



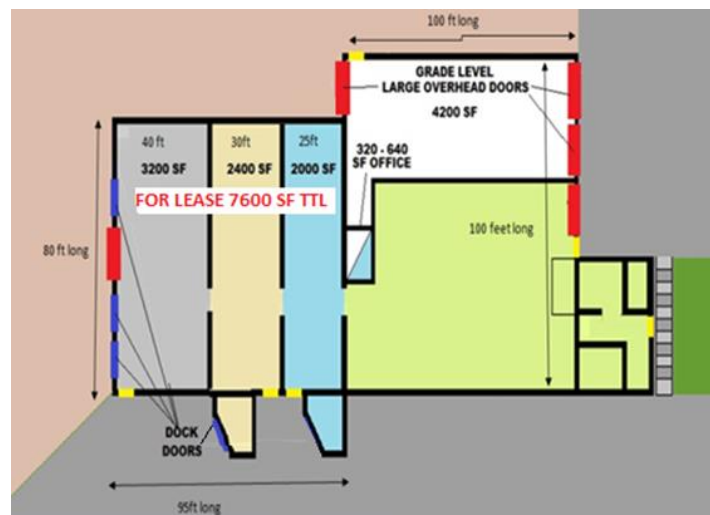
**161 CALEDONIA RD, Moncton, NB**

- 9,000 – 15,000 sf available
- Prime location of warehouse and office space in Caledonia Industrial Park
- Commercial / Industrial – Next to TCH
- Quick highway access
- Highway visibility
- Dock and grade level doors
- Large Paved & Security Fenced Yard
- 24' Ceilings – 22' clear
- Central Location in NB



**47 INDUSTRIAL STREET Dieppe, NB**

- Excellent location with direct access to Hwy 15
- Full Sprinkler System
- Natural gas heat in warehouse
- Two dock doors. Drive in can be installed
- 2,000 – 2,400 – 3,200 up to 7,600 sf Options
- Excellent Exposure just off the new highway ramp





### 17 SOMERS AVENUE Moncton, NB

1,525 sf Available

- Office in Caledonia Industrial Park
- Located close to new Costco distribution area
- 5 offices and conference room, kitchen and reception area



### 17 SOMERS AVENUE Moncton, NB

3,000 sf Available

- Prime warehouse just off Elmwood Drive and close to the new Costco retail area
- Natural Gas Heating
- 2 dock doors
- 18ft to 20ft ceilings
- Sprinkler System
- Highway Visibility



### 140 Commerce St., Moncton, NB

65,600 sf Available

- 3.67 acres of land
- Multiple options – sub-dividable
- Natural Gas Heating
- 2 drive in doors
- 4 dock doors
- 17 – 30 ft ceilings
- Sprinkler System
- Fire detection alarm system



### **BUILD TO SUIT/ LEASE BACK** **6.8 ACRES INDUSTRIAL PARK LAND** **53 FRENETTE AVE Moncton, NB**

- Prime Industrial Park Land partially developed
- Partially cleared and developed
- Water retention pond already developed adjacent to land



### 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



Contact Cathy Sweet

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