

BUILD TO SUIT



125 MCILVEEN DRIVE SAINT JOHN, NB

McAllister Industrial Park Land Available for Development

- Close to 6 acres of prime commercial development land
- Land is cleared and leveled, ready for construction
- Available for single- or multiple-tenant occupancy

This opportunity includes approximately 5.95 acres of Medium Industrial (IM) zoned land available for a build-to-suit in McAllister Industrial Park. Located just a short drive from Highway 1 and the City Centre, this land has already been cleared and leveled, and is ready for immediate construction.

Current property neighbours include Hertz Equipment Rental, Jamac Painting & Sandblasting Ltd, Sancton and Ready Arc Training and Testing. The Medium Industrial (IM) zoning allows for a wide variety of industrial uses, along with some office and retail type uses.

Lease rates to be determined based on final building specifications and term on lease.

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FOR LEASE

By negotiation

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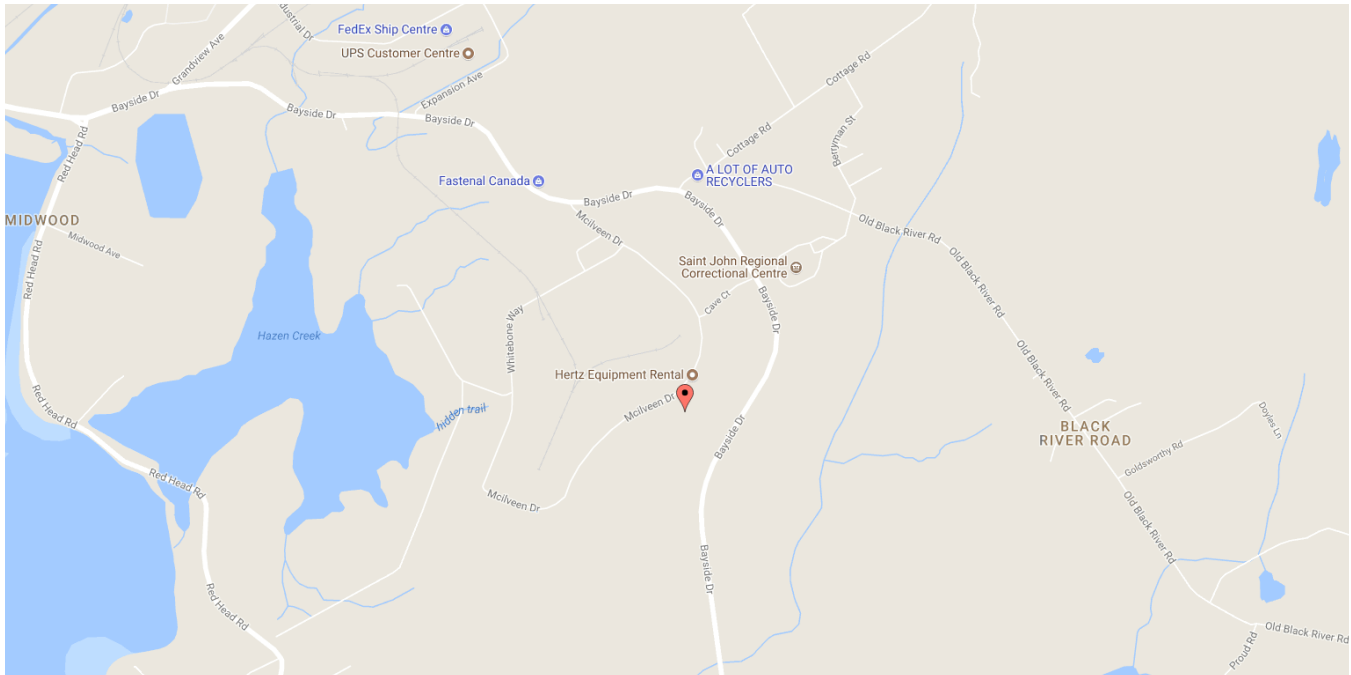
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125 McIlveen Drive | Saint John, NB



LISTING ID	20084
ADDRESS	125 McIlveen Drive, Saint John, NB
LOCATION	McAllister Industrial Park – A park 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 on-going development in the energy sector
PID	55206064
ZONING	Medium Industrial (IM) Zone
AVAILABLE LOT SIZE	Approximately 5.95 acres
CONSTRUCTION STATUS	Pre-leasing
NET RENT	By negotiation
LEASE TERM	Negotiable

ZONING

12.2 Medium Industrial (IM) Zone



Municipal Plan Context

The Medium Industrial (IM) zone accommodates a broad range of compatible medium industrial uses, some of which may have outdoor storage or activities, and where any nuisance or risk factor should not extend beyond the boundaries of the lot.

The Medium Industrial (IM) zone is intended for land inside of the Primary Development Area that is designated Heavy Industrial Area. However, land in other appropriate designations could be zoned IM.



12.2(1) Permitted Uses

Any land, building, or structure may be used for the purposes of, and for no other purpose than, the following, which may include outdoor storage as an accessory, secondary or main use subject to paragraph 12.2(2)(a):

- Animal Shelter;
- Auction Facility;
- Business Support Service;
- Car Wash;
- Contractor Service, Household;
- Distribution Facility;
- Equipment Sales and Rental, Heavy;
- Fleet Service;
- General Contractor Service;
- Kennel;
- Landscape Material Supply;
- Light Industrial Use;
- Medium Industrial Use;
- Outdoor Storage, subject to paragraph 12.2(2)(a);
- Recreational Vehicle Sales and Service, Large;
- Recreational Vehicle Sales and Service, Small;
- Recycling Facility;
- Redemption Centre;
- Research and Development Facility;
- Sales Centre, Model Home;
- Scrap or Salvage Yard, subject to paragraph 12.2(2)(b);
- Self-Storage Facility;
- Service and Repair, Industrial;
- Special Industrial Use;
- Towing Service;
- Transportation Depot;
- Vehicle Body and Paint Shop;
- Vehicle Repair Shop; [2016, C.P. 111-35]
- Vehicle Sales, Incidental;
- Warehouse Facility;
- The *existing* use described in Schedule E: Exceptions, of each lot respectively, identified therein as being located in the IM zone.

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