

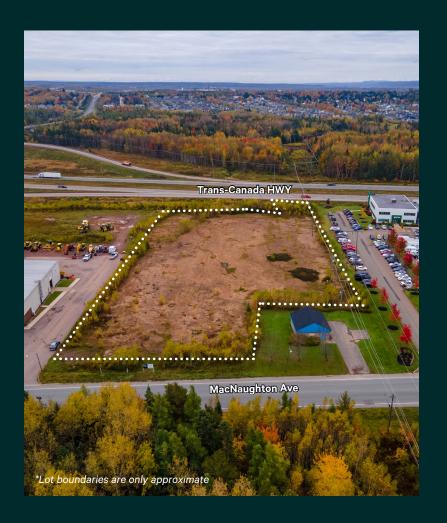
# 70 MacNaughton Avenue

Moncton, New Brunswick

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



70 MacNaughton Avenue Industrial Land for Lease



## The Opportunity

**70 MacNaughton Avenue** presents a rare opportunity to lease ±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 ±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

### The Details

Civic Address	70 MacNaughton Avenue, Moncton, NB
Lot Size	±3.3 AC / ±143,748 SF
PID	70686225
Zoning	IP – Industrial Park
<b>Existing Conditions</b>	Raw land
Access	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

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### **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
- Kenne
- Manufacturing and design of electrical and electronics products

- Mini storage warehouse
- 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

- (subject to conditions)
- 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

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### The Photos











\*Lot boundaries are only approximate



### 70 MacNaughton Avenue, Moncton, NB

### **CONTACT US**

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