

LEASE



## 140 COMMERCE STREET MONCTON, NB



- +/- 65,600 sf building, with options to subdivide
- Excellent visibility
- 10,000 sf cooler space with high ceiling

+/- 65,600 square foot industrial warehouse with bright office space and high clear heights in Caledonia Industrial Park. The property is easily accessible from the Trans Canada Highway, Highway 15 and other major routes in the area. Additional property features include excellent visibility and numerous loading bays at both grade and dock level.

Due to its close proximity to the Moncton International Airport, 140 Commerce Street is the ideal home for shipping/warehousing, or for a manufacturing/processing facility. The finished office portion to the front comprises air-conditioned offices, locker rooms and a kitchen/lunchroom solarium.



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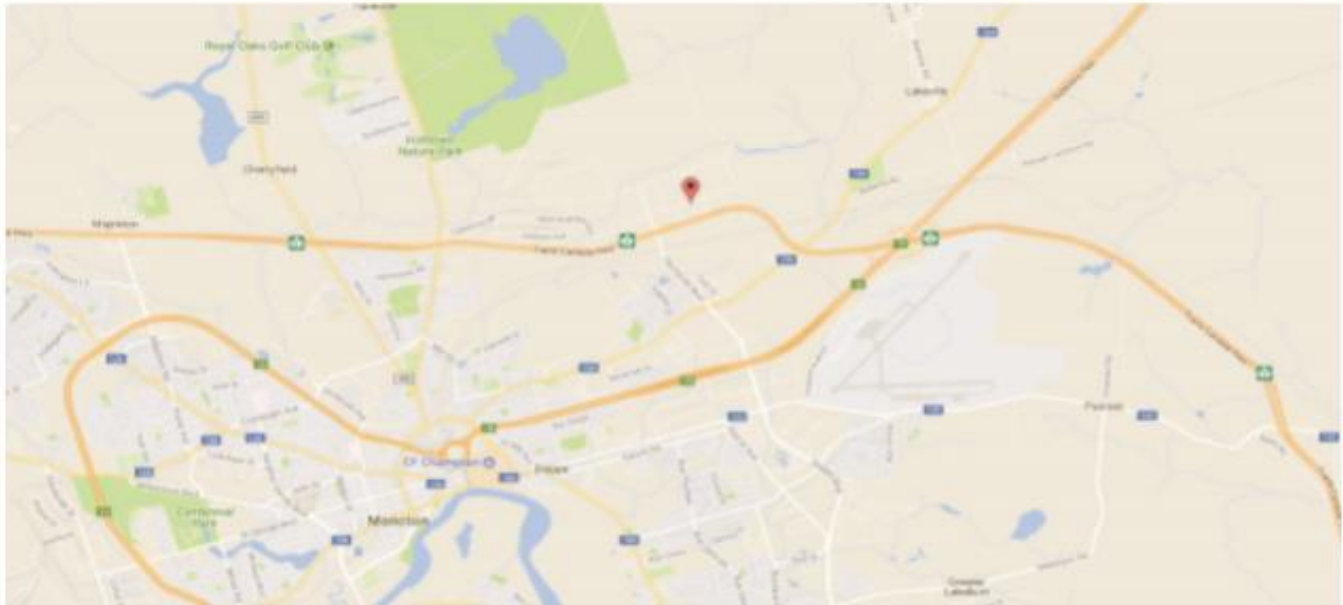
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**GENERAL**

**LISTING ID**

**ADDRESS** 140 Commerce Street, Moncton, New Brunswick

**LOCATION** Caledonia Industrial Park

**PIDS** 70291059 & 70319058

**PROPERTY TYPE** Industrial – single storey

**LOT SIZE** 3.67 acres

**ZONING** Caledonia Industrial Estates (CIE) Zone

**BUILDING SIZE (GLA)** +/- 65,600 sf

**PARKING** Ample on-site surface parking

**LEASE TERMS**

**SIZE AVAILABLE** Up to +/- 65,600 sf, with options to sub-divide

**BASE RENT** tbd

**AVAILABILITY** Immediately

**TERM** Negotiable



**BUILDING SPECIFICATIONS**

<b>YEAR BUILT</b>	1996
<b>STRUCTURE</b>	Steel frame and concrete
<b>FOUNDATION</b>	Concrete footings with a reinforced concrete slab floor
<b>ROOF</b>	Steel and modified bitumen
<b>EXTERIOR WALLS</b>	Corrugated metal siding
<b>WINDOWS</b>	Fixed thermopane
<b>FIRE PROTECTION</b>	Fully sprinklered. Fire warning system - APF-200 Intelligent Fire Detection Alarm System
<b>ELECTRICAL</b>	2,000 amps, 600 volts
<b>WASHROOMS</b>	2 x two-piece washrooms to office area and multi-stall washroom/urinals accessible to warehouse area

