



BRUNSWICK

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COMMERCIAL REAL ESTATE

**Retail space with warehouse. Excellent
visibility in East Saint John**

FOR LEASE
455 McAllister Drive

Saint John | NB

Stephanie Turner

455 McAllister Drive | Saint John, NB
Stephanie Turner



Property Highlights

NET RENT
\$9.00 PSF

13,319 sq ft of retail/industrial/flex space

Located on McAllister Drive, this space offers high traffic and high visibility. Excellent signage opportunity on building and roadside pylon. Space is currently configured as combination showroom and vehicle service bays. The space could be adapted to many uses.

Ceiling height in warehouse: minimum 16'

Loading: Three grade loading doors, two (2) 14' x 14' and one (1) 12' w x 14' h (currently used as washbay)

Heating: HVAC for heating and cooling in showroom. Natural gas radiant heat in balance of space.

- Lease rate \$9.00/sq ft (net) + \$8.13/sq ft CAM & Taxes (operating costs) including utilities.
- Available: January 1st, 2025



EAST
SAINT JOHN



GRADE
DOORS



SHOWROOM
SPACE



PARKING
ON-SITE



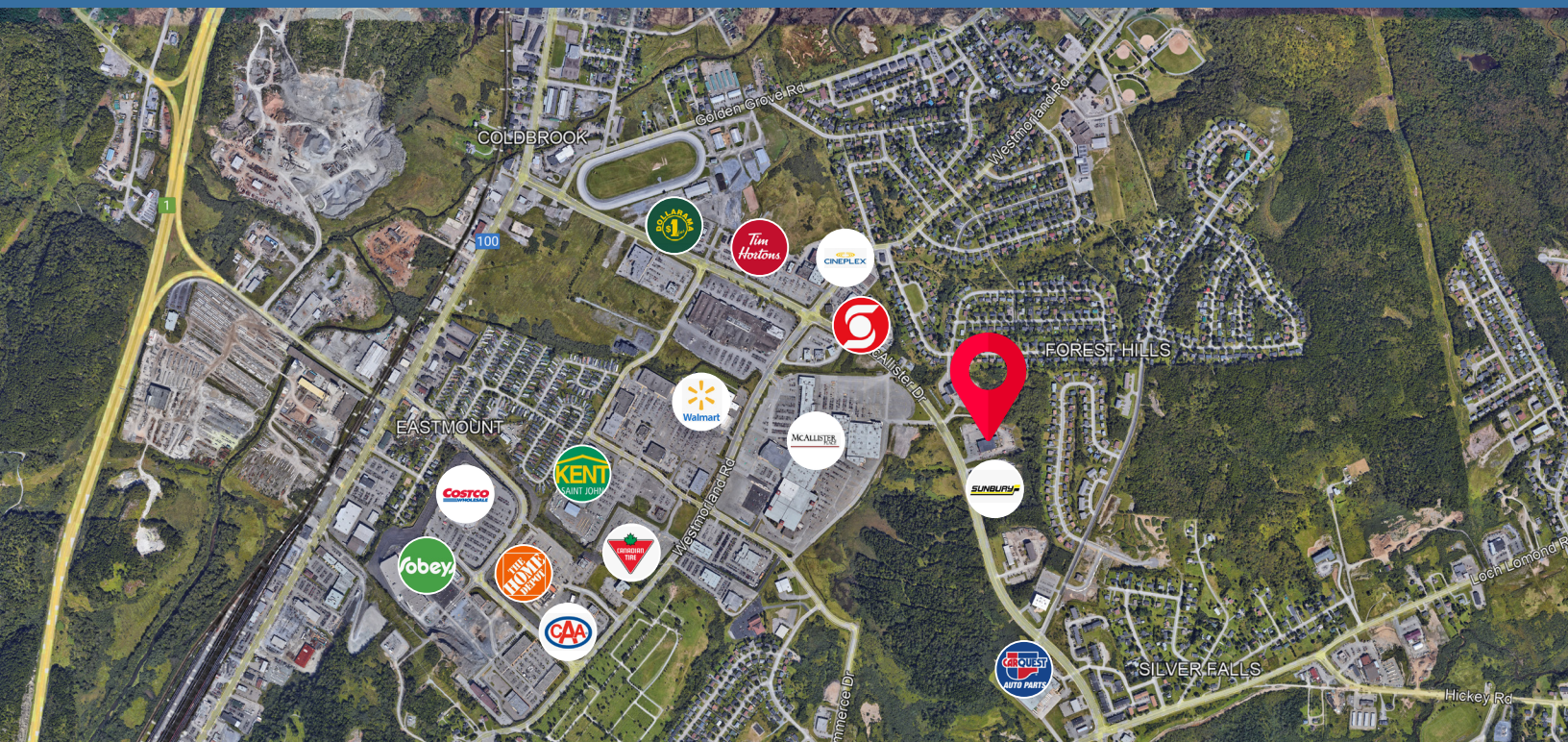
16' CLEAR
HEIGHT

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Property Details

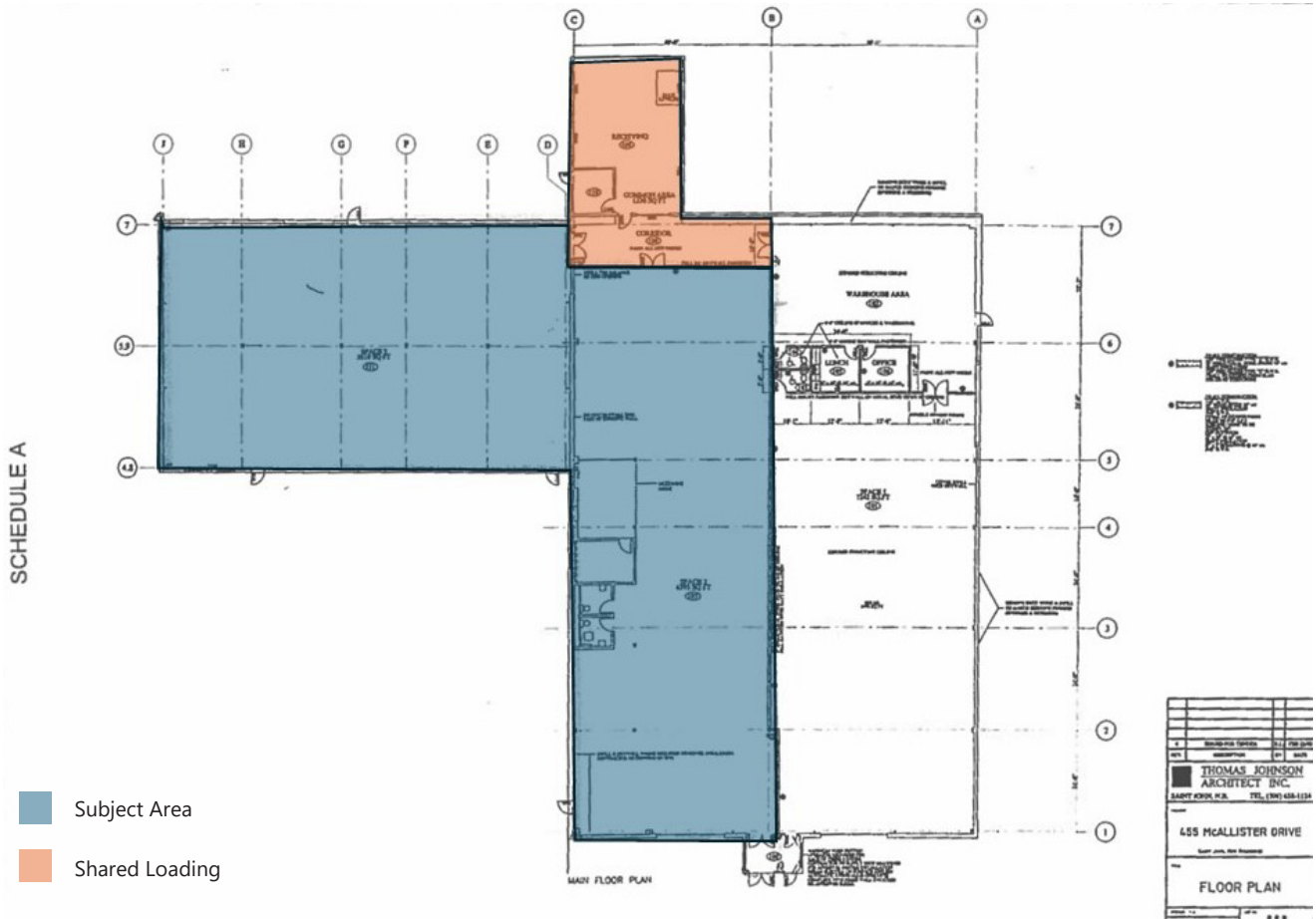
AVAILABLE
January 1st, 2025

LOCATION	Saint John, New Brunswick
ADDRESS	455 McAllister Drive
