



For Lease | 253 Collishaw Street, Moncton

Flexible Commercial Space in Victory Industrial Park

±2,134 SF of Available Space

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Colliers East

Victoria Place

101-29 Victoria Street

Moncton, NB E1C 9J6



Property Overview

This ±2,134 square foot unit offers a versatile layout that can adapt to a wide range of business uses.

The space offers an open-concept area ideal for a retail showroom or collaborative workspace. A private office at the front provides a professional setting for meetings or administration, while a finished rear section can be used as additional office space, secure storage, or a staging area. This rear area connects directly to a dock-level door with access to a shared loading facility.

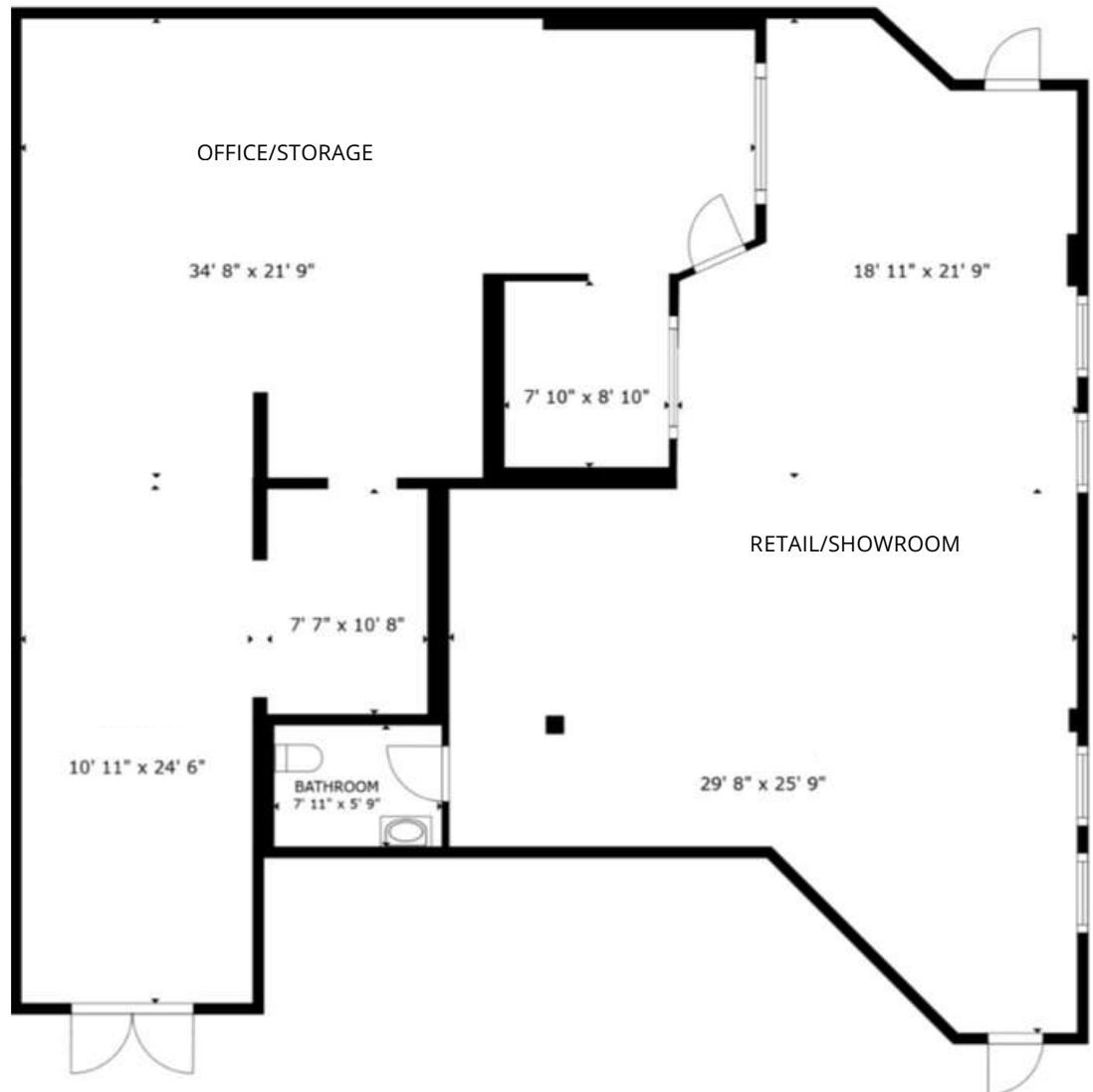
The property delivers excellent visibility with exterior and pylon signage opportunities, ample on-site parking, and zoning that supports diverse commercial operations. The features create a practical and cost-effective space in Moncton's busy Victory Industrial Park.

