

114 Price Street

MONCTON, NEW BRUNSWICK

NEWLY RENOVATED FRONT-LOADING INDUSTRIAL PROPERTY
WITH HIGHWAY EXPOSURE

IDEAL FOR WAREHOUSING & LOGISTIC

41,676–94,417 SQ. FT.

AVAILABLE NOW

26'

CLEAR HEIGHT

13

DOCK DOORS

8.87

LOT SIZE (ACRES)

1

DRIVE-IN DOOR



Property Overview

Discover 114 Price Street, an exceptional, extensively renovated distribution center available at a competitive price. Located at the intersection of Price Street and the Trans-Canada Highway, and within the new Moncton East Business Park, this facility offers excellent access to major transportation routes and local commercial amenities.

Recent renovations include high-efficiency natural gas heaters, a new bathroom, upgraded entrances, a revitalized parking lot, a new roof, and fresh exterior paint. The interior features polished warehouse floors, a fresh white box paint finish, and new LED lighting, creating a professional environment. This distribution center offers a strategic location, modern upgrades, and ample storage capacity, making it perfect for your growing business.

KEY FEATURES

- **Accessibility:** Convenient access to major highways.
- **Facility Specifications:** Front-loading design with 13 dock doors, one hydraulic drive-in door, and a clear height of ±26 feet.
- **Flexible Size:** Subdivision scenarios are available upon request.

Building Size	±183,267 sq. ft.
Available	Unit 100: ±41,676 sq. ft. Unit 101: ±52,741 sq. ft.
Minimum devisable space	±41,676 sq. ft.
Maximum contiguous space	±94,417 sq. ft.
Lot Size	±8.87 acres*
Available Yard	2 x 1 acre yards*
Bay Size	31 ft wide, 319 ft deep*
Column Grid	31 ft by 31 ft
Loading Doors	13 docks available, 1 grade with hydraulic lift
Clear Height	±26 ft*
Power	Contact agents for details
Net Rent	Contact agents for details
Additional Rent	±\$4.61 per sq. ft. (Estimated 2025)
Zoning	HC - Highway Commercial (with grandfathered right for distribution and warehousing)



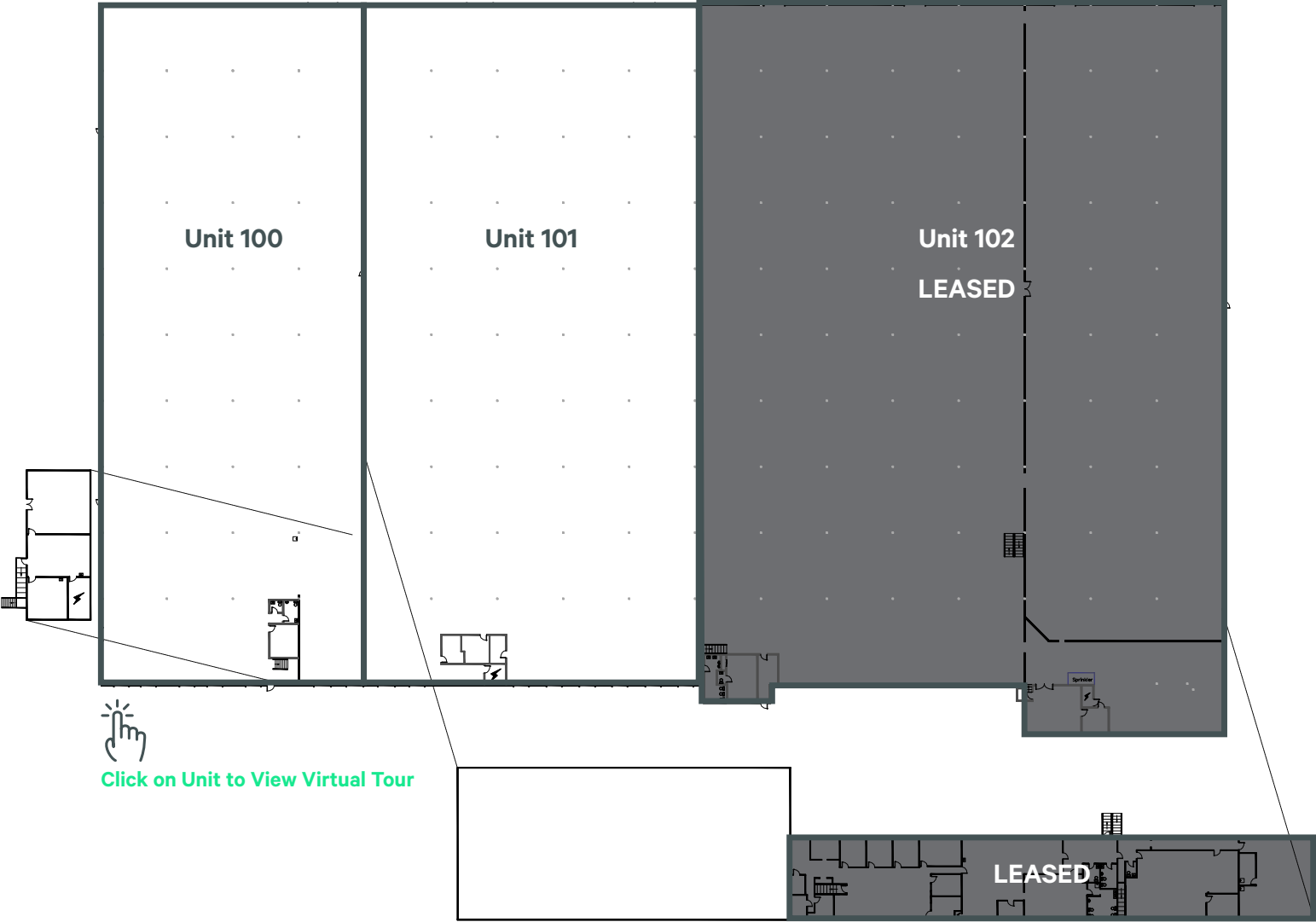
*All measurements are approximate | **All outlines are for illustrative purposes only

