



BRUNSWICK
BROKERS
COMMERCIAL REAL ESTATE

**4,800 sq ft industrial building for sale
on 1.57 acres**

FOR LEASE
26 Whitebone Way

Saint John | NB

Troy Nesbitt

26 Whitebone Way | Saint John, NB
Troy Nesbitt



Property Highlights

NET RENT
\$12.00 PSF

LEASE RATE is \$12.00/sq ft(net)+ operating costs TBD.

4,800 sq ft Industrial Building for sale on 1.57 Acres. Recent exterior improvements and landscaping give this property great curb appeal.

Office area approx. 1,200 sq ft. Original warehouse area approx. 2,500 sq ft with 12' ceilings and 3 x 12' high grade loading doors. Newer warehouse addition of 1,080 sq ft with 16' ceilings and dock loading.

METAL ROOF: New portion 2019. Balance of roof approx. 1997 (original)
SECURITY SYSTEM with exterior cameras to remain

Well located near the entrance to the McAllister Industrial Park. Ideal location for companies in the energy sector or any industrial related business. The McAllister Industrial Park is growing with new construction nearby. Snowplowing provided by landlord.



**MCALLISTER
INDUSTRIAL**



**DOCK & GRADE
LOADING**



**4,800 SF
SPACE**



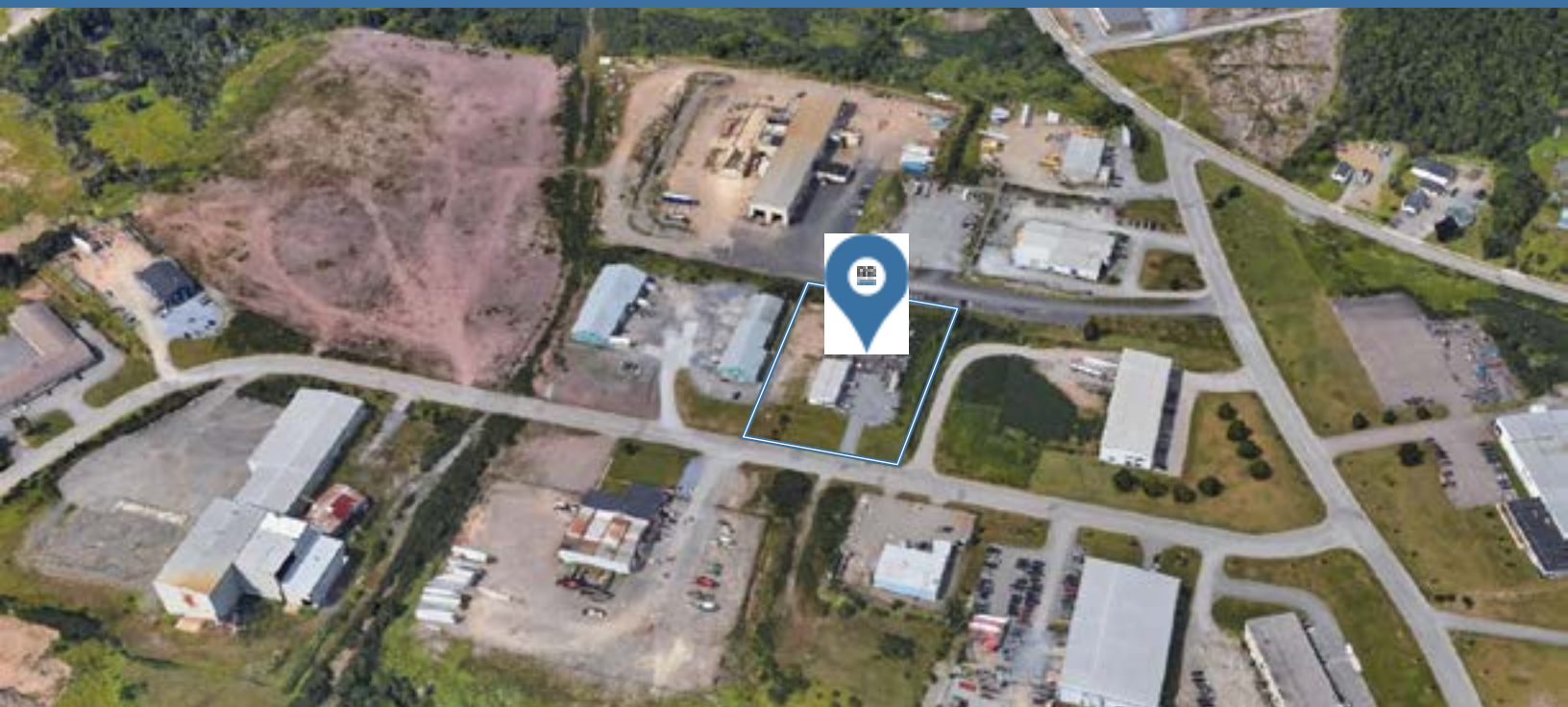
**1.57
ACRES**

BRUNSWICK
BROKERS

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LOCATION	McAllister Industrial Park
ZONING	Medium Industrial
YEAR BUILT	1997
RENOVATED	2001 (addition)
LOT SIZE	1.57 acres
BUILDING AREA	4,800 SF
NET RENT	\$12.00 PSF
OPERATING COSTS	TBD
TOTAL FLOORS	1
GRADE DOORS	3 x 12' High
DOCK DOORS	1
CLEAR HEIGHT	2,500 SF with 12' and 1,080 SF with 16'
PARKING	Paved surface parking adjacent to building on both sides



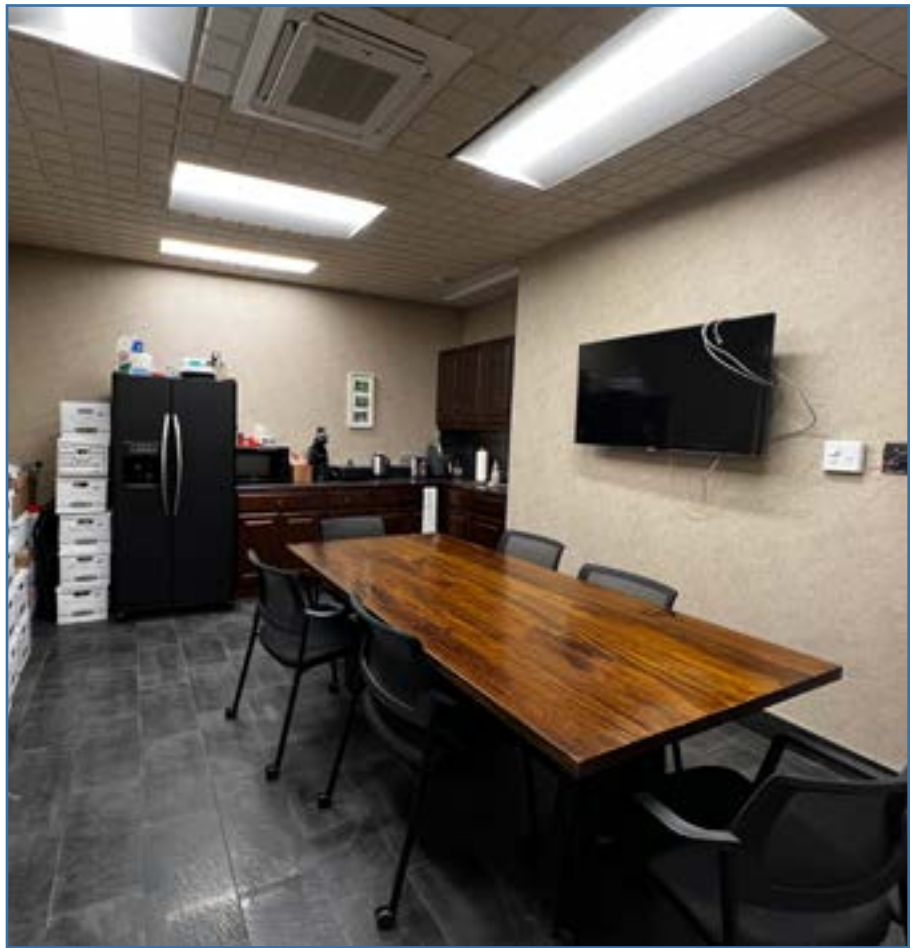
Property Photos

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