

FOR SALE

230 INDUSTRIAL PARK ROAD MINTO, NEW BRUNSWICK

**Expansive 96,000 sq. ft. warehouse
for sale in Minto Industrial Park**



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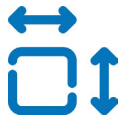
Expansive 96,000 sq. ft. warehouse for sale in Minto Industrial Park

A unique and rare opportunity awaits at 230 Industrial Park Road, just 45 minutes from Fredericton, in Minto, New Brunswick. This vast 96,000 sq. ft. warehouse, situated on 15.07-acres within Minto Industrial Park, is now available for sale. The property features two dock level doors (10' x 8' with dock levelers) and one grade level overhead door (16' x 16'). The ceiling height reaches up to 21.5', and the structure includes a concrete foundation, steel frame, pre-finished metal cladding exterior walls, and a pre-finished aluminum and structure steel roof. The electrical system was upgraded in December 2012, boasting 1,600 Amps, 347 / 600 volts, 3-phase, 4-wire power.

This Industrial-zoned warehouse is ideally situated for future growth, with the province investing over \$66 million in a new correctional centre in Minto, set for completion 2026. Contact us to explore the potential for 230 Industrial Park Road!



96,000 sq. ft. Warehouse

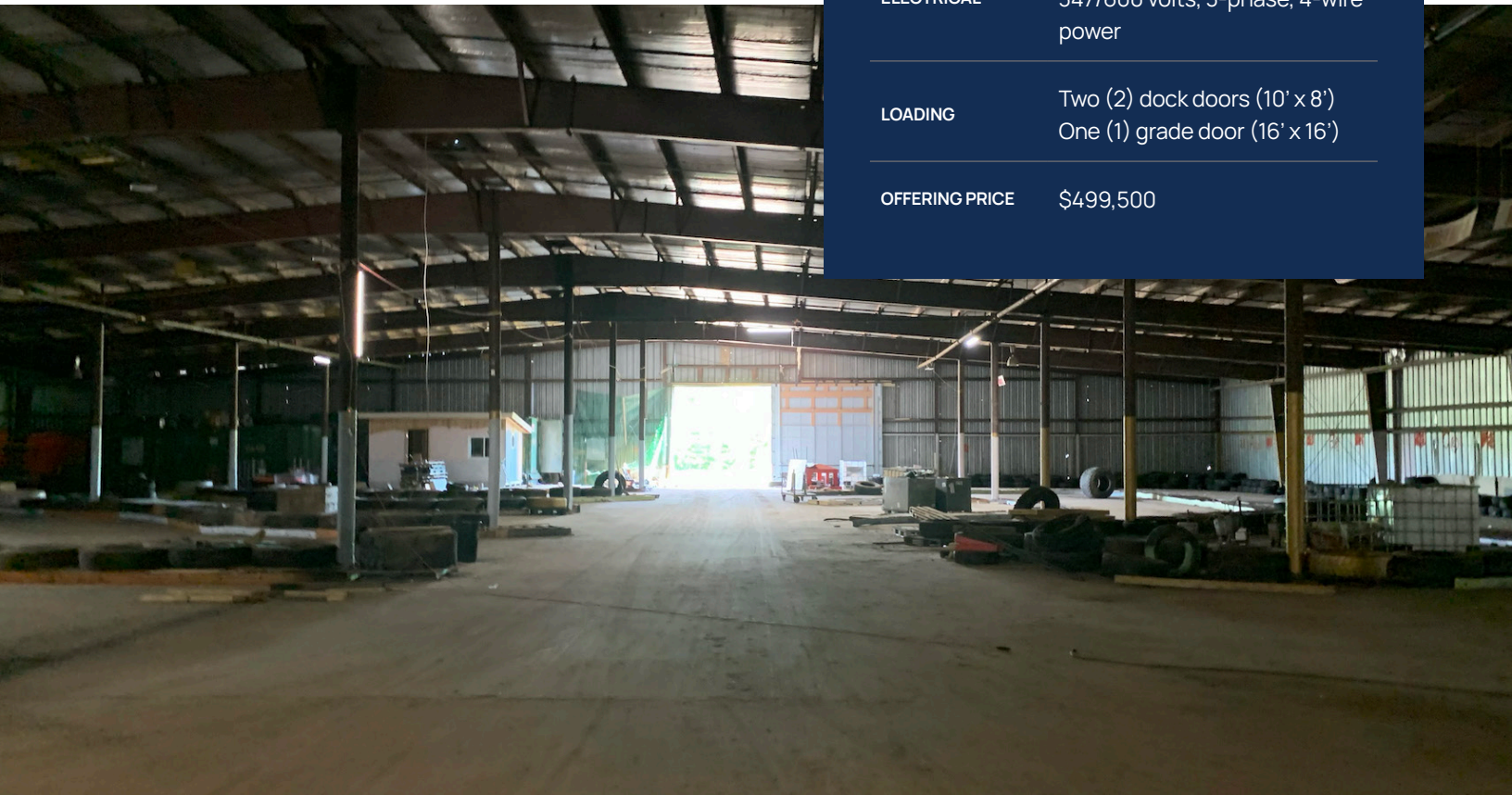


Situated on 15-acres



Dock and Grade Loading

LISTING ID	25238
ADDRESS	230 Industrial Park Road
LOCATION	Minto Industrial Park, Minto, New Brunswick
PID	60147485
PROPERTY TYPE	Industrial
LOT SIZE	15.07-acres
BUILDING SIZE	96,000 sq. ft.
NO. OF FLOORS	One (1)
YEAR BUILT	1969
BUILDING CONFIGURATION	Bay 1: 48,000 sq. ft. Bay 2: 16,000 sq. ft. (insulated) Bay 3: 16,000 sq. ft. Bay 4: 16,000 sq. ft.
ELECTRICAL	Upgraded in 2013; 1,600 Amps, 347/600 volts, 3-phase, 4-wire power
LOADING	Two (2) dock doors (10' x 8') One (1) grade door (16' x 16')
OFFERING PRICE	\$499,500



Aerial View

230 Industrial Park Road, Minto





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