New Building Improvements



- Roof replacement
- Exterior painting
- New interior painting - white box condition
- Concrete slab refinishing
- New LED lighting
- New natural gas-fired heaters
- Upgraded parking lot
- New entrance and bathroom

Building Site Plan



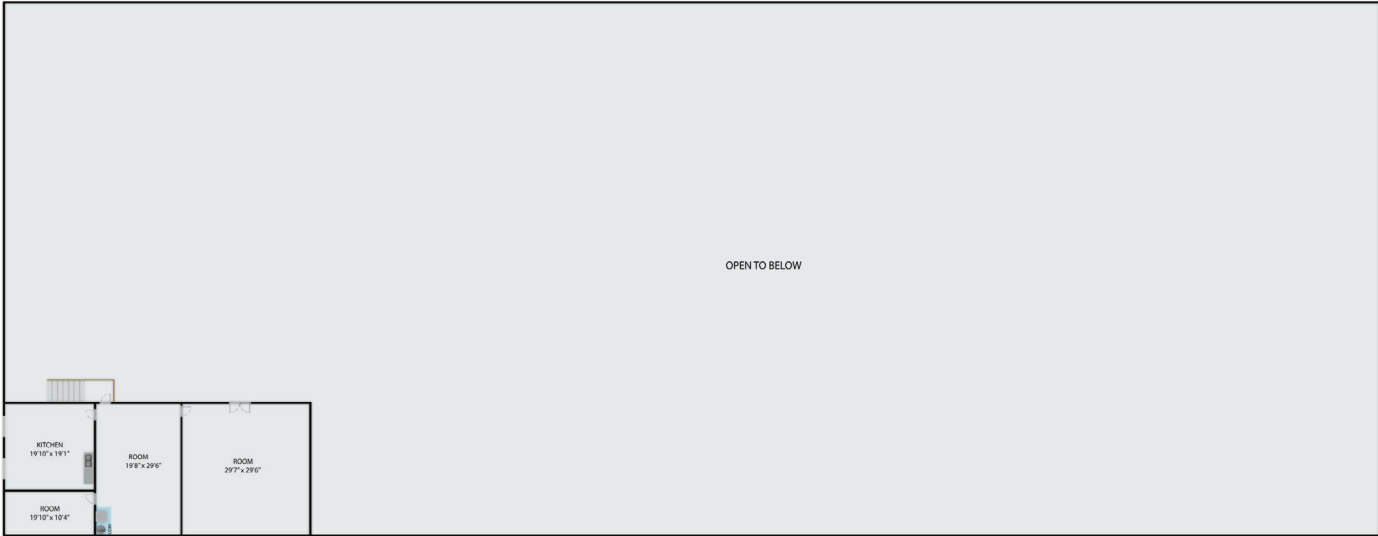
Unit 100: ±41,676 SQ. FT.
Ground floor: ±39,756 sq. ft.
Mezzanine: ±1,920 sq. ft.
6 Docks | 1 Drive-in

