

FOR SALE

180-200 DESBRISAY AVENUE, MONCTON, NB

17,487 SF | COLD STORAGE FACILITY WITH FUTURE EXPANSION

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THE OFFERING | 180-200 DESBRISAY AVENUE, MONCTON

PROPERTY DETAILS

LOCATION	Berry Mills Rd / Horsman Rd
LOT AREA	**± 3.9 Acres**
BUILDING SIZE	**17,487 SF**
OFFICE AREA	*± 2,000 SF*
INDUSTRIAL AREA	*± 15,487 SF*
TEMPERATURE RANGES	-28°C (Freeze) 1.5°C - 3°C (Receiving Bay)
YEAR BUILT	2024 – Phase 1
CLEAR HEIGHT	40' (Industrial/Freezer) 29'5" (Receiving Area)
SHIPPING DOORS	4 Dock Level Doors
POWER	2000 Amps / 600 Volts
EXCESS LAND	± 1.75 Acres
ZONING	IP – Industrial Park
OCCUPANCY	Flexible
ASKING PRICE	**$7,900,000**



180–200 Desbrisay Avenue, Moncton is a freestanding industrial freezer facility on ±3.9 acres at Berry Mills Road and Horsman Road, offering strong access to key transportation routes. Zoned IP (Industrial Park), the property supports a range of industrial uses including cold storage, food processing, and distribution.

The ±17,487 SF building features freezer and staging areas capable of temperatures down to -28°C, 40 foot clear height, 4 dock doors, and 2000 amps of power. Equipped with a diesel fire pump and nitrogen-inerted dry pipe sprinkler system, the facility is purpose-built for cold storage reliability. The site is HACCP certified and CFIA compliant, supporting food-grade operations. The property also includes ±1.75 acres of excess land with efficient circulation, ideal for logistics and distribution users.

