

Property Lines are Approximate



FOR LEASE

Build-to-Suit Opportunity

Industrial Pre-Lease Opportunity in Moncton East Business Park

Presenting an excellent opportunity to lease a modern build-to-suit industrial facility of up to $\pm 50,000$ SF, with the flexibility to subdivide to meet tenant requirements. Strategically located within the Moncton East Business Park, this high-exposure site offers exceptional access to the Trans-Canada Highway and is well suited for logistics, distribution, and light industrial users seeking a customized facility in one of Atlantic Canada's fastest-growing industrial areas.

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DETAILS

Civic Address	De Fiedmont Street, Moncton, NB
PID	70673827
PAN	06800644
Assessment	\$274,400 2025
Taxes	\$9,003.88
Land Size	3.23 Acres
Opportunity Type	Build-to-Suit Industrial
Building Size	Up to 50,000 SF
Frontage	±650 ft on de Fiedmont Street
Zoning	ID Integrated Development Zone
Permitted Uses	Permitted uses include warehousing and distribution, secondary manufacturing, research and development, office, wholesale, retail, service commercial, and related industrial and employment uses, subject to municipal approval.

Pricing
\$20 PSF NET

Key Location Highlights

Established Industrial Employment Area

Located within the expanding Caledonia Industrial Park, a planned industrial and employment district designed to accommodate large-scale, modern facilities and long-term growth.

Excellent Highway Connectivity

Strategically positioned with direct access to the Trans-Canada Highway, providing efficient regional and national transportation links for logistics and distribution users.

High-Exposure Corner Location

Prominently situated at the intersection of Price Street and de Fiedmont Street, offering strong visibility and accessibility within a growing industrial node.

Proximity to Major Industrial Investment

Adjacent to the Caledonia Industrial Estates and near Walmart’s 221,000 SF, \$56-million distribution centre, reinforcing the area’s role as a premier logistics and distribution hub.

Access to Nearby Amenities

Close proximity to Granite Centre, Costco Wholesale, and the Elmwood Drive commercial corridor provides convenience for employees and daily operations.

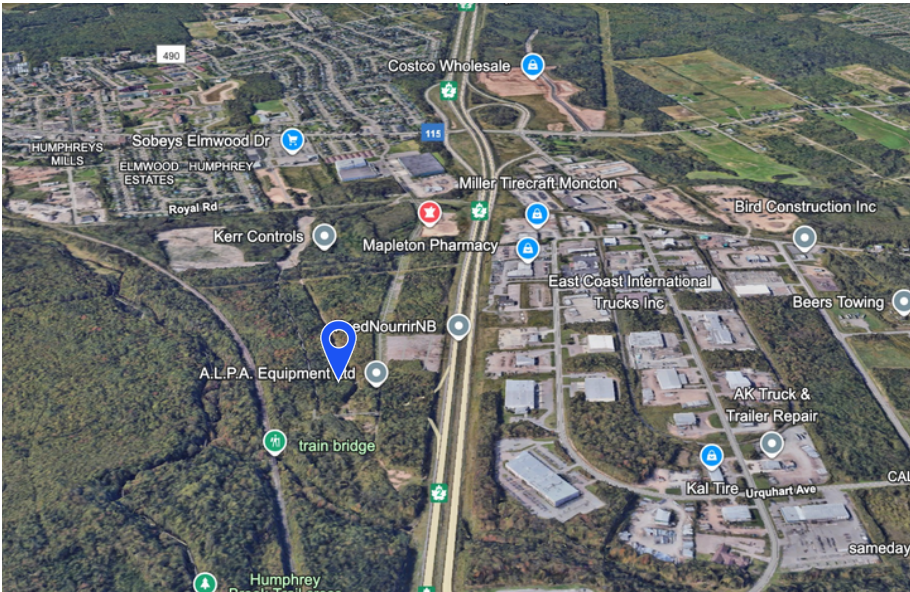
Strategic Growth Opportunity

An ideal location for businesses expanding or entering the Greater Moncton market, offering build-to-suit flexibility within a planned development framework.



Within 5 KM

Population	65,674
Median Age	38.3
Total Households	28,598
Average Persons Per Household	2.2
Average Household Income	\$86,791
Labour Employment Rate	94.0%





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