Unit 101: ±52,741 SQ. FT.
Ground floor: ±52,741 sq. ft.
7 Docks

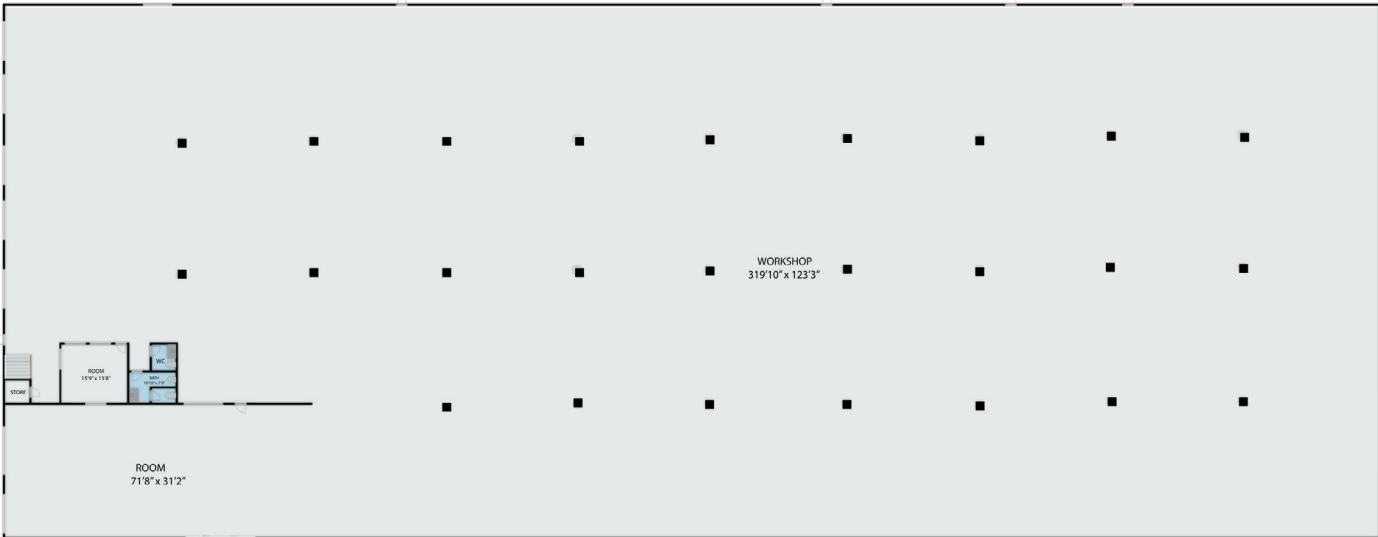
Unit 102:
LEASED

Floor Plan

Unit 100



MEZZANINE

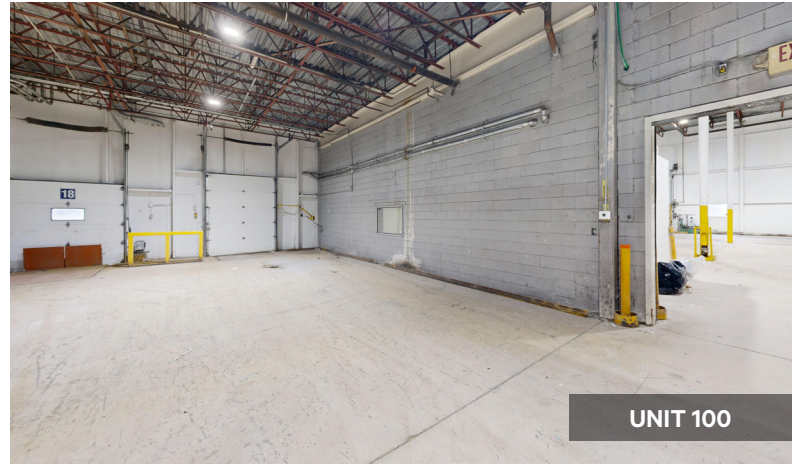
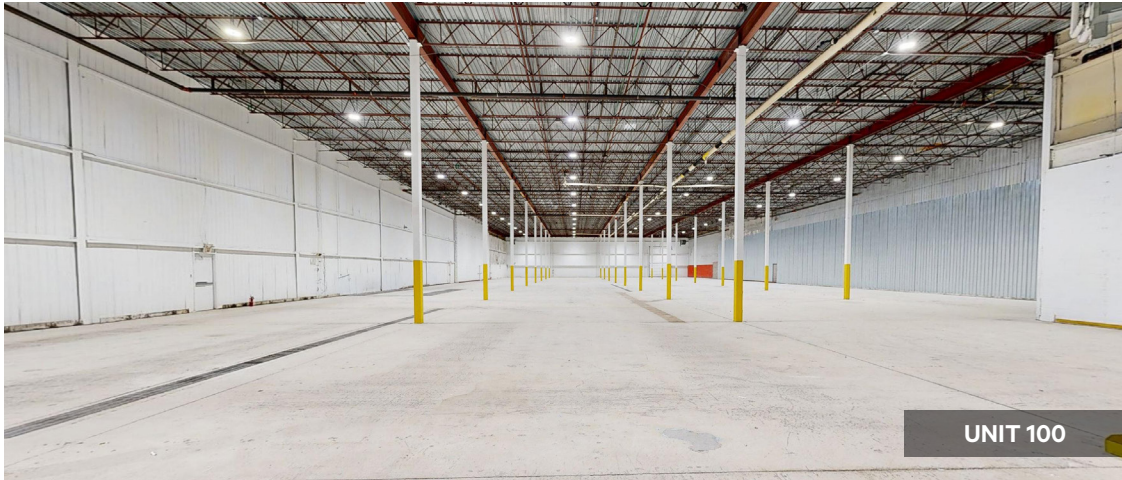


