

FOR SUBLEASE | BROKER INCENTIVE

95 GALLOWAY STREET MONCTON, NEW BRUNSWICK

Full building industrial sublease
opportunity in Caledonia Industrial Park



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Full building industrial sublease opportunity in Caledonia Industrial Park

Introducing a rare opportunity to sublease a premier 5,500 sq. ft. facility in Caledonia Industrial Park, positioned on a 6.97-acre corner lot. This secure, gated property features a guard entrance, complemented by an electric barbed wire perimeter fence.

The building features versatile warehouse space, a Butler-style structure with a robust steel frame, low-sloped roof, and blanket insulation. The warehouse is equipped with a 12' x 14' overhead grade-level door, a five-ton crane, four radiant heaters, a sprinkler system, and 17'6" clearance to the underside of the crane. Complementing the warehouse is ample high-quality office space. The two-level office area features a welcoming area, kitchenette, meeting room, private offices, and two washrooms. Updated in 2016, it offers modern conveniences such as four mini-split systems, and ample natural light. This meticulously maintained property presents a unique sublease opportunity for those seeking a versatile industrial facility in a prime location.



Full Building
For Sublease

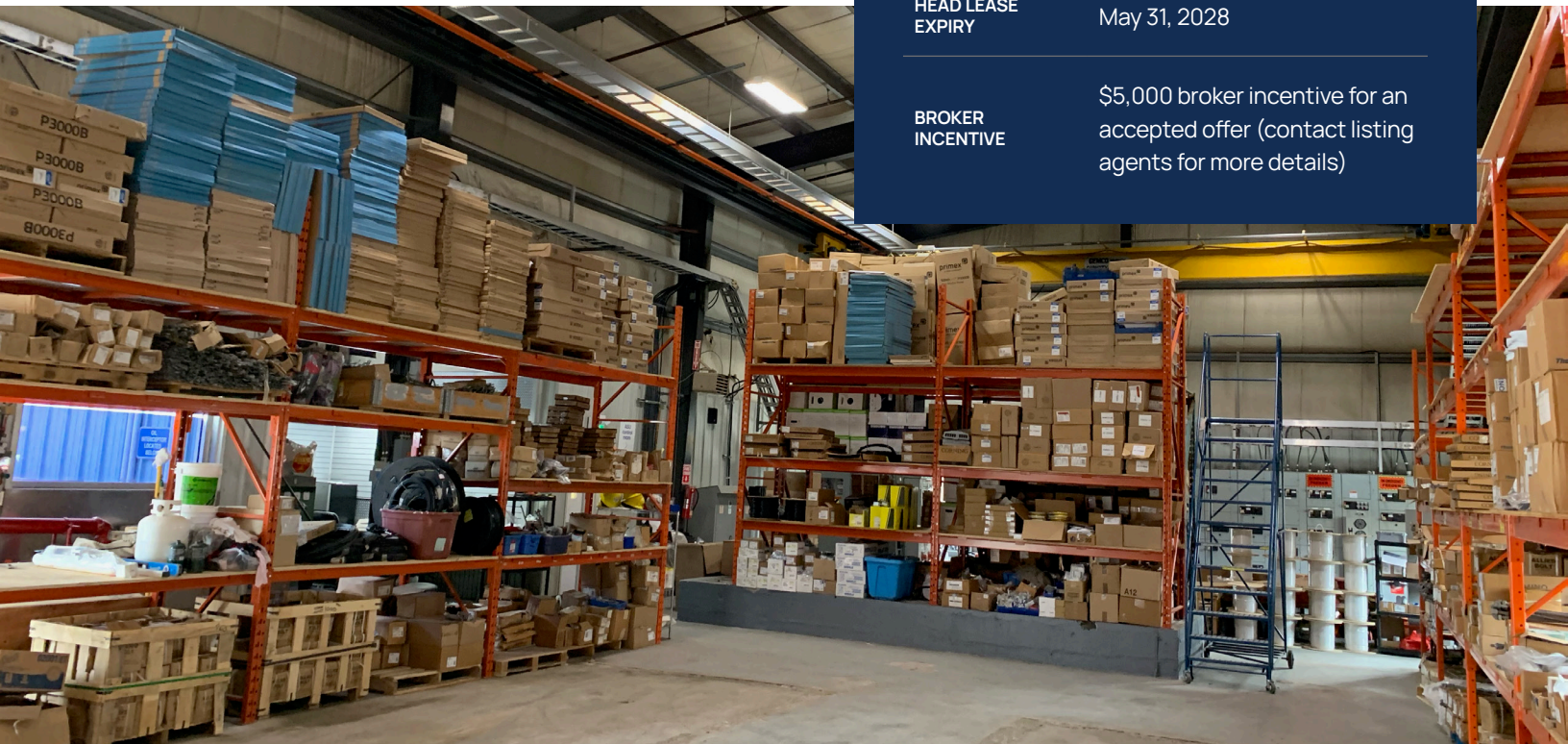


Large Paved
Parking Lot



Overhead Grade
Level Door

LISTING ID	25248
ADDRESS	95 Galloway Street, Moncton
LOCATION	Caledonia Industrial Park
PROPERTY TYPE	Industrial / Warehouse / Office
LOT SIZE	6.97-acres
AVAILABLE SPACE	5,500 sq. ft. (entire building)
ZONING	Heavy Industrial (HI)
LOADING	One (1) overhead grade door
CLEAR HEIGHTS	17'6" to underside of crane (25'8" to peak)
POWER AMPS	1,250 A
POWER VOLTS	600 V / 120 / 208 step-down to 3-Phase
AVAILABILITY	Immediately
BASE RENT	\$9.95 psf
HEAD LEASE EXPIRY	May 31, 2028
BROKER INCENTIVE	\$5,000 broker incentive for an accepted offer (contact listing agents for more details)

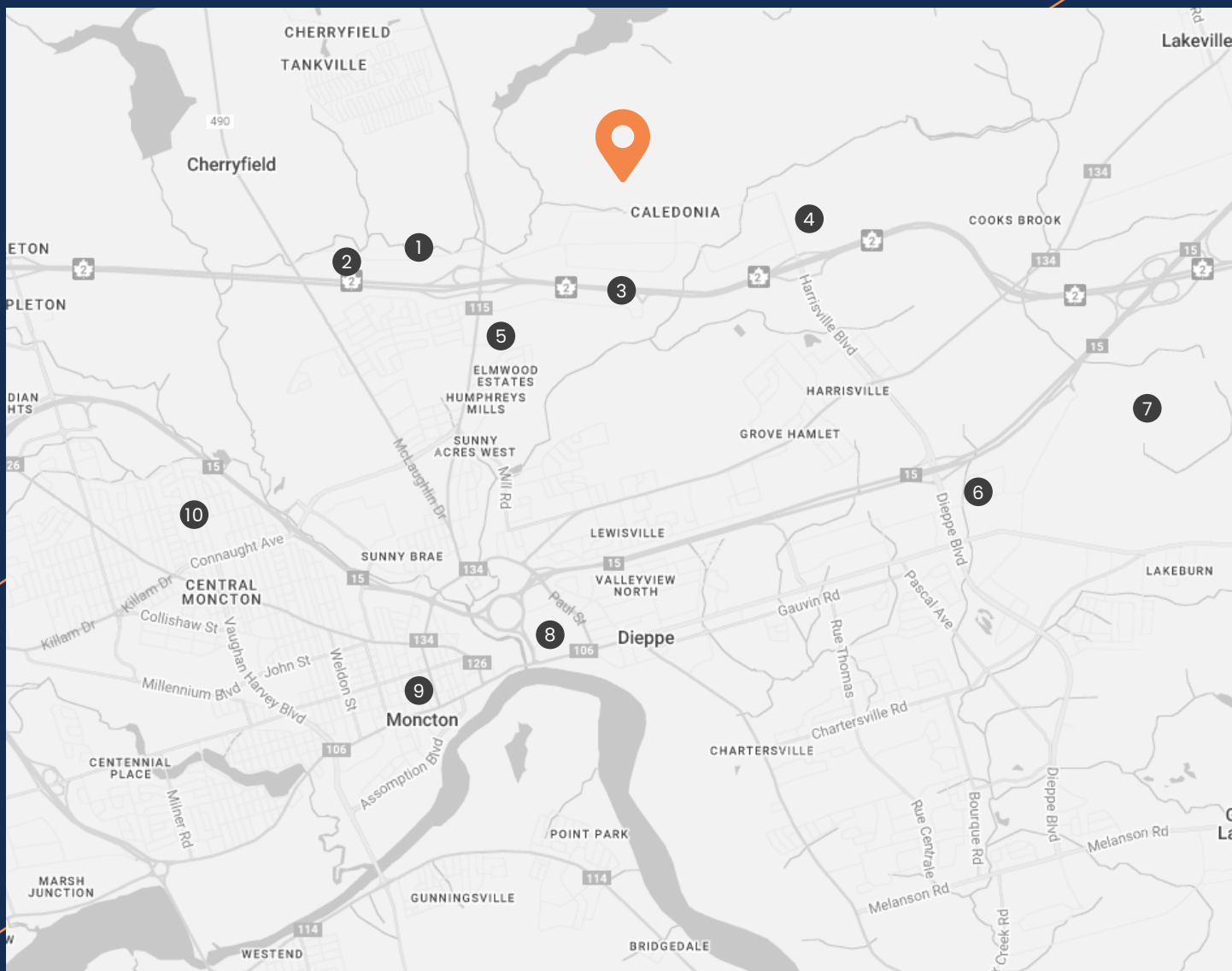


Aerial View

95 Galloway Street, Moncton, New Brunswick



Surrounding Area



① Costco Wholesale

② Starbucks

③ Trans-Canada Highway

④ Tim Hortons

⑤ Sobeys

⑥ Holiday Inn Express

⑦ Greater Moncton International Airport

⑧ CF Champlain

⑨ Downtown Moncton

⑩ The Moncton Hospital

Trans-Canada Highway
DRIVE TIME: 3 MINUTES

Central Moncton
DRIVE TIME: 12-14 MINUTES

Downtown Moncton
DRIVE TIME: 12-14 MINUTES

Greater Moncton Roméo
LeBlanc International Airport
DRIVE TIME: 12-14 MINUTES





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