



21 FAIRWAY DRIVE, GREENVIEW BUSINESS PARK HANWELL, NEW BRUNSWICK

Various Leasing Opportunities in Greenview Business Park

- Leasing opportunities ranging from 1,369 sf to 7,703 sf
- Combination of office and warehouse layouts with grade loading
- Available immediately for tenant construction

Perfectly situated in Greenview Business Park, 21 Fairway Drive is a newly constructed, contemporary, and high-quality build offering build-to-suit options for tenants in a convenient and fast-growing location.

21 Fairway Drive offers customizable suites equipped with grade level loading and upper mezzanine levels for additional space efficiency. Other features include 17' ceiling heights in the warehouse areas, on-site parking and exterior signage opportunities. With various leasing options and combinations, contact the listing agent to see why this leasing opportunity is the perfect location for a new business or those looking to relocate!

FOR LEASE

\$12.00 psf (net)

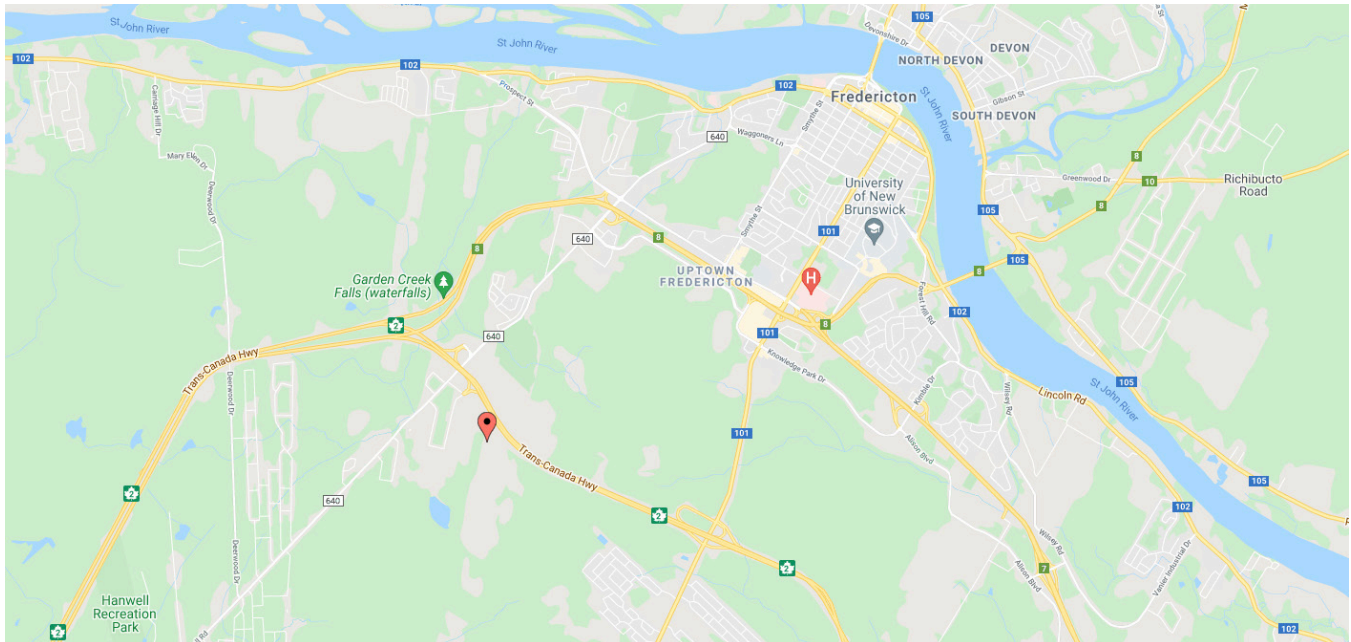
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21 Fairway Drive | Hanwell, New Brunswick



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| LISTING ID | 25172 |
| ADDRESS | 21 Fairway Drive, Hanwell, New Brunswick |
| LOCATION | Greenview Business Park |
| PID | 75538702 |
| LOT SIZE | 43,799 sf (1.00 acres) |
| ZONING | Industrial |
| BUILDING SIZE | 14,281 sf |
| YEAR BUILT | 2021 |
| SIZES AVAILABLE (RENTABLE AREA) | Unit C: 1,369 sf + 629 sf (mezzanine) Unit D: 4,568 sf + 1,186 sf (mezzanine) Unit E: 1,776 sf *Note: Unit C, D & E can be combined for 7,703 sf |
| NO. STOREYS | Combination of one- and two-storeys |
| CEILING HEIGHT | 17' in warehouse areas |
| LOADING | Grade loading |
| PARKING | Ample on-site parking to front and rear of the building (gravel) |
| OFFERING PRICE | \$12.00 psf (net) |



- Wood frame structure on concrete slab foundation
- Vertical metal siding
- Metal roofing
- LED lighting throughout
- Base building complete; ready for tenant construction

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FLOOR PLAN





All inquiries regarding the property should be directed to:

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