



For Sale | 65 Morgan Street, Richibucto

# Expansive warehouse facility in Richibucto's Business Park

±31,913 SF Building | ±31.4 Acres

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# Property Overview

An exceptional opportunity to acquire a modernized industrial facility on a large parcel in Richibucto's Business Park. Situated on approximately ±31.4 acres, this ±31,913 SF property offers a flexible layout, extensive infrastructure, and room to expand.

Originally constructed in 1970 and comprehensively upgraded in 2021, the facility provides a mix of production, warehouse, and office space, making it well-suited for light manufacturing, food processing, or distribution uses.

Zoned Industrial Business Park (IPA), the property accommodates a wide range of industrial and commercial uses and benefits from strong accessibility and modernized building systems.

This well-maintained industrial asset presents a unique opportunity for an owner-occupier or investor seeking a flexible, upgraded facility with long-term growth potential.

## Key Features

- **Civic Address:** 65 Morgan Street, Richibucto, NB
- **PID:** 25358219
- **PAN:** 04359726
- **Total Building Size:** ±31,913 SF
- **Lot Size:** ±31.4 Acres
- **Assessment (2025):** \$774,300
- **Taxes (2025):** \$31,768.75
- **Frontage:** ±305' on Morgan Street
- **Ceiling Height:** 8' to 21' clearance
- **Doors:** 5 dock and 4 grade level loading doors, approx. 16' x 13'
- **Zoning:** Industrial Business Park (IPA)
- **Heating/Cooling:** Rooftop HVAC units, Mini-split dedicated to office area
- **Electrical:** 1200AMP, 3-Phase power
- **Services:** Fully serviced with municipal water and sanitary sewer in addition to several on-site wells
- **Yard:** Large paved and gravel yard with generous parking and lay down area
- **Year Built:** 1970
- **Office Addition:** Two-and-a-half storeys built in 2016
- **Upgrades (2021):** Roof, plumbing, electrical, sprinkler, HVAC, and security systems
- **Expansion Potential:** Substantial outdoor space for future development or redevelopment

**Asking Price:**  
\$2,800,000

# Floor Plans

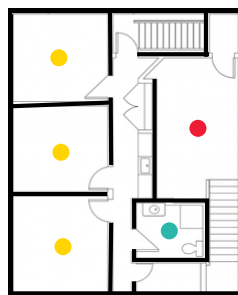
## Main Floor



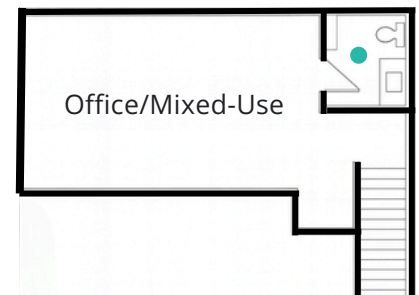
### Legend

- Electrical Room
  - (1) Control Room
  - (2) Testing Room
  - (3) Chemical Room
- Boardroom
- Office
- Locker Room | Kitchenette
- Washrooms
- Break Room | Kitchenette
- Stockroom

## Second Floor



## Third Floor



## Building Configuration

### First Floor Warehouse Area:

- Warehouse, storage and loading areas
- Water and sprinkler room
- Stockroom

### First Floor Shell Processing Plant Area:

- Raw materials receiving/handling area
- Processing control room
- Bagging Area
- Electrical Room
- Stockroom
- Sprinkler and water
- Washroom facilities

### First Floor Office:

- Two offices
- First aid room
- Server and electrical room
- Kitchen area
- 3-piece washroom

