



**BRUNSWICK**  
BROKERS  
COMMERCIAL REAL ESTATE

**30,000 square foot warehouse on 3.48 acres  
of land in Sussex, NB**

FOR SALE  
**31 Industrial Drive**

Sussex | NB

**Troy Nesbitt**

31 Industrial Drive | Sussex, NB  
Troy Nesbitt



## Property Highlights

ASKING PRICE  
**\$1,800,000**

Land with building: PID: 00270371 ASSESSED VALUE: \$1,165,300 TAXES (2023): \$43,231  
Additional land PID: 00270363 ASSESSED VALUE: \$54,000 TAXES (2023): \$2,003  
Building size:: 30,000 sq ft industrial building (26,600 +/- sq ft of warehouse and 3,405 sq ft of office)  
YEAR BUILT: 1975 (approx. 48 years old)  
ROOF: membrane roof approx. 15 years old  
CEILING HEIGHT: 16' clear  
HEATING: Hot water oil heat with unit heaters  
LOADING: Main loading door is 12x12 with crane loading. Two other 8x8 loading doors.  
REVENUE: \$4.66/sq ft (net) Lease in place with New York Thermal (NTI). NTI's lease expires August 31st, 2026

Warehouse includes

- Two travel cranes inside and one external travel crane
- Rain fallpaint booth with extraction fan
- Compressor
- Numerous welding fume extraction fans and ducting

Secure this property now for your future needs and benefit from rental revenue for next 3 years.



**MULTIPLE  
TRAVEL CRANES**



**DOCK & GRADE  
LOADING**



**FULLY  
OCCUPIED**



**26,600 SF  
WAREHOUSE**



**3,405 SF  
OFFICE**

**BRUNSWICK**  
BROKERS

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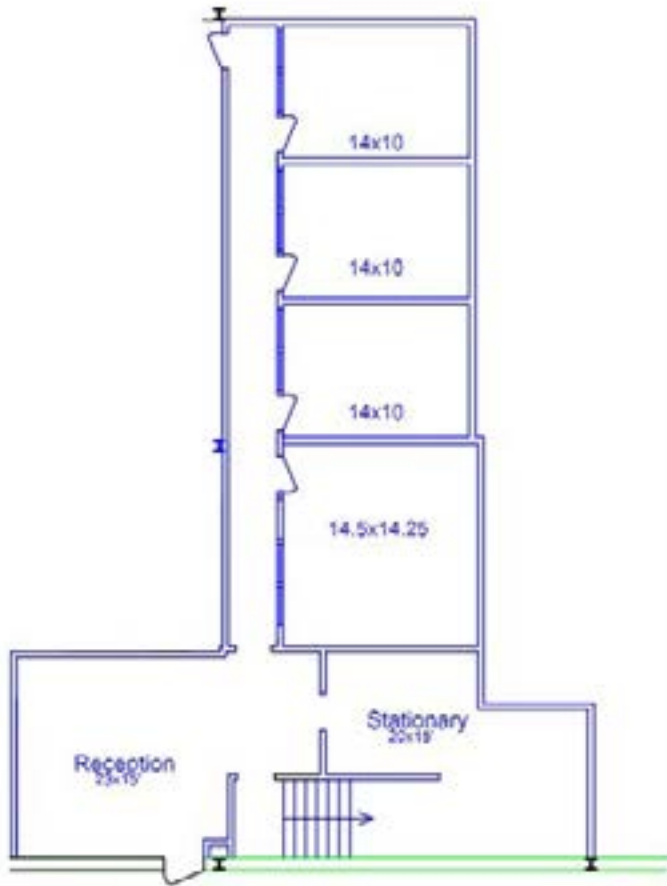


