

# 450 Edinburgh

Located in Atlantic Canada's  
Transportation And Distribution Centre



## Commercial / Industrial Space Located In the Heart of Moncton Industrial Park

From Moncton Industrial Park, businesses are able to service their clientele throughout the region in a fast and efficient manner. It's the simple fact that keeps the Park growing each year!

### Leasing Information:

**11,250 square feet of space available for lease**

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### A Dynamic Business Location:

- . 450 Edinburgh Drive, Moncton, New Brunswick
- . Telephone: 506-383-4242 Facsimile: 506-860-6636
- . Website: [www.hardmangroup.ca](http://www.hardmangroup.ca)
- . Type of Centre: Commercial / Industrial Space
- . Recent Upgrades: Exterior upgrades / parking area resurfaced

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### Property Features:

- . 19 ft ceilings throughout each unit (sprinkler systems in each unit)
- . Dock levellers and ramp loading – front loading dock high doors
- . Ample parking for customers and staff
- . Building is heating by natural gas
- . Surface rail line at rear of property
- . Site designed for large-vehicle access
- . Owner managed – providing hands-on, rapid response to tenant needs

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### Location:

Located on the main artery within the Moncton Industrial Park, this location provides the solution to enhance your position within Atlantic Canada. Moncton Industrial Park is the City's most established industrial park and the long-term choice for nearly 300 companies. This location is adjacent to CN's rail yards and system with direct controlled access to the TransCanada Highway via Berry Mills Road. The park is bordered by the four-lane Wheeler Boulevard, providing fast and easy access to the Moncton International Airport.



This Property is Owned and Managed by



The Hardman Group Limited

For Further Leasing Information, contact: Vicki Carr – Property Manager – 506-383-4242 [vicki.carr@hardmangroup.ca](mailto:vicki.carr@hardmangroup.ca)