Key Features

- **Civic Address:** 253 Collishaw Street, Moncton, NB E1C 9P9
- **Leasable Area:** ±2,134 SF
- **Open Concept Area:** Large space ideal for showroom or retail use
- **Office Area:** Private front office plus finished rear section for office or storage
- **Loading:** Rear access to 10' dock-level door with entry to shared loading area
- **Washrooms:** Modern and clean facilities
- **Signage:** Exterior building and pylon signage opportunities
- **Parking:** Ample paved on-site parking
- **Zoning:** Suburban Commercial (SC)
- **On-Site Tenants:** Paperclip Office Supplies, SBC Facility Services, Little Louis' Oyster Bar, Maritime Fastening, and Inspire FM
- **NET Rent:** \$15.00 PSF
- **Additional Rent:** \$9.30 PSF

Floor Plans

Available Space
±2,134 SF



Space Highlights

Warehouse / Loading

- ±10' clear height
- One ±10' dock-level door (shared loading) with interior access and clearance for box trucks

Building

- Steel frame and metal roof
- Concrete flooring
- Exterior building and pylon signage opportunities

Entry Points

- Main parking lot customer entrance
- Separate staff entrance at front

Accessibility

- Wheelchair Accessible
- Ample on-site paved parking

Exterior | Entry

Property Photos

Signage



On-Site Parking



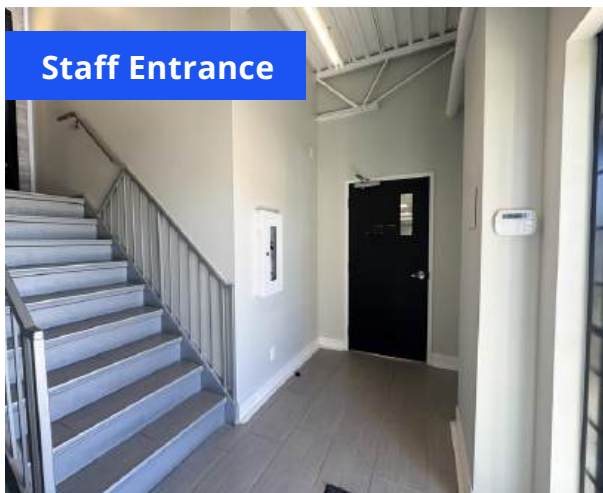
Dock Door



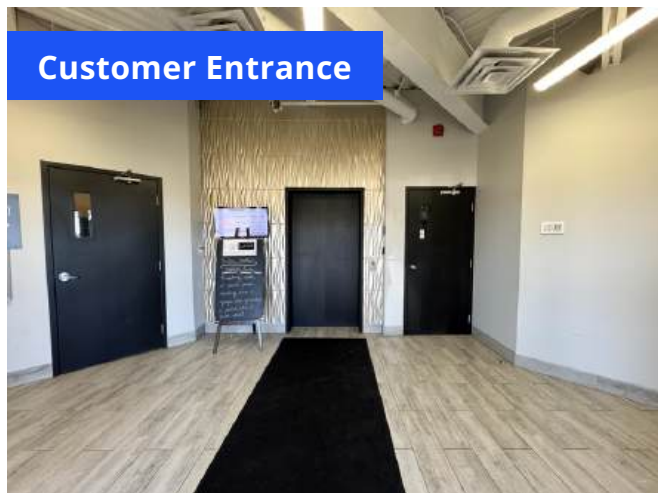