KEY HIGHLIGHTS

HEAVY POWER
2000A/600V

ZONING
IP - INDUSTRIAL PARK

COMPLIANCE
HACCP CFIA

PROPERTY PHOTOS

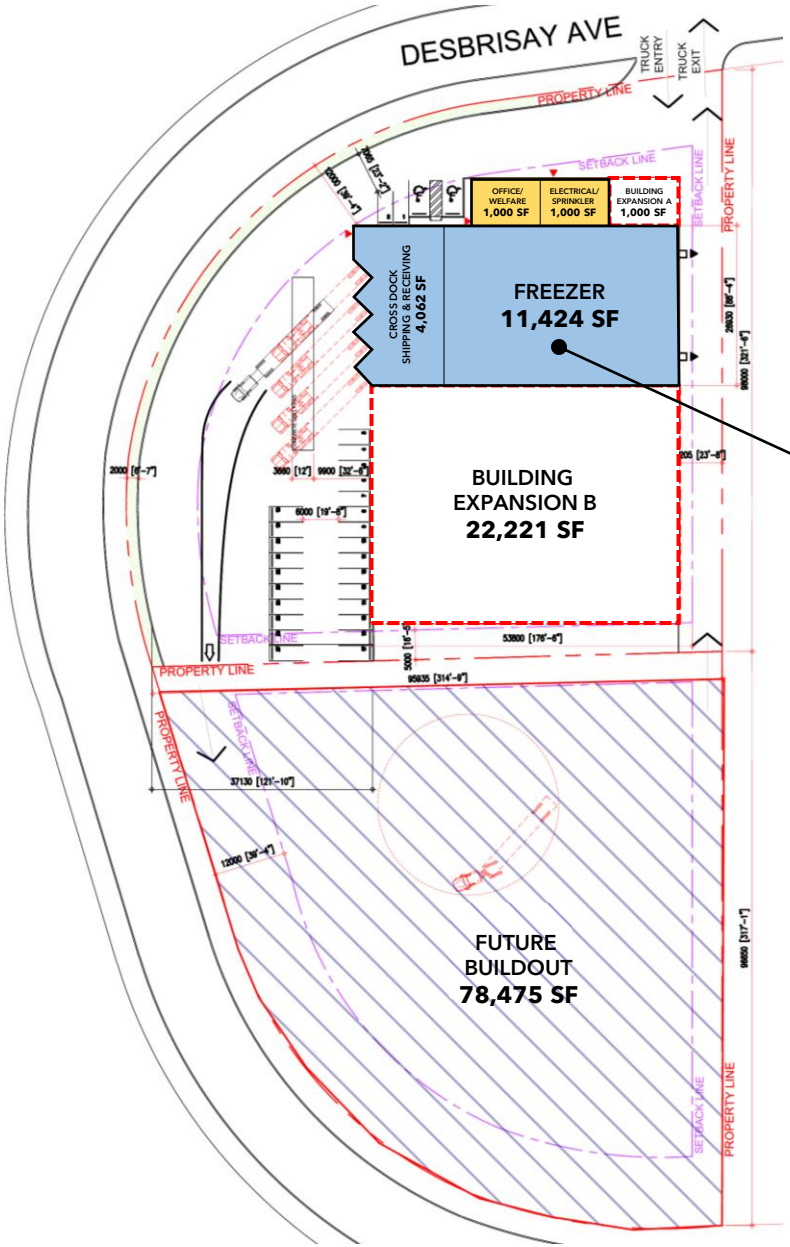


