

# 682 Babin Street

DIEPPE, NEW BRUNSWICK



**PRE-LEASING OPPORTUNITY**

**CBRE**



Rare on the market



±6,655 SF



Prime location



Built-to-suit construction

# Property Insight

	PHASE I	PHASE II
<b>Address</b>	682 Babin Street, Dieppe	
<b>Building Size</b>	±11,355 SF	Up to ±12,000 SF
<b>Available Size</b>	±6,655 SF	TBD
<b>Availability</b>	Contact Agent	TBD
<b>CAM Estimated</b>	±\$6.85 PSF (2024 est.)	
<b>Clear Height</b>	18'	
<b>Loading</b>	3 drive-ins	TBD
<b>Sprinklers</b>	No	
<b>Trailer Parking</b>	Yes	
<b>Exterior Wall</b>	Metal siding	
<b>Roof</b>	Metal roofing	
<b>Floor</b>	5" concrete floor	
<b>Site Area</b>	107,875 SF	
<b>Zoning</b>	Dieppe Industrial Park - IP	
<b>Year Built</b>	2023 - 2024	TBD



**Lease Rate – Contact Agent**



AVAILABLE SIZE  
±6,655 SF



WAREHOUSE SIZE  
PHASE I: ±11,355 SF  
PHASE II: UP TO ±12,000 SF



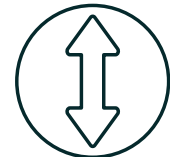
DOCK LOADING  
PHASE I: 3 DRIVE-INS



IMPROVEMENTS  
1 BATHROOM  
1 RECEPTION  
1 LUNCHROOM



STORAGE  
OPPORTUNITY FOR  
OUTSIDE COMPOUND



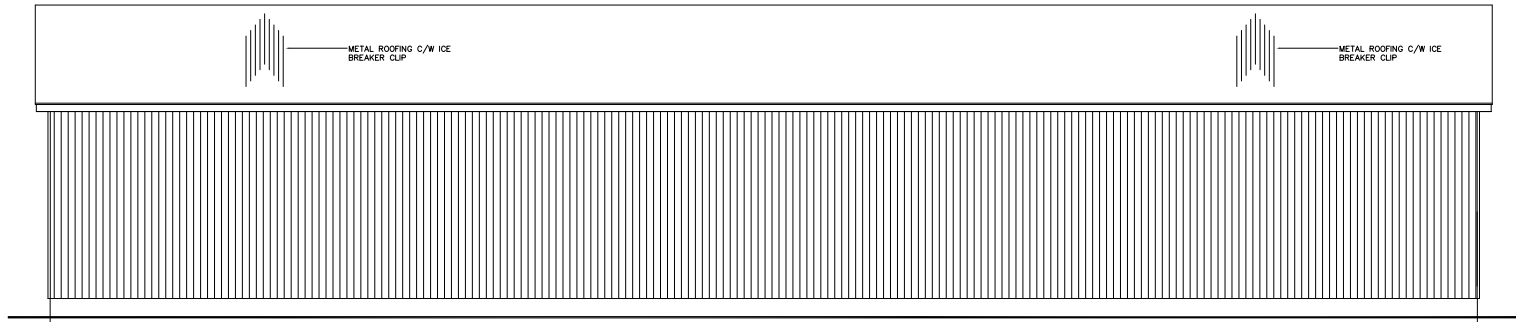
CLEAR HEIGHT  
18'



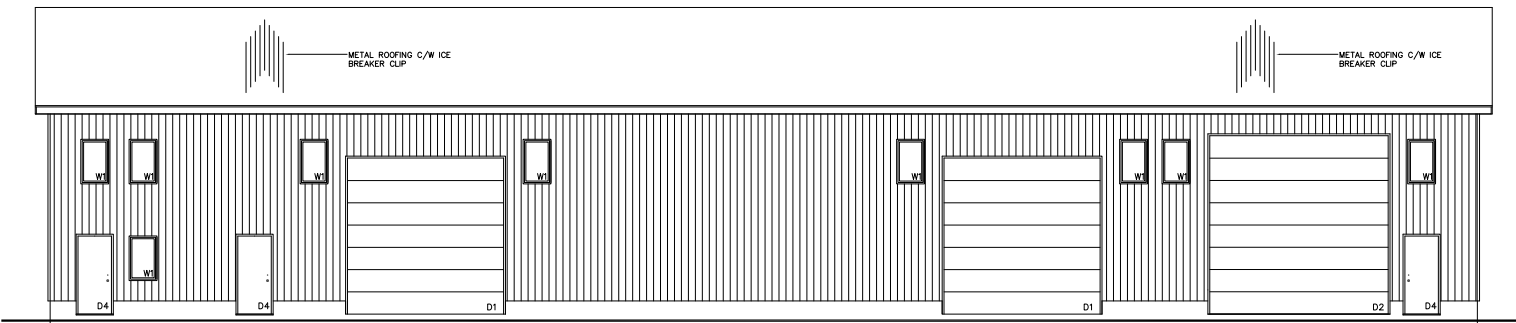
# Area Overview



# Exterior Elevations



**North Elevation**



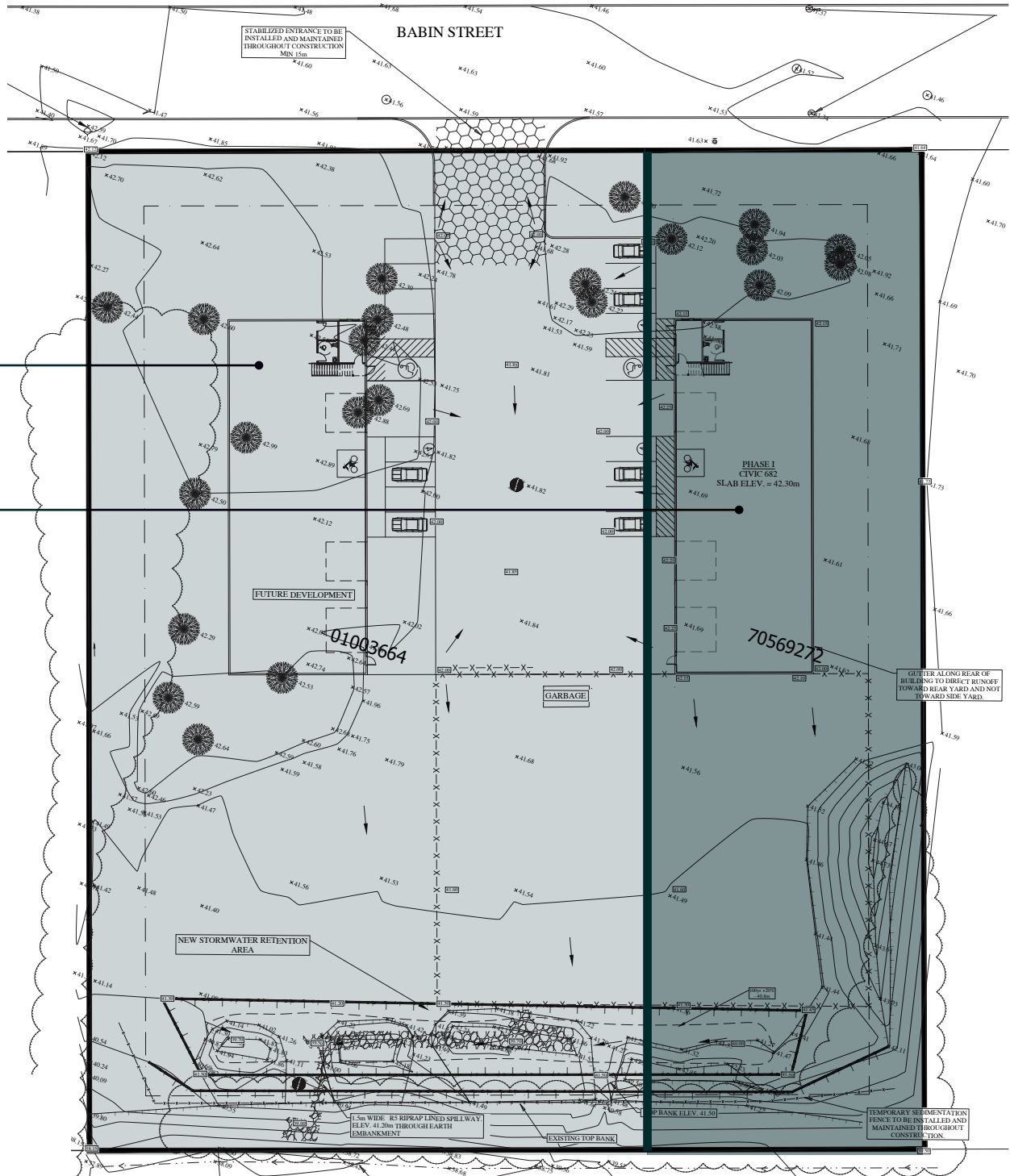
**South Elevation**



# Site Plan

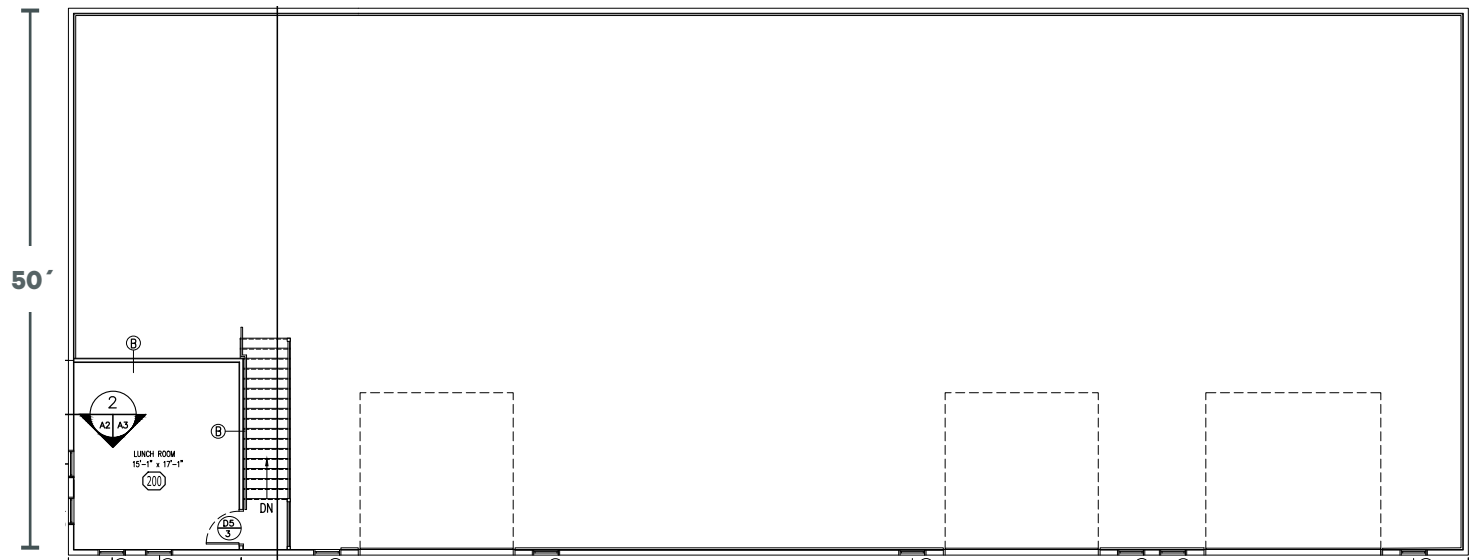