Loading/Receiving



Staff Entrance



Customer Entrance

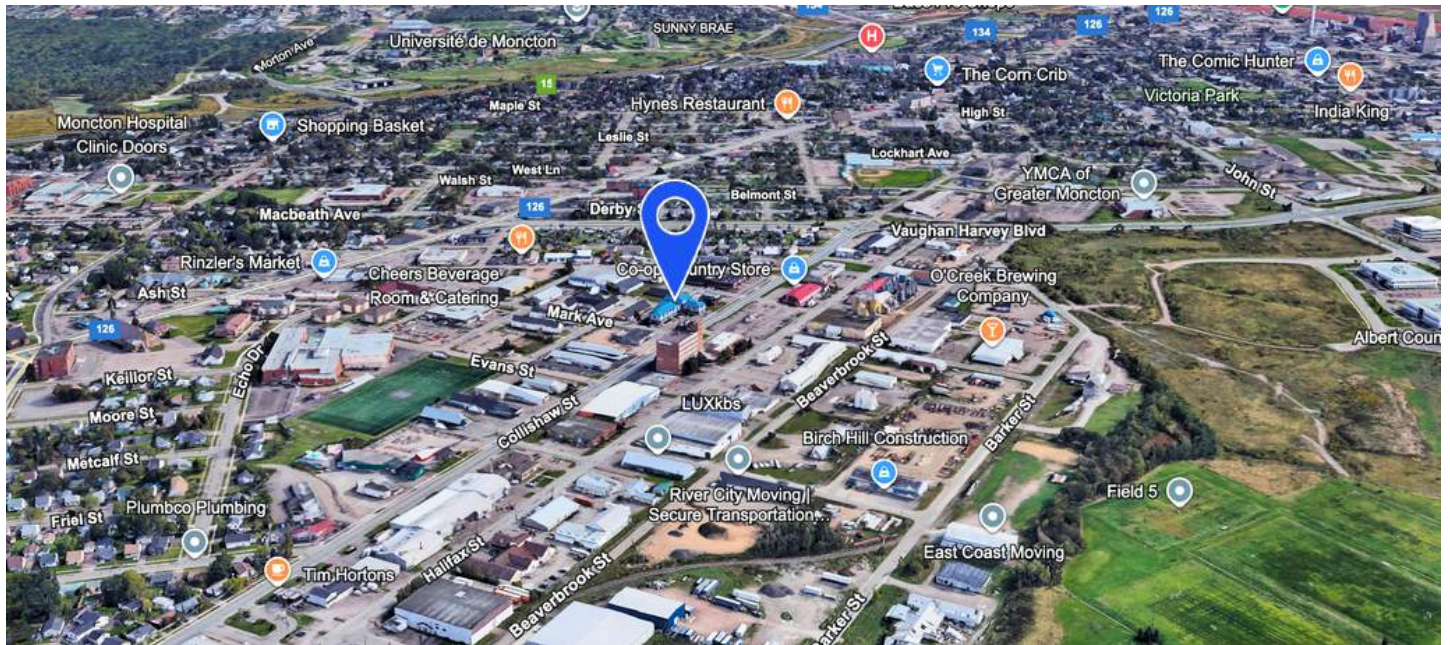


Interior | ±2,134 SF

Property Photos



Area Overview



253 Collishaw Street offers tenants a strategic Moncton address within Victory Industrial Park.

Located just off Vaughan Harvey Boulevard, the property benefits from excellent visibility and direct access to major arterial routes connecting downtown Moncton, Riverview, and Dieppe. This ensures smooth movement of staff, customers, and goods across Greater Moncton and beyond.

The surrounding district is home to a strong mix of commercial, service, and light industrial operators, creating built-in business synergies and customer opportunities.

Ongoing growth in the neighbourhood, including a \$50 million urban community project featuring nine, six-story apartment buildings adjacent to Centennial Park, is strengthening the local customer base and fuelling long-term demand. For businesses seeking a well-connected, visible, and adaptable location, this property delivers an address that supports both operational efficiency and future growth.

Demographics | Within 5 KM

Total Population	Daytime Population	Labour Employment Rate	Average Household Income	Median Age
90,604	107,043	92.5%	\$87,069	39.8



Accelerating success.



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