**OFFICE SPACE**

<b>LAYOUT</b>	Approx. 3,500 sf comprising a large reception area, several private offices, boardroom, kitchenette, solarium lunchroom and washrooms
<b>INTERIOR FINISHES</b>	Ceramic tile flooring, painted gypsum walls and acoustical ceiling tiles
<b>HVAC</b>	Electric baseboard heaters and wall-mounted mini-split air-to-air heat pumps (air conditioning)
<b>LIGHTING</b>	Recessed fluorescent units

**WAREHOUSE SPACE**

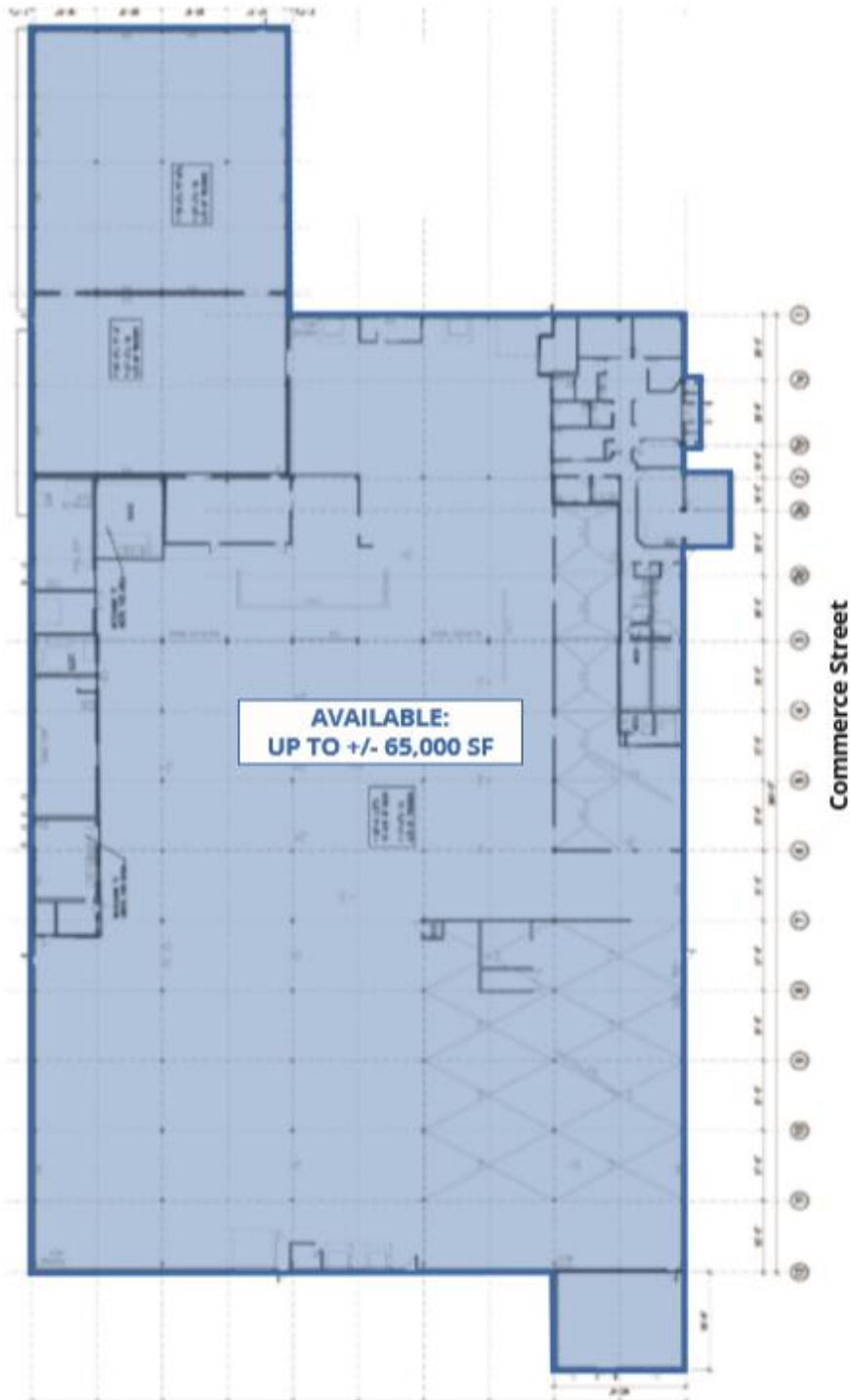
<b>LAYOUT</b>	Office / shop area to rear
<b>CLEAR HEIGHT (FT)</b>	17' - 18' to majority of warehouse; 30' to former refrigeration area of approx. 10,135 sf
<b>LOADING</b>	Grade (2) and dock level (4) loading
<b>HVAC</b>	Natural gas
<b>LIGHTING</b>	Metal halide ceiling fixtures



140 Commerce Street | Moncton, NB



FLOOR PLAN



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140 Commerce Street | Moncton, NB



PROPERTY PHOTOS | FINISHED SPACE



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PROPERTY PHOTOS | WAREHOUSE SPACE



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