LOT SIZE	4.9 acres
BUILDING SIZE	20,000 sf
MAX CONTIGUOUS SPACE	13,319 sf
CURRENT CONFIGURATION	Showroom, warehouse, and automotive bays
GRADE DOORS	2 - 14'x14' and 1 - 12'x14'
CLEAR HEIGHT	Min 16' throughout
HVAC	Electric HVAC in showroom. Natural gas radiant in balance of space.
SPRINKLERED	Yes
NET RENT	\$9.00 psf
CAM & TAXES	\$8.13 psf
DATE AVAILABLE	January 1st, 2025



Floor Plan

13,319 sf



Property Photos

455 McAllister Drive | Saint John, NB
Stephanie Turner



Lunch/Break Room



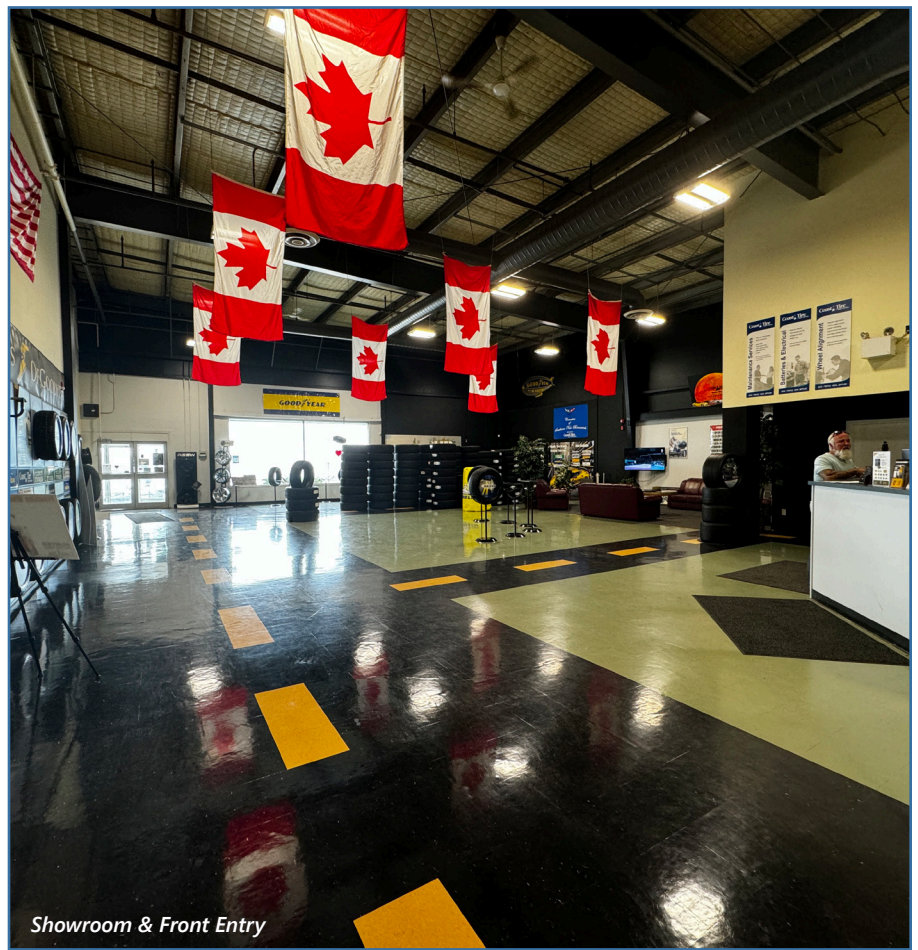
Automotive Bays



Automotive Bay/Cleaning



Warehouse



Showroom & Front Entry





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