


# FOR SALE

## 180-200 DESBRISAY AVENUE, MONCTON, NB

### 17,487 SF | COLD STORAGE FACILITY WITH FUTURE EXPANSION

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

# 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)<br>1.5°C - 3°C (Receiving Bay) |
| **YEAR BUILT** | 2024 – Phase 1 |
| **CLEAR HEIGHT** | 40' (Industrial/Freezer)<br>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** | **Contact Listing Agents** |




**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

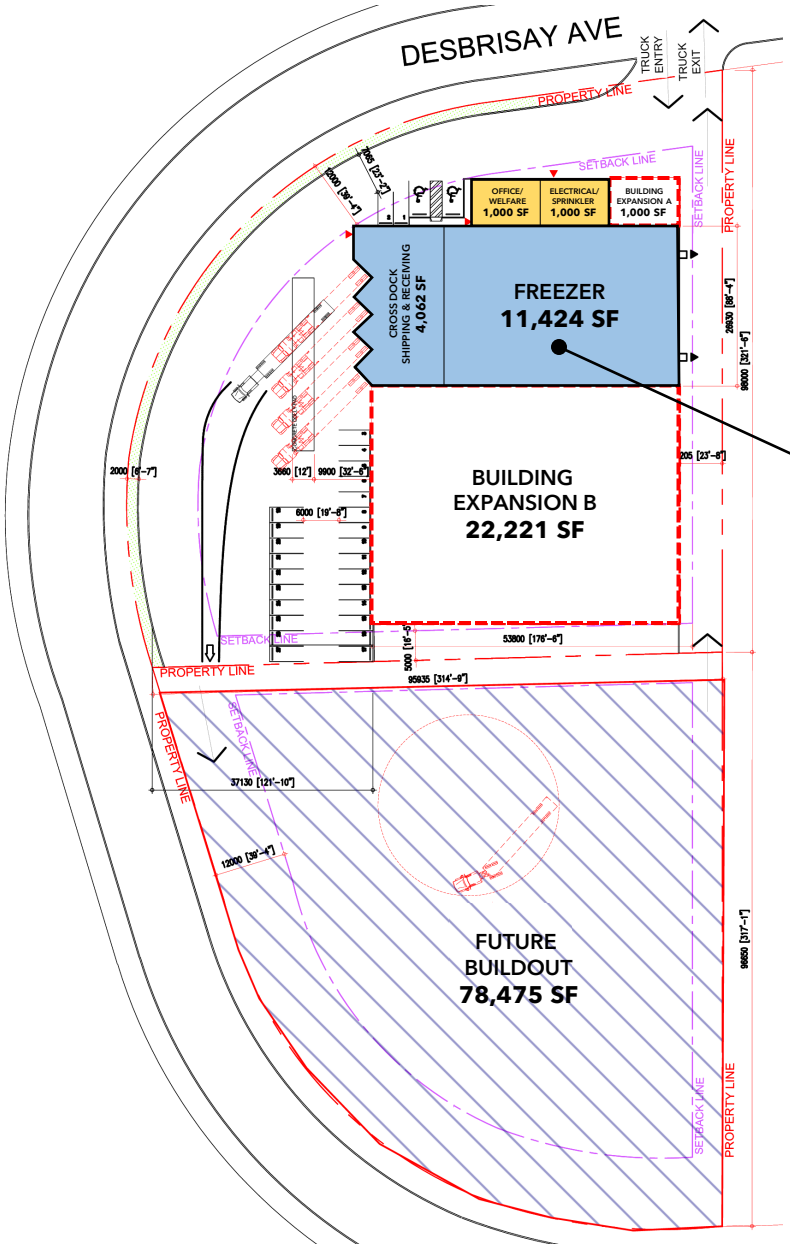


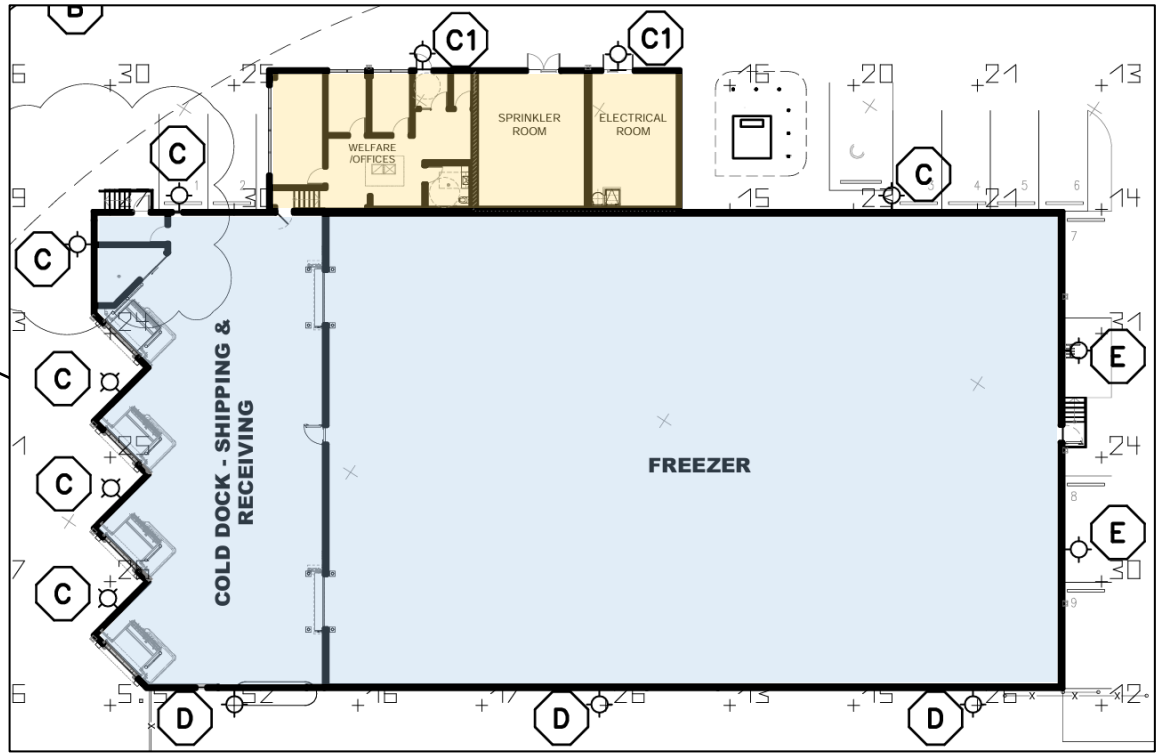







# SITE PLAN WITH FUTURE EXPANSION




| 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







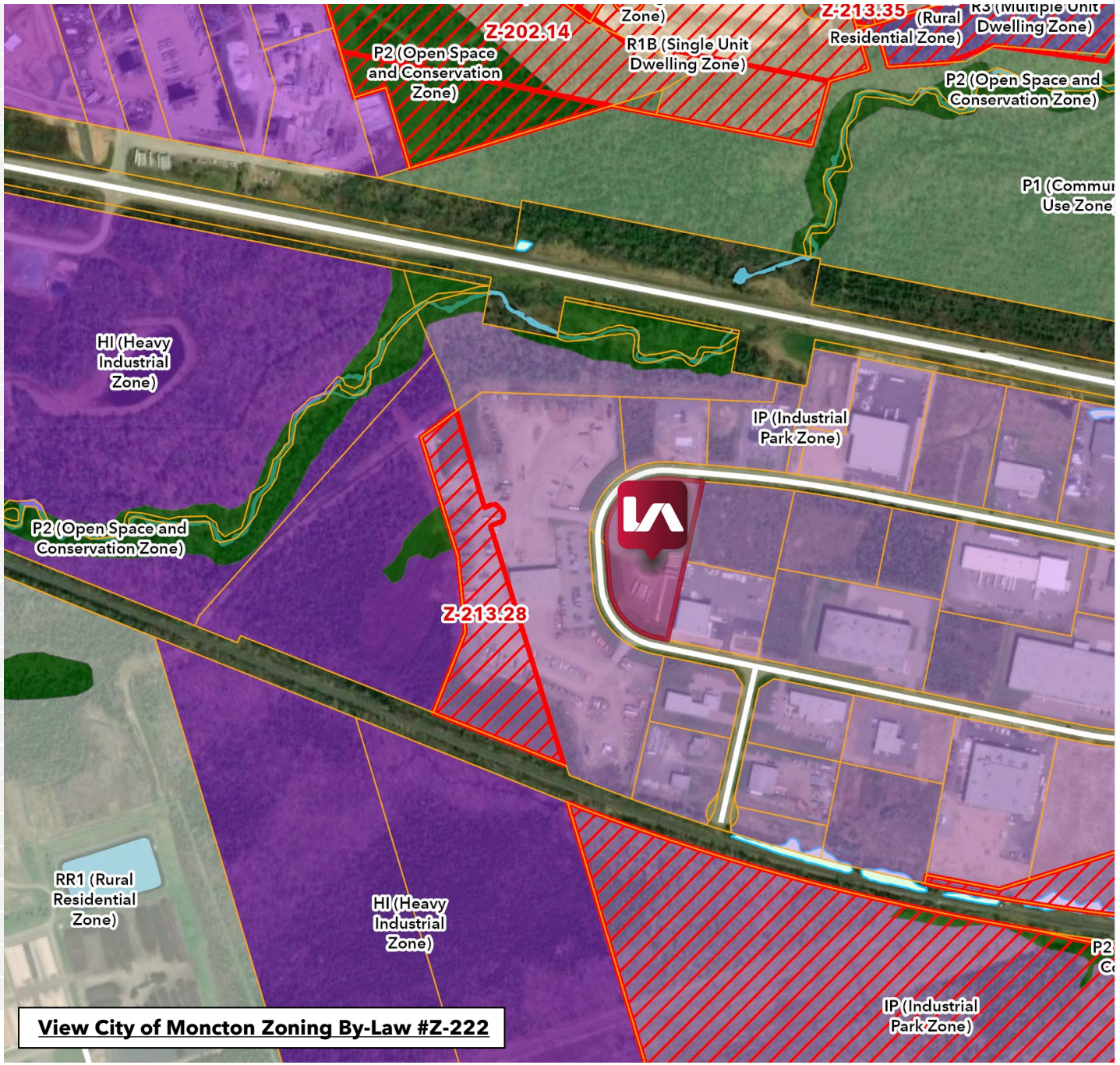



# ZONING MONCTON

## 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.

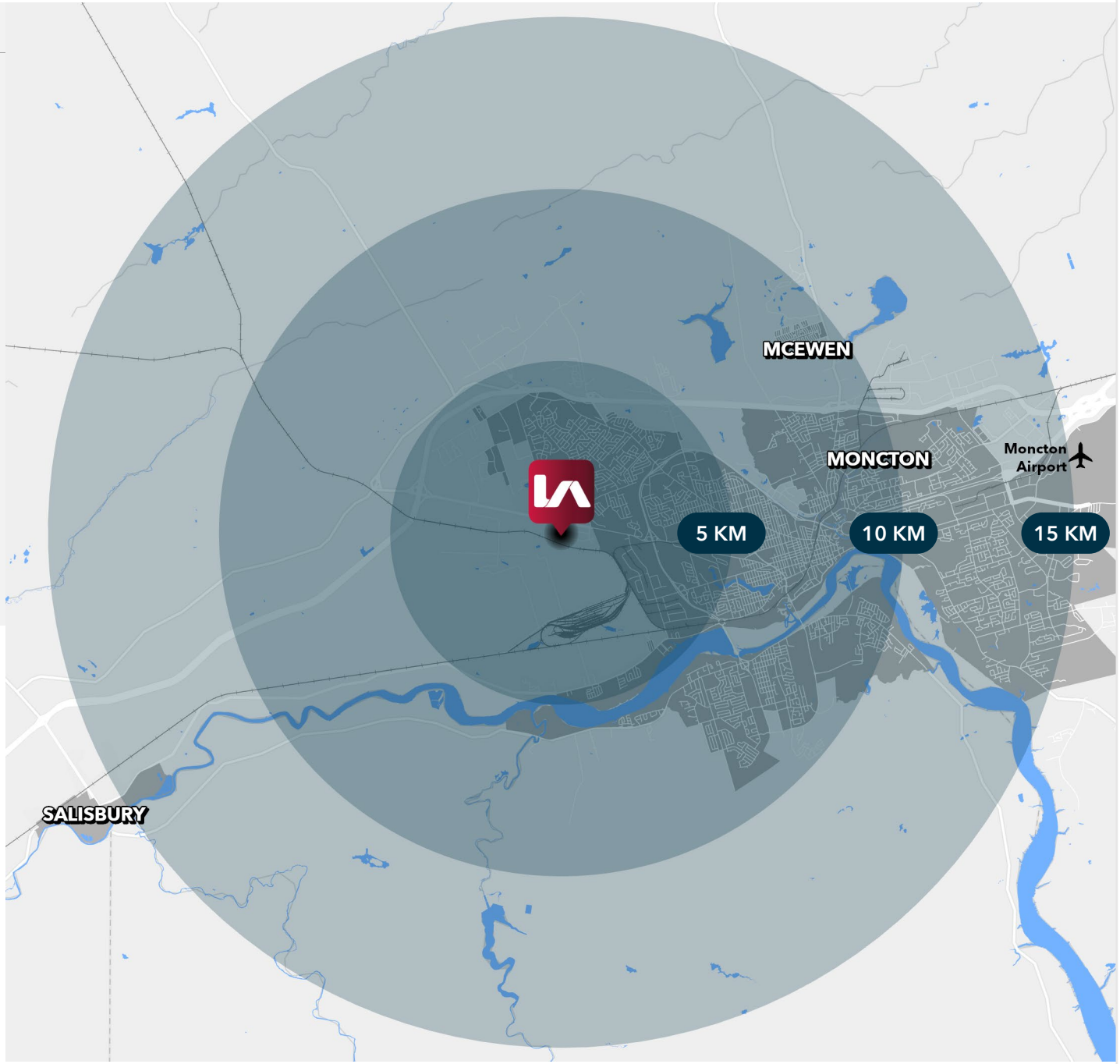
Positioned at the crossroads of the Maritime provinces, Moncton provides exceptional connectivity via the Trans-Canada Highway, extensive rail infrastructure, and the Greater Moncton Roméo LeBlanc International Airport. Its central location enables efficient access to regional and national markets, making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