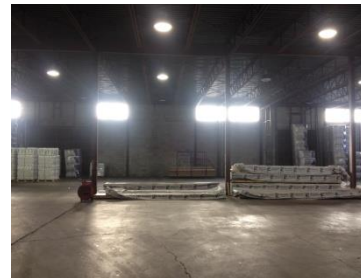




**LOCATION**

Excellent location just off the Trans Canada Highway & Elmwood Drive. Just minutes from the Trinity Center.

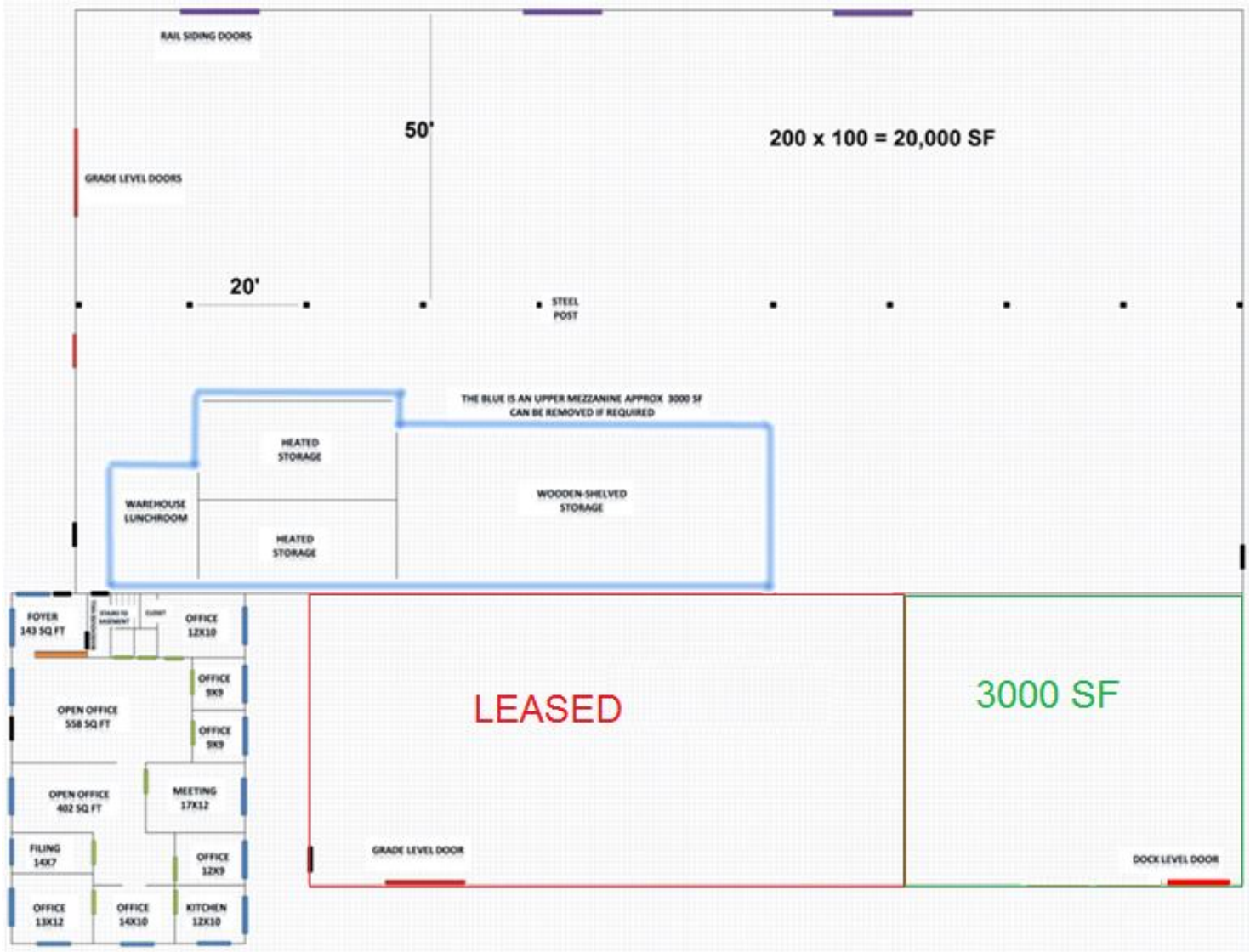




## PROPERTY FEATURES

- Fantastic location in Caledonia Industrial Park! Easy access to the TransCanada Highway, Easy access for clients from anywhere in Greater Moncton, and just off Elmwood Drive.
- Rail siding with Warehouse Access. 22' Clear. ESFR Can be installed.
- Three Dock level and Three large grade level doors.
- **Available Immediately!**
- Office space readily available
- Large paved and fenced in yard.
- Space A: 8,000 sq. ft.      Space B: 10,000 sq. ft.
- Space C: 20,000 sq. ft.      Space D: 30,000 sq. ft.





### Why Choose Us?

- Flexible Leasing Options
- First Rate Customer Service
- Client Consulted Layouts
- Professional & Helpful Staff
- 24-7 Emergency Services
- Locally Owned & Operated
- Bilingual Service
- National/International Clients



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