



## WAREHOUSE SPACE FOR LEASE



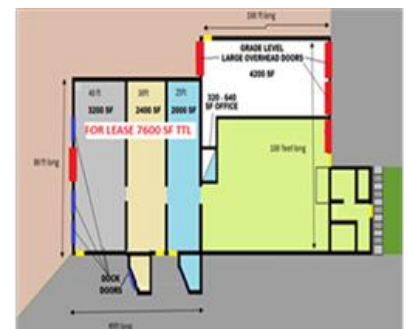
### 161 CALEDONIA RD, Moncton, NB

- 9,000 – 15,000 sf available
- Prime of warehouse location in Caledonia Industrial Park
- Quick access to Trans Canada Highway
- Highway visibility for signage
- 1 – 2 Dock level doors
- 24' Ceilings – 22' clear
- Central Location in NB



### 47 INDUSTRIAL STREET Dieppe, NB

- Excellent location with direct access to Hwy 15
- Sprinkler System
- Natural gas heat
- Five dock doors available (three in back) 3,200 sf unit
- One Drive in Door
- Excellent Exposure just off the new HWY ramp
- Options are 2,000 – 2,400 – 4,400 or combined 7,600 SF





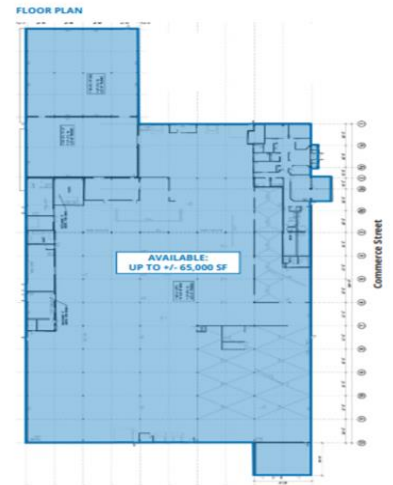
### 17 SOMERS DR. Caledonia Industrial Park 3,000 SF Warehouse

- Excellent Frontage on Caledonia Rd
- Natural Gas Heating
- 2 Dock doors
- 18 – 20 ft ceilings
- Sprinkler system



### 140 COMMERCE ST. Caledonia Industrial Park 65,600 SF Available

- Aprx. 11,500SF Cooler
- 2 Grade Level and 4 Dock Level Doors
- Fully sprinklered
- 3.67 acres of land
- Ample parking
- Office and warehouse



### **BUILD TO SUIT/ LEASE BACK OR FOR SALE** **6.8 ACRES INDUSTRIAL PARK LAND** 55 FRENETTE AVE. CALEDONIA INDUSTRIAL PARK

- Prime Industrial Park Land
- 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



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