



## 775 SF of office space located in the Caledonia Industrial Park

**FOR LEASE | 80 Harrisville Boulevard, Unit B, Moncton, New Brunswick**

80 Harrisville Boulevard is an exceptional industrial lease opportunity in a great location in the Caledonia Industrial Park with on-site parking. The unit offers 775 SF of office space.

---

**MIKE HOSFORD**  
*Director of Corporate Sales & Leasing*  
TEL: +1-506-862 8074  
[Mike.Hosford@colliers.com](mailto:Mike.Hosford@colliers.com)

**COLLIERS INTERNATIONAL NB**  
*101-29 Victoria Street, Moncton, NB E1C 9J6*  
TEL: +1-506-870-888  
[ColliersCanada.com/NewBrunswick](http://ColliersCanada.com/NewBrunswick)





## FOR LEASE | 80 Harrisville Boulevard, Unit B, Moncton, New Brunswick

Asking Rent:

# \$8.00 PSF NET

+ Additional Rent of \$6.00 PSF (CAM & Taxes)

### Property Features

- PID: 70364203
- Type: Industrial
- Area: Caledonia Industrial Park
- Zoning: Industrial Park | IP
- Availability: - Unit B | 775 SF
- Heating: Natural Gas

### Highlights

- 80 Harrisville Boulevard is an exceptional industrial lease opportunity in a great location in the Caledonia Industrial Park with on-site parking.
- Unit B offers 775 SF of office space.
- The Caledonia Industrial Park is an exceptional location, where numerous prominent businesses have already chosen to do business.
- Located between the Shediac Road and the Veteran's Memorial Highway, Harrisville Boulevard provides easy access to all major areas in the Hub City as well as the City of Dieppe.
- In the immediate surrounding area, you will find several hotels, Shell Gas and Tim Hortons. You are also just minutes away from the commercial node on Elmwood Drive and all the amenities it encompasses.





## FOR LEASE | 80 Harrisville Boulevard, Unit B, Moncton, New Brunswick

### Area Snapshot

80 Harrisville Boulevard is located within the Caledonia Industrial Park which is known for its strategic location as it is adjacent to the Trans-Canada Highway and only 4KM from the Greater Moncton Romeo-LeBlanc International Airport.

Several well-known businesses now operate from Caledonia, companies such as Shoppers Drug Mart, Action Car And Truck Accessories, Loblaw Atlantic, Source Medical, Molson, Sears/SLH Transport, and McKesson Canada. Just on the other side of the highway is the newest retail development to grace Moncton, Granite Centre, which will be home to a new Starbuck's, McDonald's, The Bone & Biscuit Company and more. A new 154,000 SF Costco Wholesale & Gas Bar is also on-site adjacent to Granite Centre.

The property is just minutes from the new Moncton High School which is surrounded by dense residential communities. Furthermore, it is just a short drive to Irishtown home to the Irishtown Nature Park and several new residential subdivision developments.

### Caledonia Industrial Park



±145 Businesses



±6,000,000 SF



±3,700 Employees



±23,000 Vehicles  
Daily on the TCH

## Regional Snapshot

We want you to take a hard look at Greater Moncton because we think you will be truly blown away. Our airport services more clients than all others in New Brunswick combined. Our retail shopping, personal services, health care and educational sectors all service a larger regional market. Being the geographical heart of the Maritime Provinces, numerous corporations use Moncton as a hub to service clients across the region and beyond.



Greater Moncton Population  
**155,825**



Average Family Income  
**\$73,073**



Median Population Age  
**42.1**

## Key Greater Moncton Facts

- Greater Moncton is the most populous CMA in the province with nearly 160,000 habitants. Its slightly wider economic region has a population of more than 220,000.
- More than 1.4 million people live within 2.5 hours of Greater Moncton and more than 1.5 million within 3 hours. It is the largest catchment area in Eastern Canada.
- On average Greater Moncton has 1.76 annual area visitors and tourism expenditures of ±\$449.3 million.
- It has the best retail shopping environment in Atlantic Canada with Impressive average annual retail sales of ±2.6 billion.
- It is the #1 Commercial & Industrial Hub in Atlantic Canada according to Statistics Canada.
- There are over 13,500 students enrolled in post-secondary education programs in the Greater Moncton region.

### MIKE HOSFORD

*Director of Corporate Sales & Leasing*

TEL: +1-506-862 8074

Mike.Hosford@colliers.com

### COLLIERS INTERNATIONAL NB

101-29 Victoria Street, Moncton, NB E1C 9J6

TEL: +1-506-870-888

ColliersCanada.com/NewBrunswick

