



# 150 ENGLISH DR

Moncton , NB

**13,376 SF – 21,376 SF – 21,668 SF**

Unique opportunity at a fantastic retail location for a direct engagement opportunity and visibility with your potential clients.

Unique branding location opportunity for high tech/ retro/ new meets vintage with... Character



3 Docks



Propane & Electrical  
Heating



22' Ceiling height



Additional 1 Acre for  
parking



## With Flexible Leasing Options !

### **Unit 1 features:**

- *Unit square-footage : 13,376 SF*
- *Warehouse area: 8,000 SF*
- *Office area: 5,376 SF*
- *3 Loading Docks (8'X9') ; 2 dock levelers*
- *22' ceiling height*
- *Concrete with steel frame*
- *Well appointed office areas (worksations, private offices,meeting rooms)*
- *Propane and Electric Roof mounted HVAC*
- *Ample parking*
- *Additional +/- 1 Acre Site*
- *600 Volts*
- *Street Frontage | 404' on English Drive & 704' on Rooney Crescent*
- *Excellent location in Moncton Industrial Park*



## With Flexible Leasing Options !

### **Unit 2 features:**

- *Unit square-footage : 21,376 SF*
- *Warehouse area: 16,000 SF*
- *Office area: 5,376 SF*
- *3 Loading Docks (8'X9') ; 2 dock levelers*
- *22' ceiling height*
- *Concrete with steel frame*
- *Well appointed office areas (worksations, private offices,meeting rooms)*
- *Propane and Electric Roof mounted HVAC*
- *Ample parking*
- *Additional +/- 1 Acre Site*
- *600 Volts*
- *Street Frontage | 404' on English Drive & 704' on Rooney Crescent*
- *Excellent location in Moncton Industrial Park*



## With Flexible Leasing Options !

### *Unit 3 features :*

- *Unit square-footage :21,668 SF*
- *Warehouse area: 13,068 SF*
- *Office Area : 8,600 SF*
- *Concrete with steel frame*
- *Modern well appointed office areas (worksations, private offices,meeting rooms)*
- *22' ceiling height*
- *Concrete with steel frame*
- *Well appointed office areas (worksations, private offices,meeting rooms)*
- *Propane and Electric Roof mounted HVAC*
- *Ample parking*
- *Additional +/- 1 Acre Site*
- *600 Volts*
- *Street Frontage | 404' on English Drive & 704' on Rooney Crescent*
- *Excellent location in Moncton Industrial Park*

