

45 **PROGRESS**
DRIVE

FOR SALE



Prime 15,000 sq. ft. industrial warehouse building in St. Stephen Industrial Park



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PARTNERS GLOBAL
CORPORATE REAL ESTATE

The Opportunity

Partners Global is proud to present 45 Progress Drive, an opportunity to purchase an industrial warehouse and lot near the U.S. border. Located in the St. Stephen Industrial Park, this expansive 10,976 sq. ft. property, including a 4,800 sq. ft. dome, sits on approximately 1.75-acre lot with direct access to key transportation routes, including New Brunswick's Route 1, Route 170, and the Southern Railway.

Ideally suited for companies requiring highway and cross-border access, the property is centrally located and well-connected via road, rail, border, and port infrastructure, making it a strategic hub for distribution and logistics operations.

The facility features approximately 2,500 sq. ft. of well-appointed office space, including a kitchenette, storage areas, washrooms, and a mezzanine. The industrial section offers impressive clear heights and is equipped with three grade-level loading doors - one on the side of the building and another at the rear with direct access to the dome - providing excellent functionality and flexible loading/unloading options.

For more information, contact the listing agents today!

Offering Price: \$995,000 + HST



Property Overview



LISTING ID	25263
ADDRESS	45 Progress Drive, St. Stephen
PROPERTY TYPE	Industrial
PAN	05767500
YEAR BUILT	2007
TOTAL LOT SIZE	76,983 sq. ft.
BUILDING SIZE	15,776 sq. ft.
ZONING	Light Industrial (LI)
PARKING	Ample, on-site parking



Building Highlights

CONDITION	Good
CONSTRUCTION	Masonry & steel frame over poured concrete slab
FINISHED WALLS	Drywall
FINISHED FLOORING	Ceramic tile & laminate
WINDOWS	Florescent and LED fixtures
EXTERIOR WALLS	Brick and metal
ROOF	Pitched metal
WINDOWS / DOORS	Commercial grade double paned glass units in modern aluminum frames
LOADING	Three (3) grade loading doors
ELECTRICAL	200 ampere breaker
NUMBER OF STOREYS	Primarily one-storey with partial second level office/mezzanine



Dome

4,800 SQ. FT.

Industrial Building

10,976 SQ. FT.

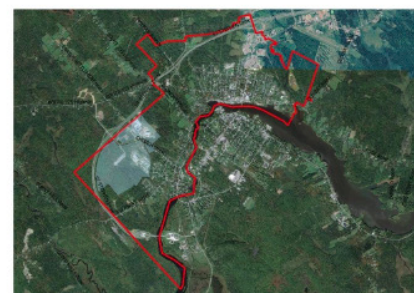
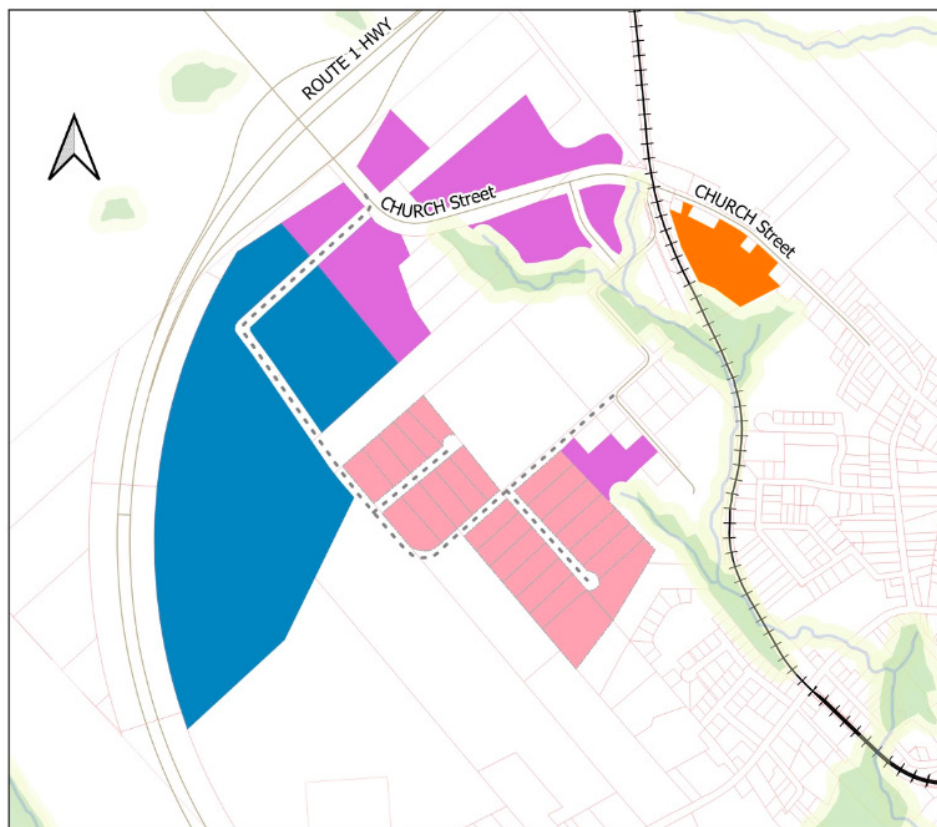
Office Space

+/- 2,500 SQ. FT.

