

FOR LEASE

33 WINTER STREET SUSSEX, NEW BRUNSWICK

High-exposure and versatile 33,500 sq. ft.
commercial space in the heart of Sussex



Andrew LeBlanc

☎ (506) 478-0011

✉ andrew@partnersglobal.com

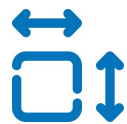
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High-exposure and versatile 33,500 sq. ft. commercial space in the heart of Sussex

Welcome to Sussex Place, a versatile 33,500 sq. ft. property offering a rare opportunity for industrial or commercial tenants. The building features 18-foot ceilings, a 16-foot grade-level loading door, and a new roof scheduled for installation in fall 2025. With excellent on-site parking and a central location between Saint John, Moncton, and Fredericton, the property is ideally suited for warehousing, distribution, retail, or other large-scale operations.

The lease includes property taxes, water and sewer, building insurance, sprinkler system, and building systems management, providing operational simplicity and predictable overhead costs. This well-maintained space offers both functionality and flexibility in a high-demand region. Located at 33 Winter Street, the property is surrounded by both residential and commercial businesses, offering excellent visibility and convenience.



33,500 sq. ft.
Available

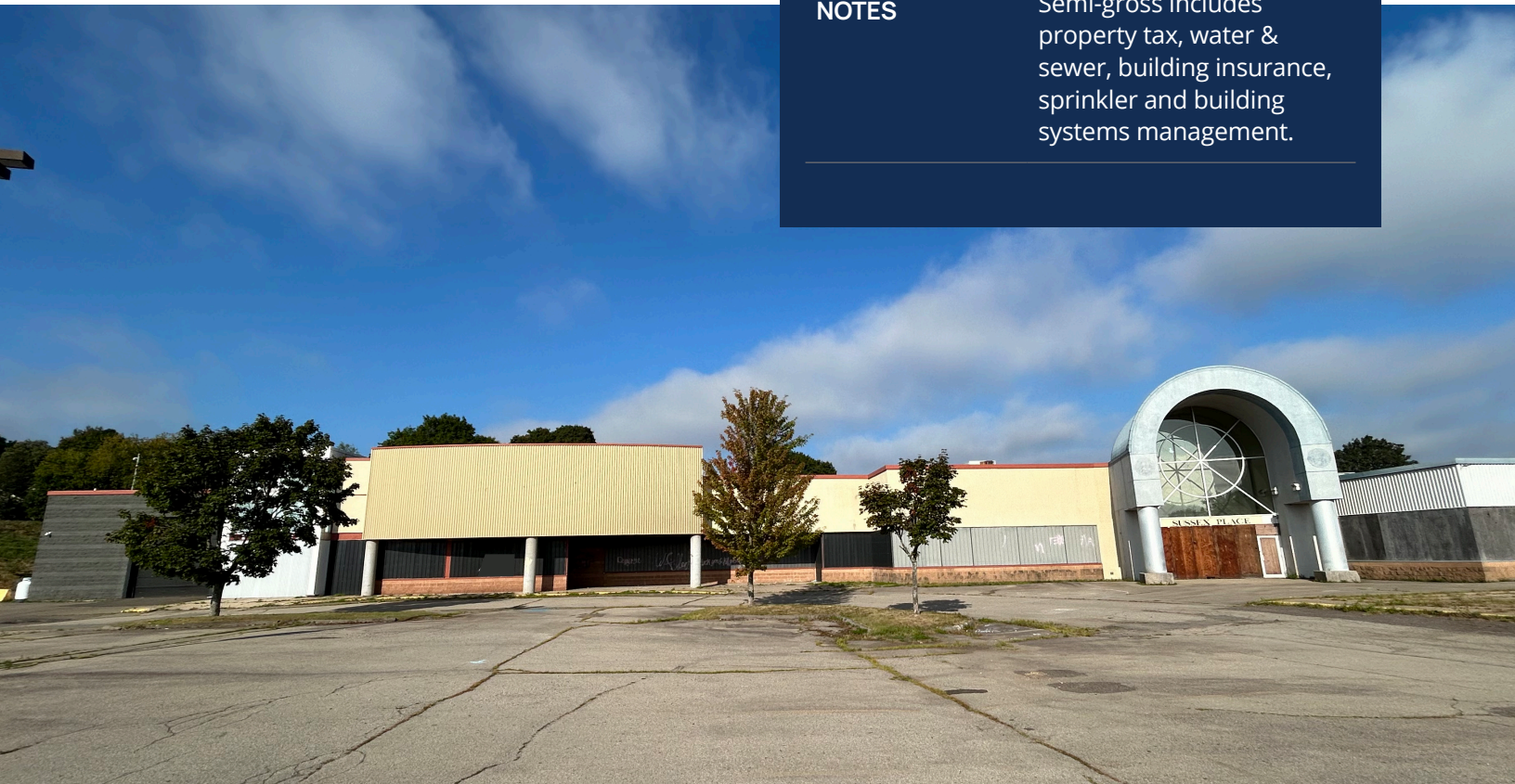


Desired, Central
Location

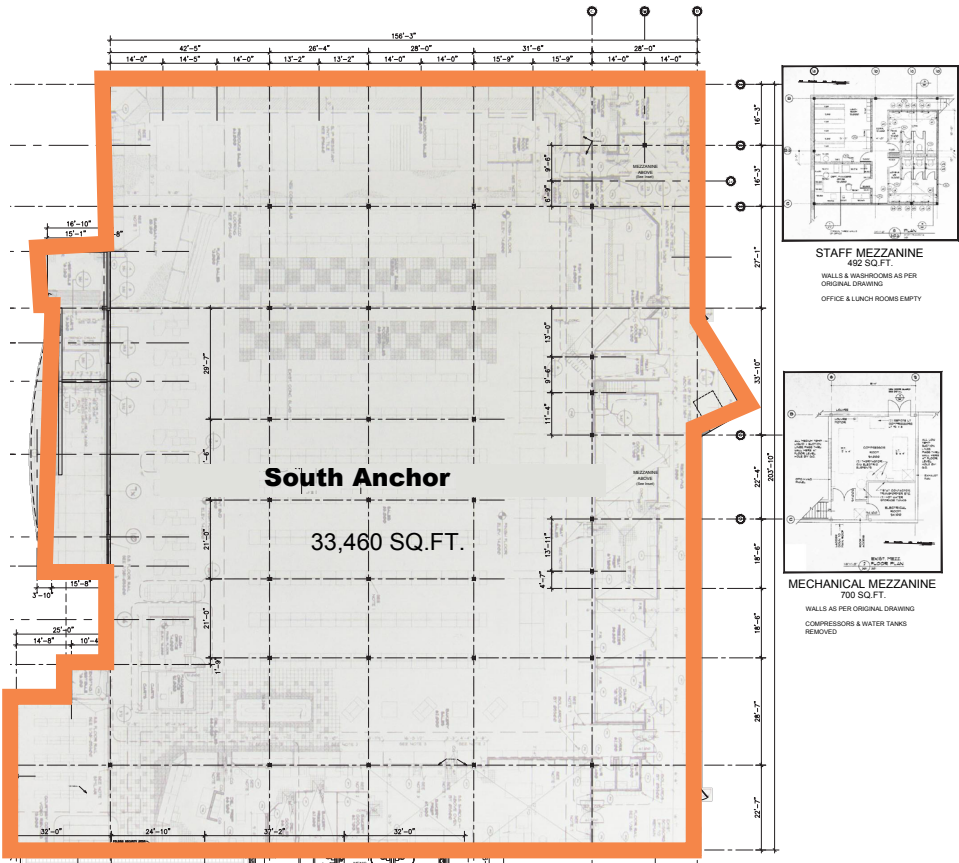


Paved, On-Site
Parking

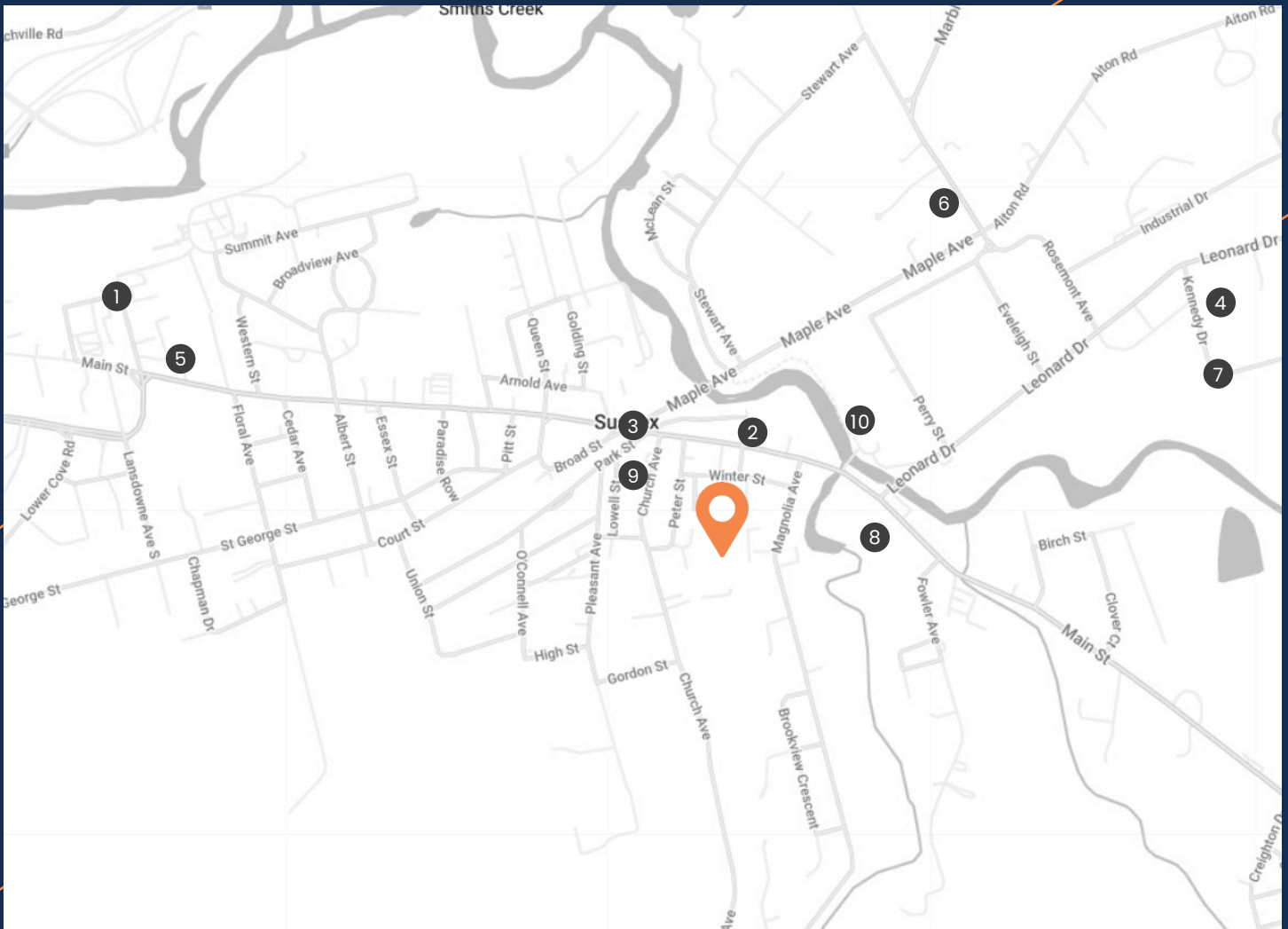
LISTING ID	25267
ADDRESS	33 Winter Street, Sussex
PROPERTYTYPE	Industrial
YEAR BUILT	1975
SIZE AVAILABLE	33,500 sq. ft.
CEILING HEIGHTS	18'
LOADING	One (1) grade level dock door - Potential for additional loading at back subject to tenant requirements
PARKING	Ample, on-site parking
AVAILABILITY	Immediately
BASE RENT	\$10.95 semi-gross
NOTES	Semi-gross includes property tax, water & sewer, building insurance, sprinkler and building systems management.



Floor Plan



Surrounding Amenities



① Gateway Mall

② Tim Horton's

③ Downtown Sussex

④ Sussex Health Centre

⑤ McDonald's

⑥ Picadilly Coffee Roasters

⑦ Sussex Nature Walkway

⑧ O'Connell Park

⑨ Pharmacy

⑩ Sports Centre

Moncton
DISTANCE: 84 KM

Saint John
DISTANCE: 73 KM

Fredericton
DISTANCE: 123 KM

Route 1
DRIVE TIME: 5-7 MINUTES



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