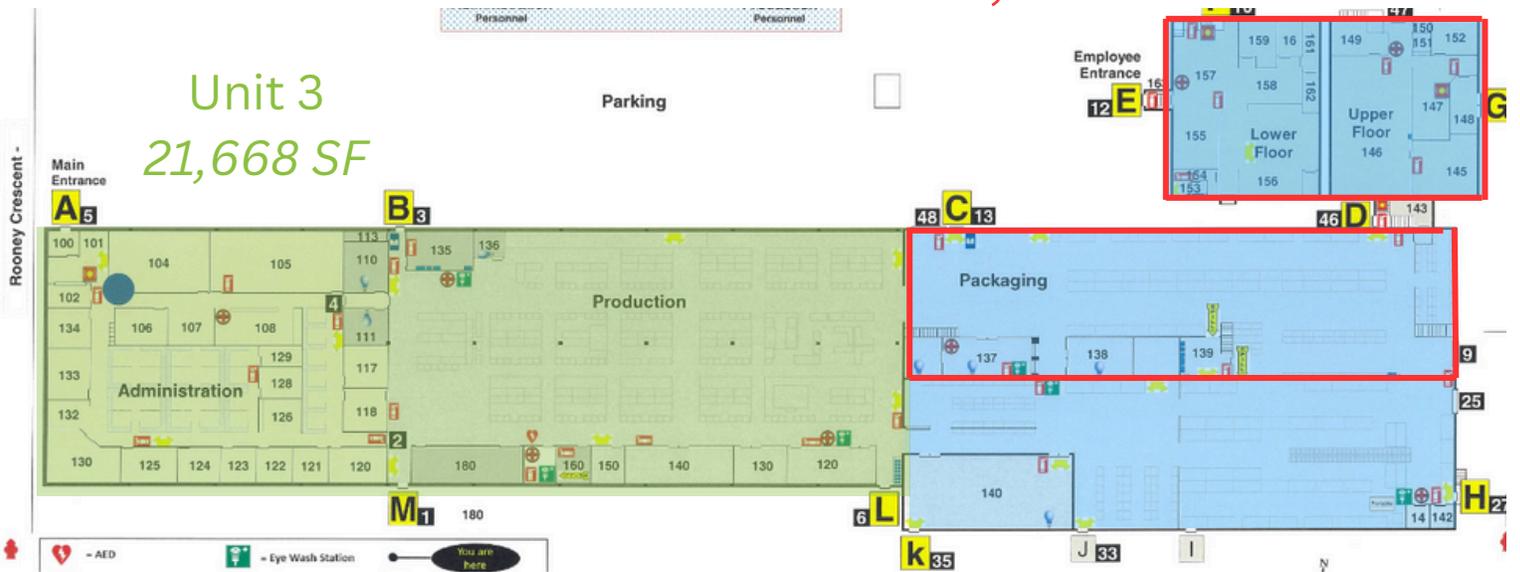
# Property Plan



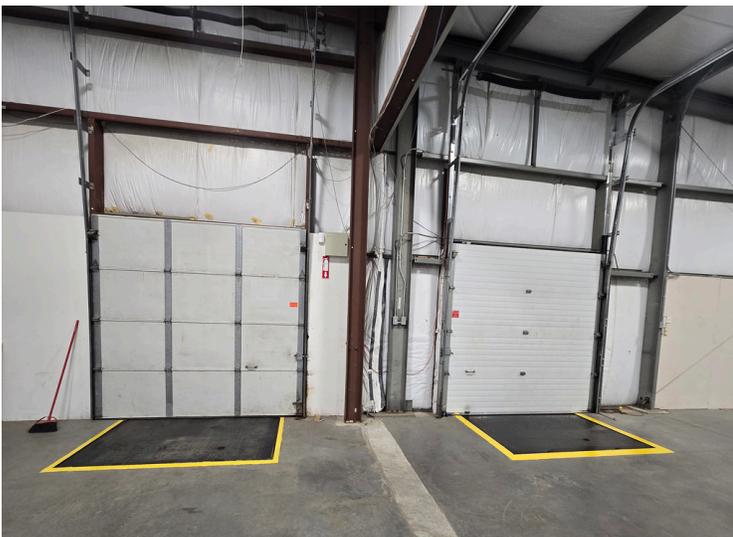
Unit 3  
21,668 SF

Unit 1  
13,376 SF

Unit 2  
21,376 SF



# Unit 1 and 2 Inside Pictures



# Unit 3 Inside Pictures



# Property Pictures



# Property Pictures

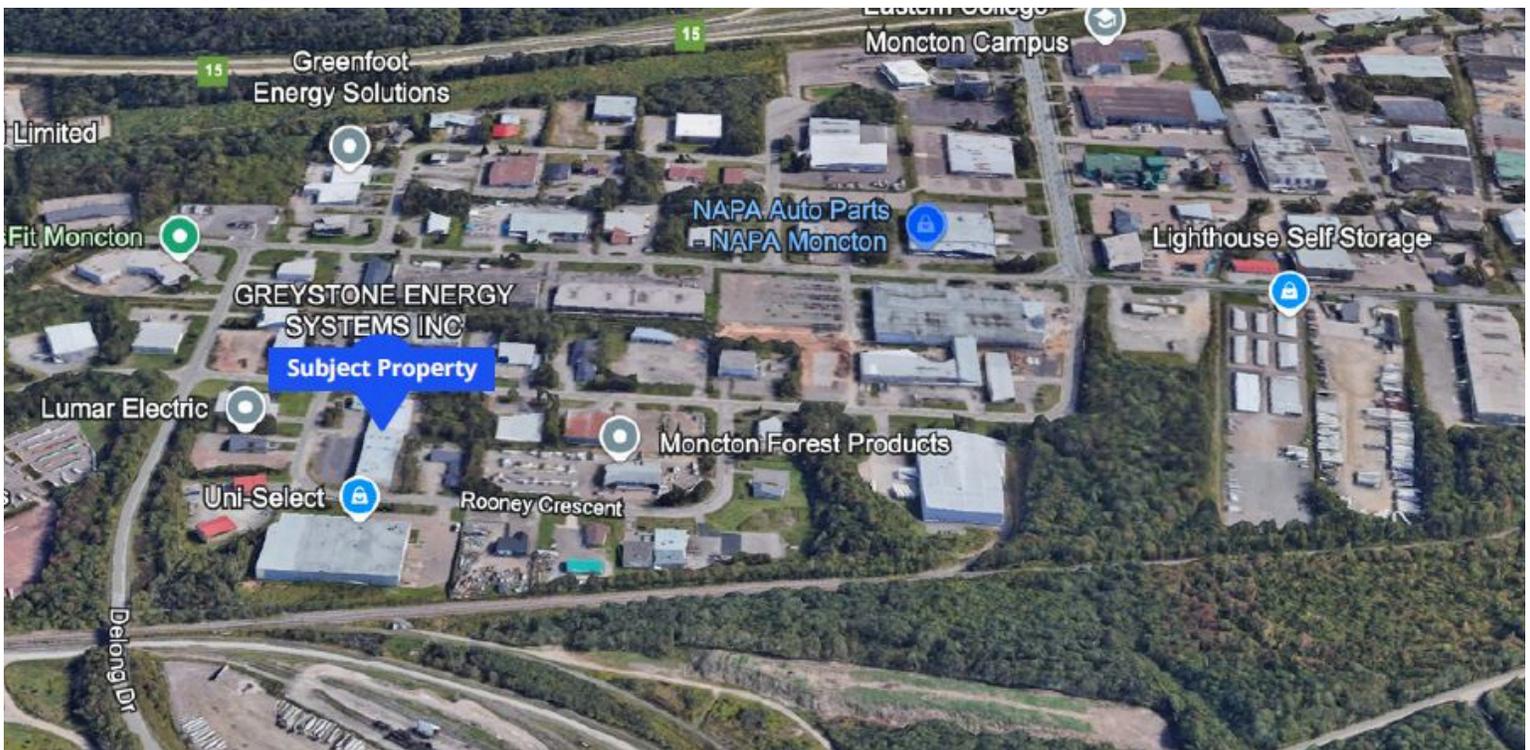


# Property aerial view



# 150 English Drive

Moncton Industrial Park, NB



*For more information,  
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