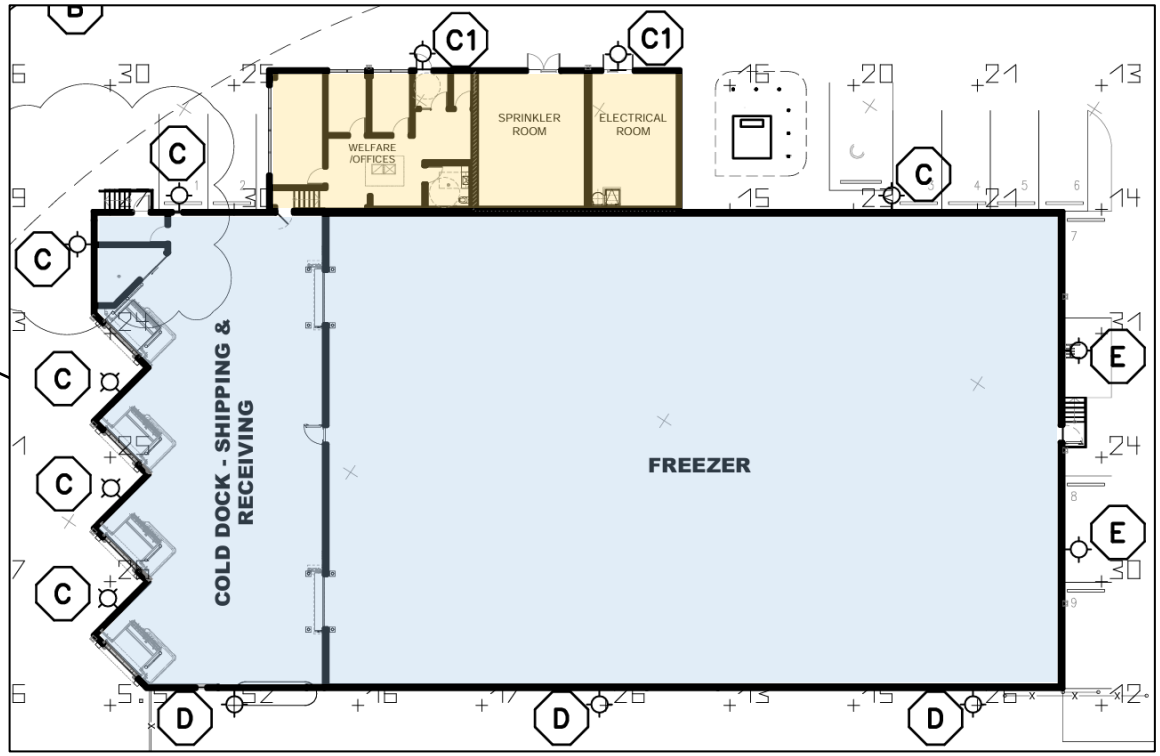






SITE PLAN WITH FUTURE EXPANSION

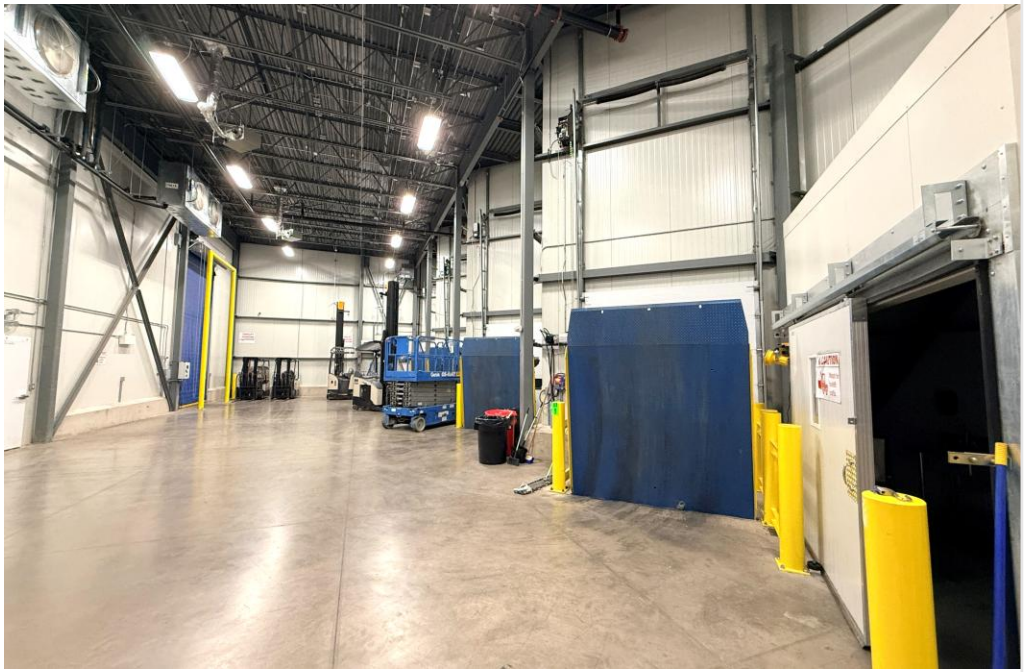




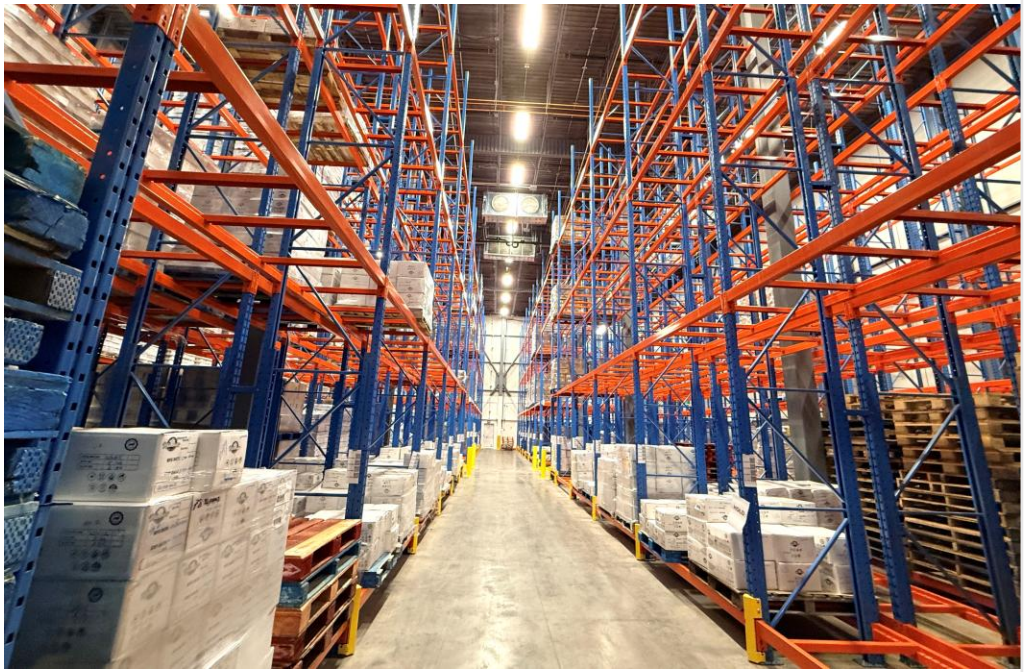
SITE SPECIFICATIONS	
INDUSTRIAL/FREEZER AREA	15,487 SF
OFFICE/SUPPORT AREA	2,000 SF
BUILDING EXPANSION A	1,000 SF
BUILDING EXPANSION B	22,221 SF
FUTURE BUILDOUT	78,475 SF