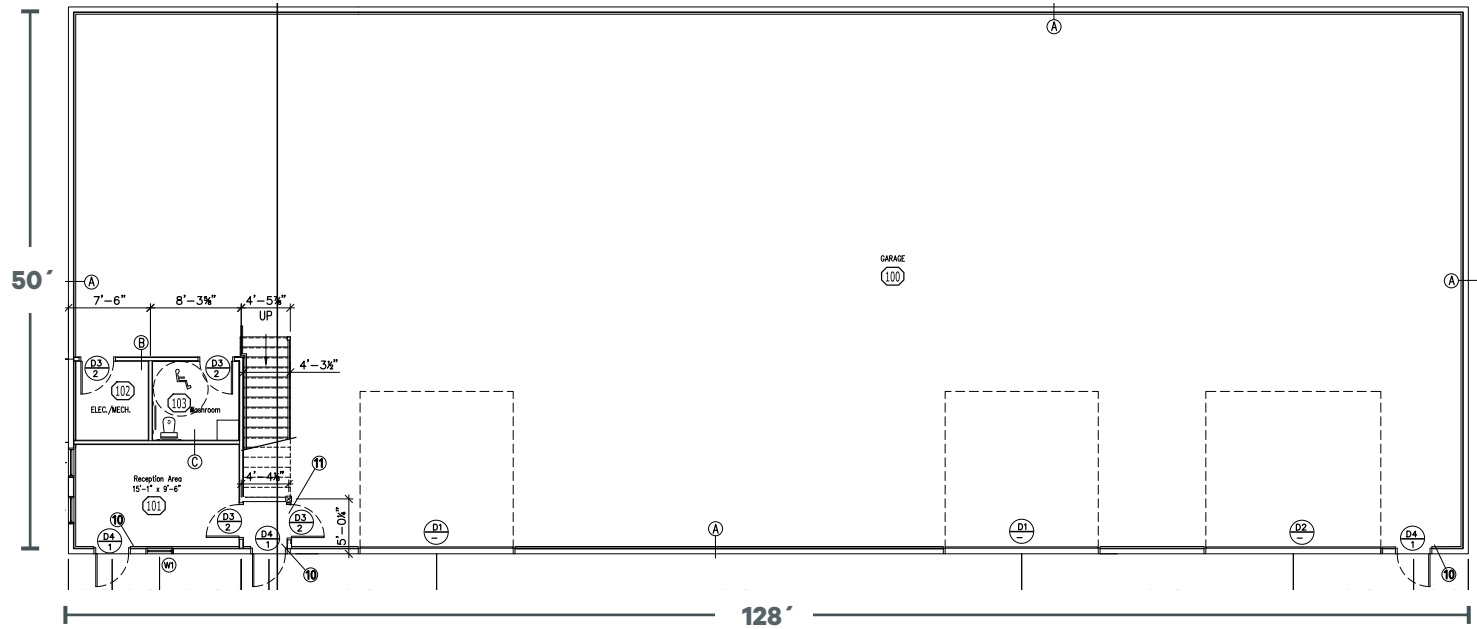
PID 1003664  
±71,870 SF

PID 70569272  
±36,005 SF



# Floor Plan

## Main Floor Plan



## Second Floor Plan



# 682 Babin Street

DIEPPE, NEW BRUNSWICK

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