016 - 2021)	3.5%
MEDIAN AGE	44.4
AVERAGE HOUSEHOLD INCOME	\$74,000





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