|                       |   |
|-----------------------|---|
| <b>LOCATION</b>       | Sussex Industrial Park                                  |
| <b>PID</b>            | 00270371, 00270363                                      |
| <b>ZONING</b>         | Medium Industrial                                       |
| <b>YEAR BUILT</b>     | 1975  |
| <b>LOT SIZE</b>       | 3.48 acres  |
| <b>BUILDING AREA</b>  | 30,000 sf<br>- 3,400 sf office<br>- 26,600 sf warehouse |
| <b>TOTAL FLOORS</b>   | 1   |
| <b>DOCK DOORS</b>     | 3   |
| <b>CLEAR HEIGHT</b>   | 16'   |
| <b>ROOF</b>           | Membrane  |
| <b>STRUCTURE</b>      | Steel frame   |
| <b>EXTERIOR WALLS</b> | Metal Cladding  |
| <b>POWER AMPS</b>     | 1000 amp  |
| <b>POWER VOLT</b>     | 600 volt (3 phase) electrical entrance                  |
| <b>ASSESSED VALUE</b> | \$1,219,300   |
| <b>TAXES</b>          | \$45,234  |
| <b>NOI</b>            | \$139,800 per year                                      |
| <b>SALE PRICE</b>     | \$1,800,000   |

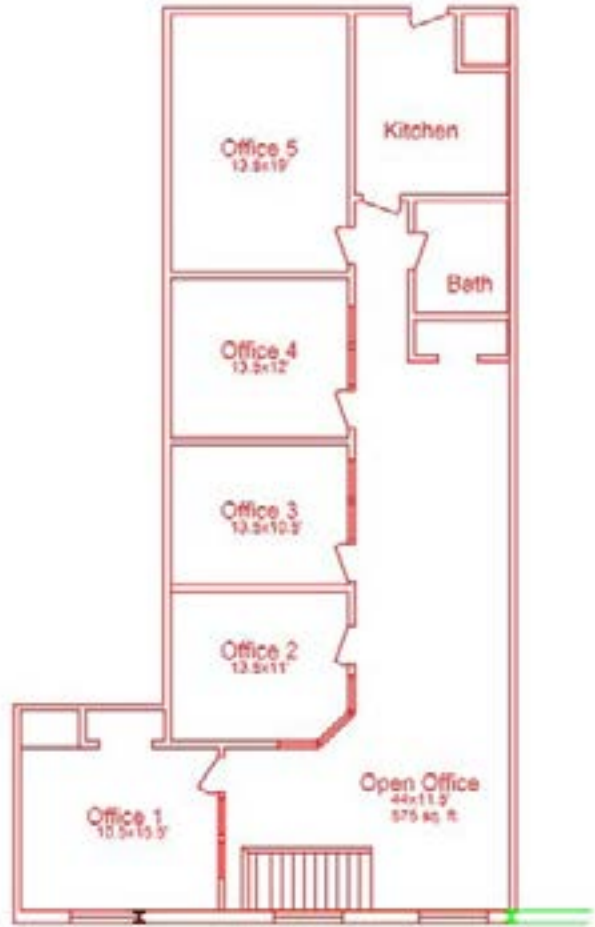


# Office Floor Plan

31 Industrial Drive | Sussex, NB  
Troy Nesbitt



First floor offices  
1,500 sq. ft.



Second floor offices  
1,905 sq. ft.





# Property Photos

31 Industrial Drive | Sussex, NB  
Troy Nesbitt



## Medium Industrial



 **Sussex Zoning Plan**



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## INDUSTRIAL ("IM") - MEDIUM

### 1.0 USES

1.1 Any land, building or structure may be used for the purposes of and for no other purpose than:

- (a) one or more of the following main uses:
  - (i) any use concerned with manufacturing, storage, processing, transportation or related activities, subject to subsection 1.2 of this Section,
  - (ii) a technical public service or utility or a civic or governmental building or installation, and
  - (iii) a wholesaling establishment.
- (b) any accessory building, structure or use, incidental to the main use of the land, building or structure, if such main use is permitted by this Section.

1.2 A use mentioned in sub clause (i) of Clause (a) of subsection 1.1, is subject to terms and conditions as may be imposed, by the Planning Advisory Committee.

### 2.0 LOT SIZES

2.1 No main building or structure may be built, placed, located or relocated, erected or altered on a lot unless the lot has and contains

- (a) a width of at least 37 metres;
- (b) a depth of at least 46 metres; and
- (c) an area of at least 1,702 square metres.



Sussex Zoning  
Plan







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