### Second Floor Office:

- Boardroom
- Three offices
- Kitchen Area
- 3-piece washroom

### Third Floor Office:

- Multi-purpose room
- 3-piece washroom

Exterior & Excess Land

# Property Photos



**Grade Doors**



**Dock Doors**

Office Area

# Property Photos



**Locker Room**



**Lunch Room**



**Boardroom**



**Kitchenette**



**Private Offices**



**3-Piece Bath**

Warehouse Area

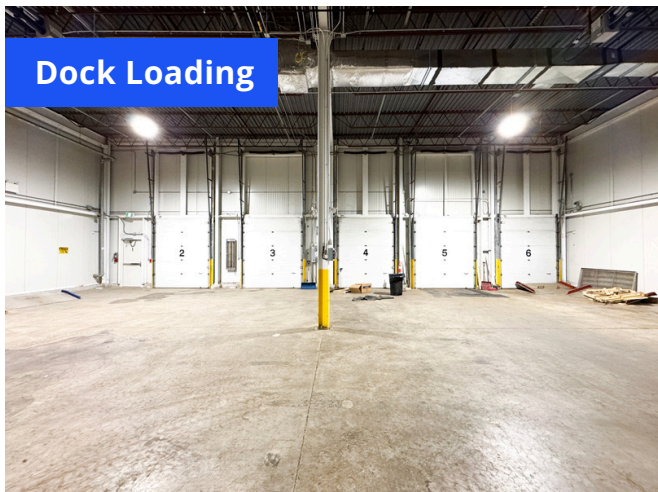
# Property Photos



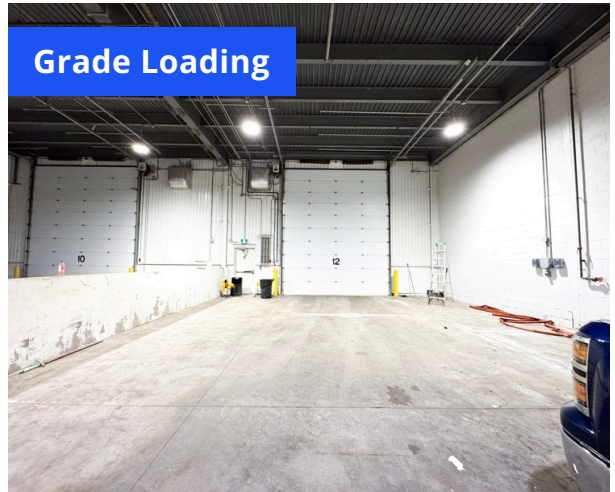
Warehouse/Storage



Supervisor Office



Dock Loading



Grade Loading

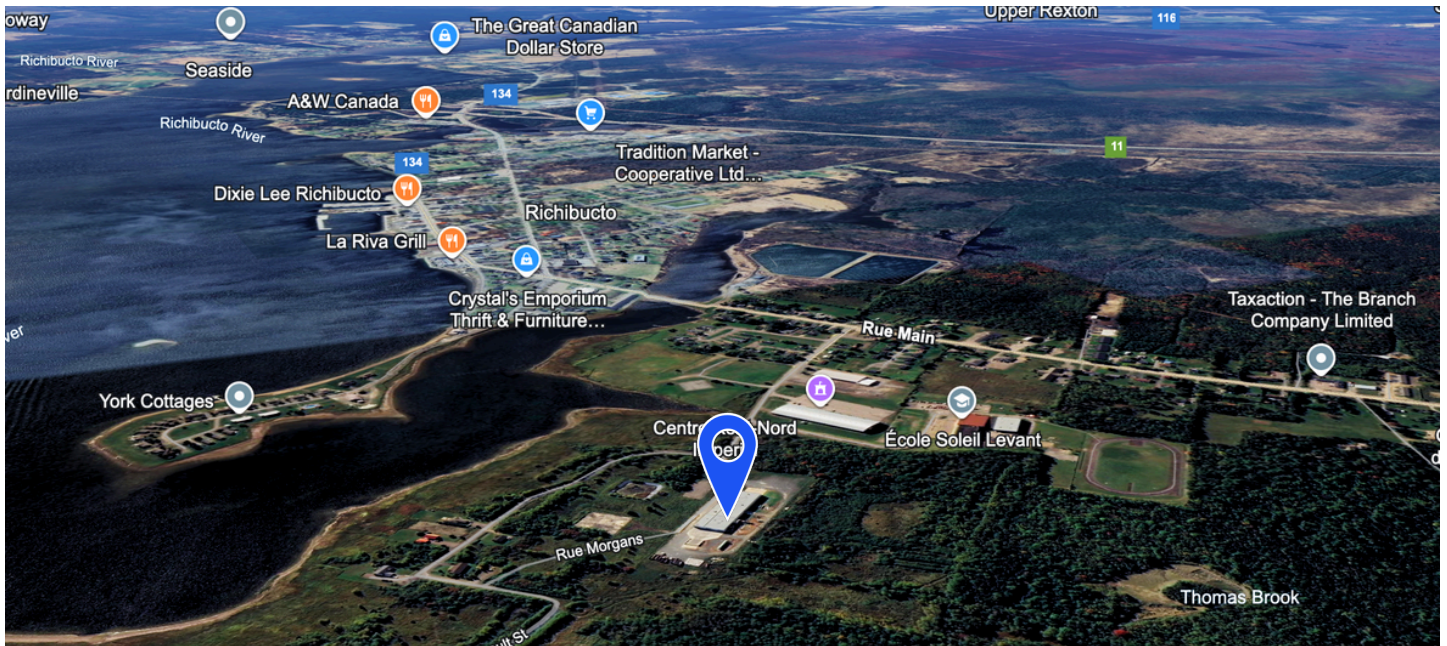


Electrical Room



Washrooms

# Area Overview



**Located in Richibucto, New Brunswick, this property offers strategic connectivity to major transportation corridors and regional markets.** Just minutes from Route 11, it provides direct access to Moncton, Saint John, Miramichi, and surrounding industrial centres.

Its position near the Trans-Canada Highway, Greater Moncton International Airport, CN Rail, and Richibucto Harbour enables efficient movement of goods throughout Atlantic Canada and beyond.

Richibucto's Industrial Business Park supports a variety of industrial and commercial operations, offering affordable land, municipal servicing, and access to skilled labour.

The area's combination of business-friendly zoning, infrastructure readiness, and transport accessibility makes it an ideal setting for growth-oriented enterprises seeking a stable and cost-effective base of operations.

## Demographics | Within 5 KM

Total Population	Total Households	Labour Employment Rate	Average Household Income	Median Age
2,707	1,187	87.6%	\$77,932	40.4



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