BUILDING PHOTOS







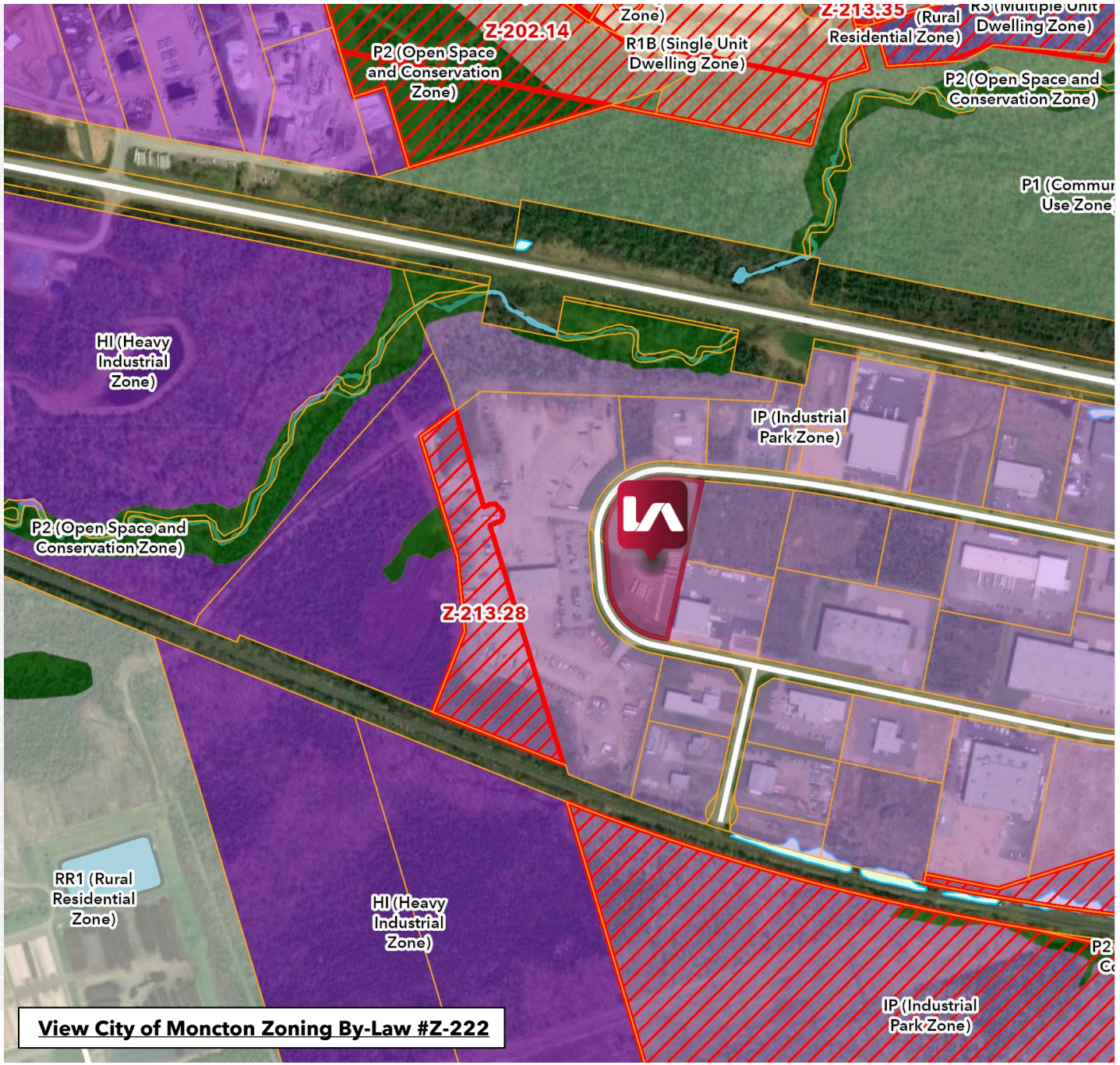


ZONING MONCTON

INDUSTRIAL PARK (IP)

PRIMARY USES	
Art Gallery / Museum	Automobile Repair / Sales
Billboard Sign	Call Centre
Cannabis Production	Car Wash
Communication Use	Distribution Use
Educational Use	Entertainment Use (Primary)
Environmental Industry	Equipment Rental (Small Tools)
Financial Services	Government Use
Health Services	Heavy Equipment Sales
Hotel / Motel	Kennel
Mini Storage Warehouse	Nursery
Office Use (≤5,381 Sqft)*	Office Use (General)*
Personal Service Shop	Pet Services
Philanthropic Use	Public Park
Recreational Use (Primary)	Recycling Depot
Research & Development	Restaurant (Incl. Drive-thru)*
Retail Store*	Secondary Manufacturing
Service Shop	Small Engine Repair
Small-scale Recycling Centre	Tow Truck / Impound Yard
Transportation Use	Veterinary Clinic
Wholesale / Warehousing*	Bulk Storage Facility*
Contractor's Yard*	Service Station*
SECONDARY USES	
Caretaker Dwelling	Display Court*
Dwelling Unit	Office Use
Outdoor Storage*	Personal Service Shop
Recreational Use	Restaurant*
Retail Store*	Daycare Centre*
Entertainment Use (Secondary)*	

*subject to conditions



LOCATION OVERVIEW | LAND USE



Industrial Land Use

LABOUR & DEMOGRAPHICS

MONCTON, NB

Strategically located in Atlantic Canada, **Moncton** offers a premier location for businesses seeking scalability, cost efficiency, and access to a growing and bilingual workforce. Known as the economic hub of New Brunswick, Moncton continues to attract investment across a wide range of industries.