FIRST FLOOR

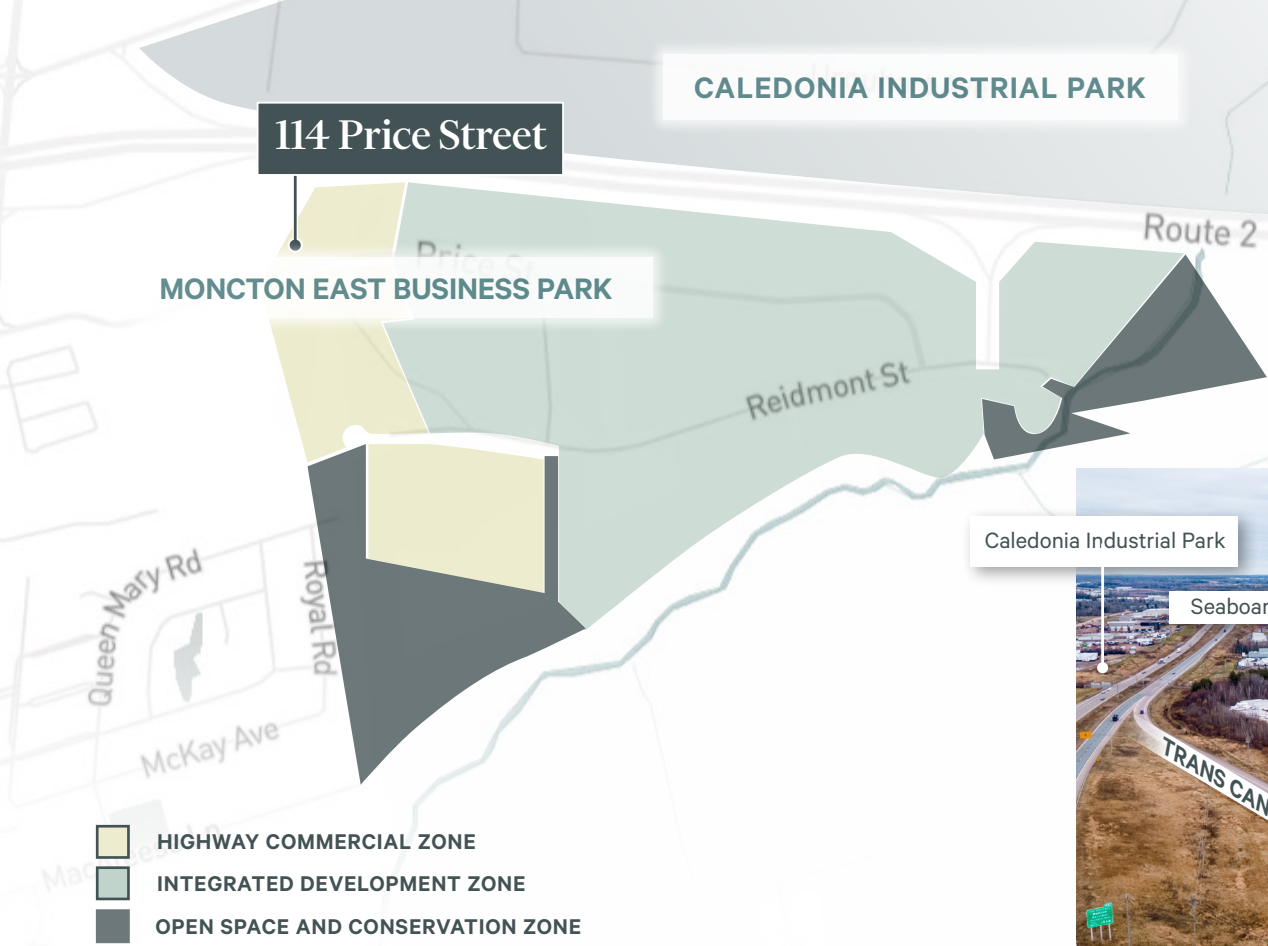


[Click to Watch Drone Fly Through](#)





Location Overview



114 Price is well-located with excellent access to both Elmwood Drive (Highway 115) and Highway 2 (the Trans-Canada Highway). Elmwood Drive is a primary arterial off of the Trans-Canada Highway, promoting direct penetration to downtown Moncton and its commercial and residential communities. The near immediate access to the Trans-Canada Highway provides connectivity to all-points in New Brunswick, Nova Scotia, and beyond – ideally suited for logistics services.

114 Price is located right at the entrance of the new Moncton East Business Park, a 124-acre development completed in 2020, featuring prime lots with excellent exposure to eastbound Trans-Canada Highway traffic. Designed for smaller retail and wholesale operations, the park has experienced significant growth and offers easy access and visibility from the highway.

THE BUILDING HAS GRANDFATHERED RIGHTS FOR DISTRIBUTION AND WAREHOUSING USE.



← Costco

Moncton East
Business Park

Caledonia Industrial Park

114 Price Street

TRANSCANADA HWY

PRICE ST

ELMWOOD DR

FILLES DE JESUS AVE



() This building has grandfathered rights for distribution and warehousing use*

HC Zone

