

# 70 MacNaughton Avenue

Moncton, New Brunswick

3.3 AC OF LAND LOCATED IN CALEDONIA INDUSTRIAL PARK WITH HIGHWAY EXPOSURE



SMS  
Equipment Inc

Harrisville Blvd

Trans-Canada HWY

MacNaughton Ave

Keltic  
Transportation

\*Lot boundaries are only approximate



# The Opportunity

**70 MacNaughton Avenue** presents a rare opportunity to lease  $\pm 3.3$  AC of industrial land in **Caledonia Industrial Park**. The site boasts approximately 300 feet of frontage on the Trans-Canada Highway. It is also just about 10 minutes by drive to the Veteran Memories Highway (HWY 15).

Located adjacent to the Trans-Canada Highway and proximity to the Greater Moncton International Airport, **Caledonia Industrial Park** holds a prime position geographically in Moncton. With  $\pm 960$  AC of serviced industrial land, it serves as the thriving base for over 160 companies, providing employment to approximately 3,600 individuals.

## Lot Size

$\pm 3.3$  AC /  $\pm 143,748$  SF

## Zoning

IP

## Leasing Rates

Please Contact



\*Lot boundaries are only approximate

## The Details

<b>Civic Address</b>	70 MacNaughton Avenue, Moncton, NB
<b>Lot Size</b>	$\pm 3.3$ AC / $\pm 143,748$ SF
<b>PID</b>	70686225
<b>Zoning</b>	IP – Industrial Park
<b>Existing Conditions</b>	Raw land
<b>Access</b>	On Harrisville Blvd driving north, pass Trans-Canada HWY. Turn left to MacNaughton Avenue. Lot is on the left.

## The Highlights



### CENTRAL LOCATION

Right across from Trans-Canada Highway and is close to Highway 15



### RARE OPPORTUNITY

As of today, Caledonia Industrial Park is fully developed with future expansion planned for summer 2025



### INDUSTRIAL PARK ZONE

The Industrial Park Zoning offers a wide range of potential uses



### PROXIMITY TO AMENITIES

Fast food, restaurants, and major retail shops are conveniently minutes away



\*Lot boundaries are only approximate

# IP Zoning Permitted Uses

## PRIMARY USES

- Accessory uses, buildings & structure (subject to conditions)
- Art gallery, library or museum
- Automobile repair shop or automobile sales establishment
- Billboard sign
- Call centre
- Cannabis production facility
- Car wash
- Communication use
- Distribution use
- Educational use
- Entertainment use
- Environmental industry use
- Equipment rental service for small tools and household items
- Financial service
- Government use
- Health services use
- Heavy equipment sales establishment
- Hotel, motel, rooming house
- Kennel
- Manufacturing and design of electrical and electronics products
- Mini storage warehouse (subject to conditions)
- Nursery
- Office use, to a maximum of 500 m<sup>2</sup>
- Personal service shop
- Pet services
- Philanthropic use
- Public park
- Recreational use
- Recycling depot
- Research and development
- Restaurant including a drive thru
- Retail store
- Secondary manufacturing
- Service shop
- Small engine repair
- Small-scale recycling centre
- Tow truck operations or auto impoundment yards (subject to conditions)
- Transportation use
- Veterinary clinic
- Wholesale store, warehousing and storage in an enclosed building
- Welding shop or machine shop (subject to conditions)

## SECONDARY USES

- Caretaker dwelling
- Display court (subject to conditions)
- Office use
- Outdoor storage (subject to conditions)
- Personal service shop
- Recreational use
- Restaurant not exceeding 140 m<sup>2</sup>
- Retail store

## CONDITIONAL USE SUBJECT TO TERMS AND CONDITIONS

- Bulk storage facility for materials including construction aggregates, wood products, fuels and lubricants
- Contractor's yard
- Daycare centre
- Dwelling unit
- Entertainment use
- Service station



# The Photos



\*Lot boundaries are only approximate





70 MacNaughton Avenue

*\*Lot boundaries are only approximate*

# 70 MacNaughton Avenue, Moncton, NB

## CONTACT US

**Sandra Paquet**  
Sales Associate  
+1 506 386 3447  
sandra.paquet@cbre.com



This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth