

SUBLEASE



855 BAYSIDE DRIVE SAINT JOHN, NEW BRUNSWICK

Quality Single-User Warehouse in Grandview Industrial Park

- 14,000+ sf building available now
- Zoned Medium Industrial (IM)
- Head lease expires March 31, 2023

This opportunity represents a single-storey 14,092 sf industrial building in Grandview Industrial Park, on the east side of Saint John. The majority of the building comprises warehouse, with the exception of +/- 1,000 sf of showroom / office space to the front. Additional features include some paved parking, 14' clear heights to the warehouse, and dock and grade level loading.

With its Medium Industrial zoning and proximity to the Irving Refinery, 855 Bayside Drive is the ideal location for an oil or gas related business, but would also be suitable for light manufacturing or warehousing / distribution centre.

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FOR LEASE

\$6.50 psf (net)

John Bigger

D (506) 453-7880

M (506) 470-5057

john@partnersglobal.com



855 Bayside Drive | Saint John, New Brunswick



LISTING ID	20125
ADDRESS	855 Bayside Drive, Saint John, New Brunswick
LOCATION	Grandview Industrial Park
ZONING	Medium Industrial (IM) Zone
LOT SIZE	Approx. 36,155 sf (0.83 acres)
BUILDING SIZE	14,092 sf
NO. FLOORS	One
PARKING	2-3 paved parking spots located outside showroom area
CEILING HEIGHT	14'
LOADING	2 x dock level; 1 x grade level
FIRE PROTECTION	Sprinklered
HVAC	Heated with propane blowers
AVAILABILITY	Immediately
BASE RENT	\$6.50 psf (net)
ADDITIONAL RENT	Tenant is responsible for all operating costs including but not limited to property taxes, utilities, maintenance, landscaping and snow removal
HEAD LEASE EXPIRY	March 31, 2023
PROPERTY TAXES	\$27,359 (2020)

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