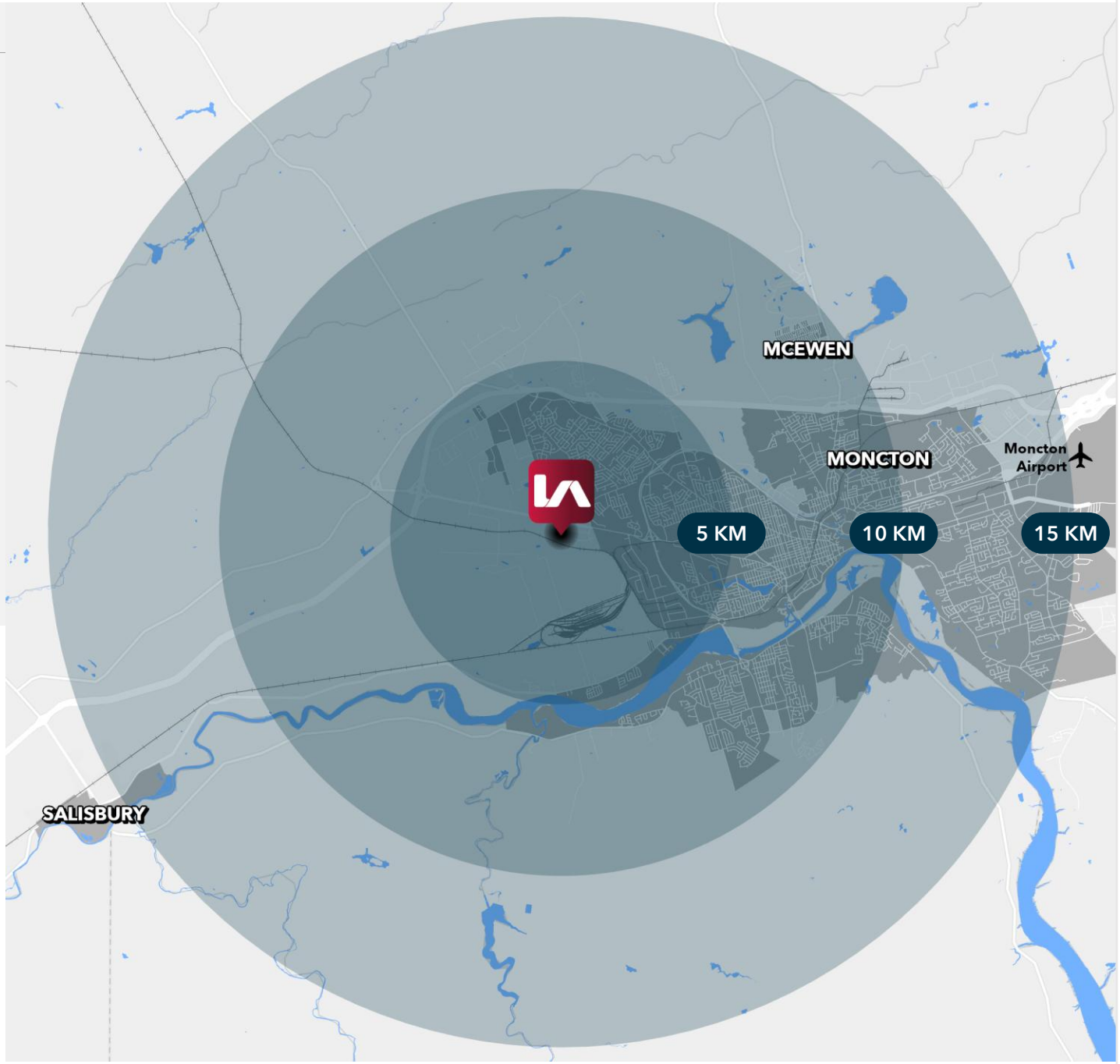
Positioned at the crossroads of the Maritime provinces, Moncton provides exceptional connectivity via the Trans-Canada Highway, extensive rail infrastructure, and the Greater Moncton Roméo LeBlanc International Airport. Its central location enables efficient access to regional and national markets, making it a key distribution and logistics hub for Eastern Canada.

Moncton has experienced steady economic and population growth, with strength in sectors including transportation and logistics, advanced manufacturing, information technology, and customer contact centres. The city's competitive cost environment, pro-business approach, and ongoing infrastructure investment continue to support new development and expansion opportunities.

119,785
TOTAL POPULATION

65,070
LABOUR FORCE

60%
EMPLOYMENT RATE





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FOR MORE INFORMATION, PLEASE CONTACT:

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