Aerial View



Map of St. Stephen Industrial Park



- Infill Development
- Intermodal Rail Yard
- Phase 1 (expansion)
- Phase 2 (expansion)
- New Roads (expansion)
- ++ Railroad
- Watercourse
- Wetlands
- 30m Wetland and Watercourse Buffer

0 250 500 m

Date: January 2022
Data Source: GeoNB



Boundary lines are approximate

LOCATION OVERVIEW

Nestled along the St. Croix River, which forms the Canada-U.S. border, St. Stephen is a prime location for seamless cross-border connectivity. The town's proximity to major transportation routes, including New Brunswick's Route 1, 170, and the Southern Railway enhances its accessibility and appeal for trade and business. Approximately 16.4% of the population are qualified trades people, highlighting a capable workforce presenting Progress Drive as an ideal location for business owners looking to establish or expand operations.

St. Stephen's population is expected to grow to 4,880 by the 2026 Census, reflecting steady growth fueled by immigration, its strategic border location, and emerging developments. The close-knit community combined with a high quality of life and affordable living, the town's appeal continues to attract families and businesses seeking a relaxed yet connected environment.

St. Stephen Demographics



TOTAL
POPULATION

4,415

2021



POPULATION
GROWTH

3.9%

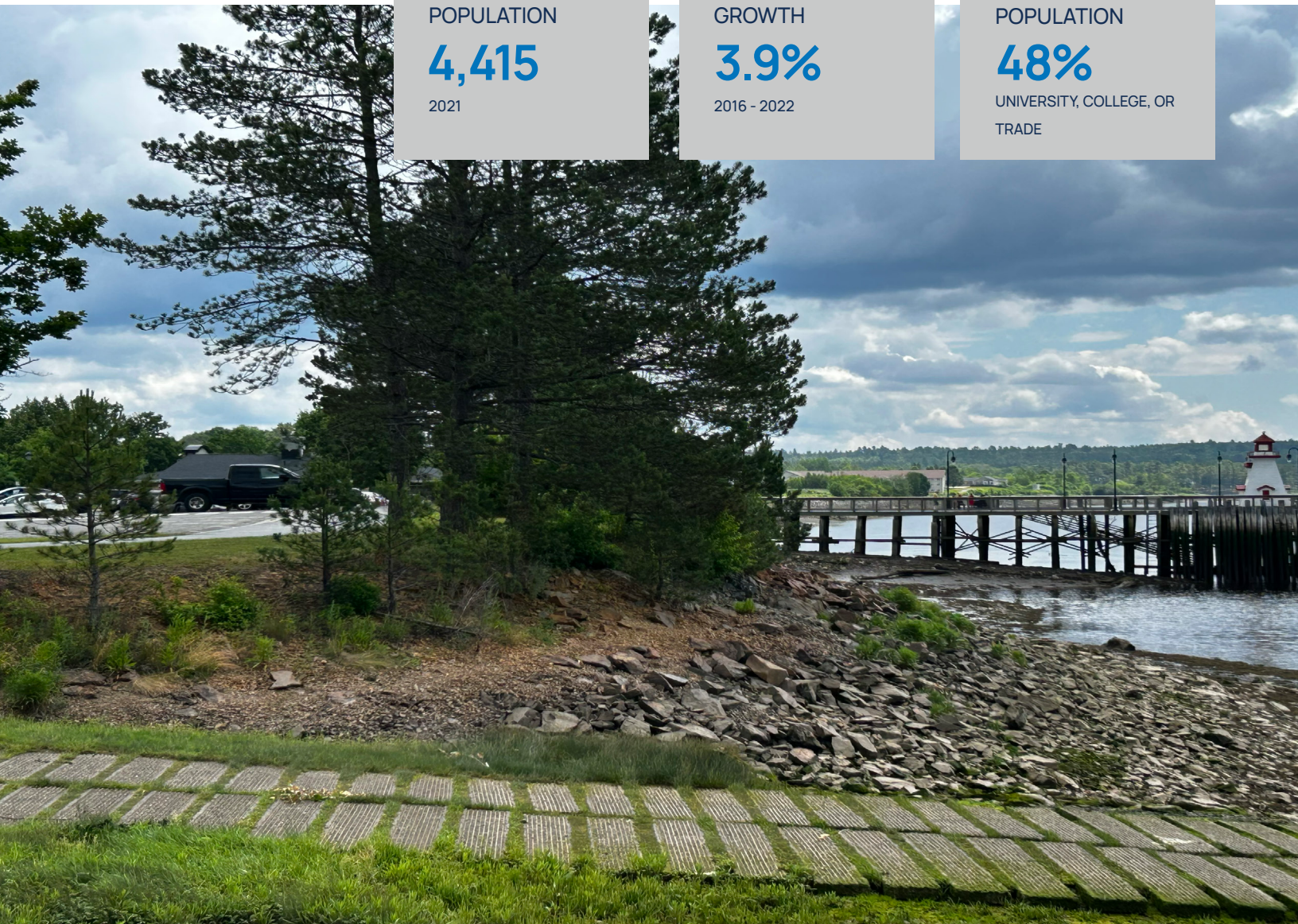
2016 - 2022



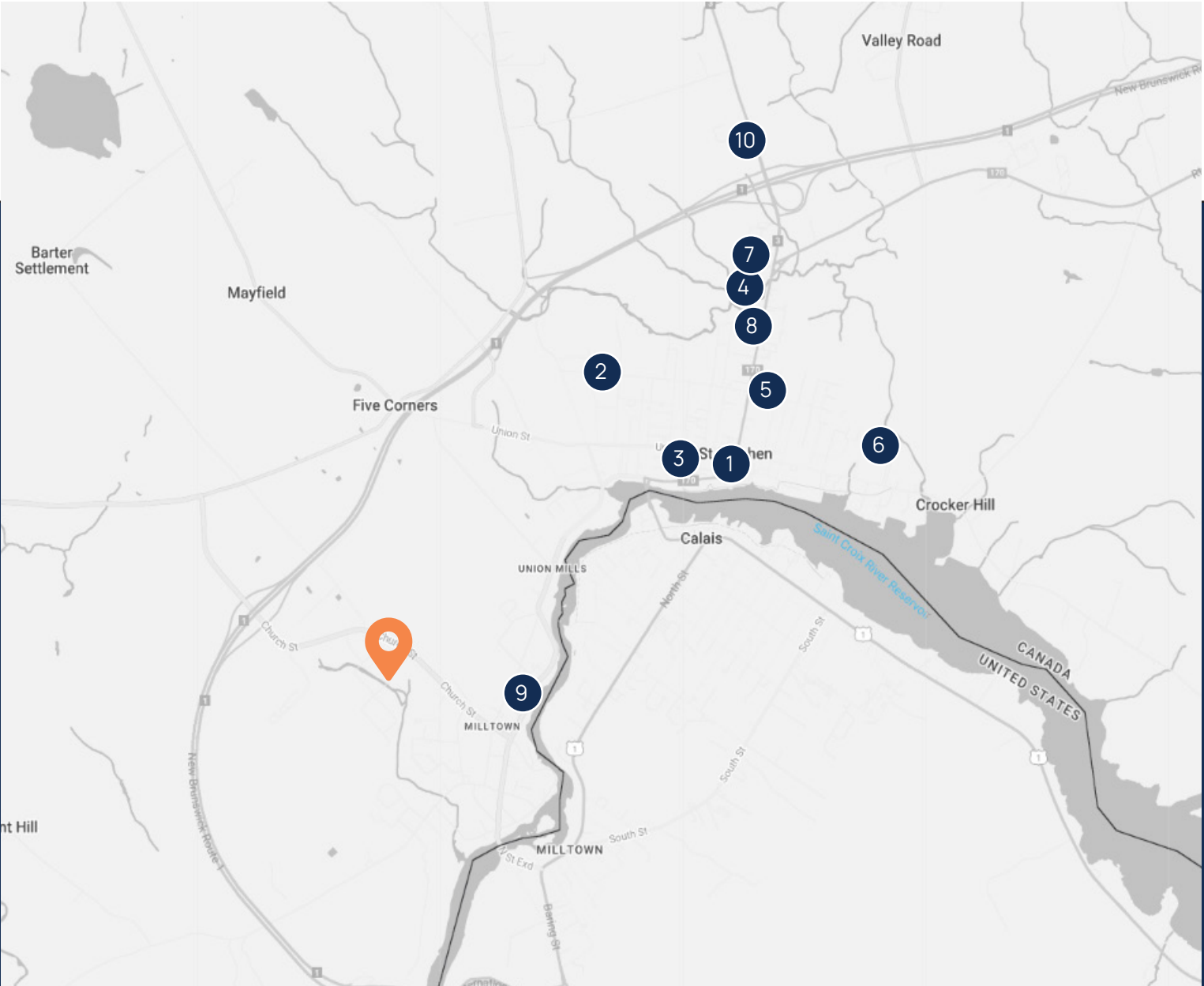
SKILLED
POPULATION

48%

UNIVERSITY, COLLEGE, OR
TRADE



SURROUNDING AREA



LEGEND

- | | |
|---------------------------|-----------------------------|
| 1 Waterfront | 6 Charlotte County Hospital |
| 2 Elm Street Nature Trail | 7 Canadian Tire |
| 3 The Chocolate Museum | 8 Superstore |
| 4 Jean Coutu | 9 Milltown Market |
| 5 Tim Horton's | 10 McDonald's |

TRAVEL TIME

Downtown St. Stephen
DRIVE TIME: 5-7 MINUTES

Canada-U.S. Boarder
DRIVE TIME: 5-7 MINUTES

Saint John Airport & Port
DRIVE TIME: 1.5 HOURS

Bathurst Regional Airport
DRIVE TIME: 10-12 MINUTES





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