Permitted Usage

PRIMARY PERMITTED USES

- Distribution and warehousing (*)
- Art gallery, library or museum
- Bank or financial institution
- Billboard sign
- Car wash
- Church
- Communication use
- Community garden
- Daycare centre
- Display court
- Drive thru
- Educational use
- Entertainment use
- Funeral home
- Government use
- Heavy equipment sales establishment
- Hospital, treatment centre or medical clinic
- Kennel
- Microbrewery
- Motel, hotel, or rooming house
- Nursery
- Office use (up to 112 m²)

- Personal service shop
- Pet services
- Philanthropic use
- Public park or playground
- Recreational use
- Restaurant
- Restaurant including a drive thru
- Retail store
- Service shop
- Small-scale recycling centre
- Veterinary clinic
- Wholesale store
- Accessory use, building or structure

SECONDARY PERMITTED USES

- Daycare centre
- Display court
- Dwelling unit
- Home occupation
- Office use (up to 465 m²)
- Outdoor storage

CONDITIONAL USES SUBJECT TO TERMS AND CONDITIONS

- Automobile repair shop or automobile sales establishment
- Mini storage warehouse
- Service station
- Small engine repair



114 Price Street

MONCTON, NEW BRUNSWICK

FOR MORE INFORMATION, PLEASE CONTACT:

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