



↓ INDUSTRIAL STRIP UNDER CONSTRUCTION

↓ EXISTING INDUSTRIAL STRIP MALL

↓ SUBJECT PROPERTY

↓ ENTRANCE TO McALLISTER INDUSTRIAL PARK

# BRUNSWICK

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BROKERS

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

## **1195 BAYSIDE DRIVE**

PRE-LEASING

Saint John | NB

Paul Moore

1195 Bayside Drive | Saint John, NB  
Paul Moore

**PRE-LEASING**

**NOW  
PRE  
LEASING**

## 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

NOW  
PRE-LEASING

<b>PROPERTY TYPE</b>	Industrial
<b>YEAR BUILT</b>	Future Development
<b>NUMBER OF FLOORS</b>	1
<b>BUILDING SIZE</b>	12,000 sf
<b>BASE RENT</b>	Subject to negotiations
<b>MIN DIVISIBLE SPACE</b>	2,000 sf
<b>MAX CONTIGUOUS SPACE</b>	12,000 sf
<b>PARKING</b>	TBD



1195 Bayside Drive | Saint John, NB  
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— Grandview Industrial Park  
— McAllister Industrial Park

## 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>	\$74,000







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