

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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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

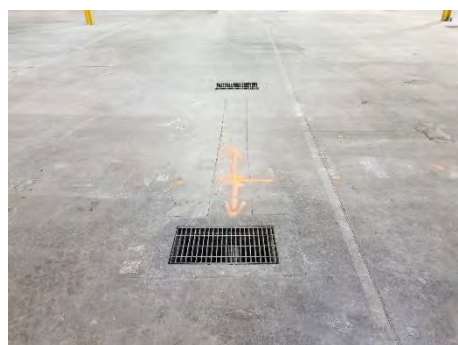
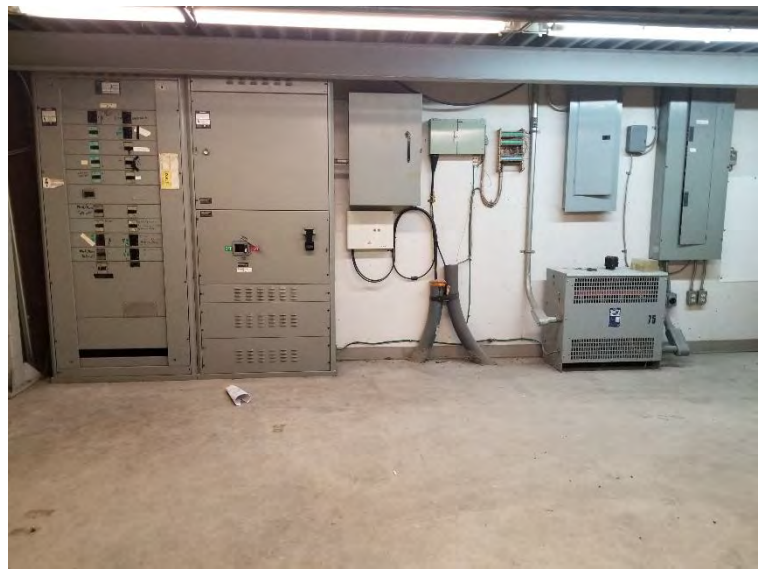
LEASE TERMS

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

BASE RENT tbd

AVAILABILITY Immediately

TERM Negotiable



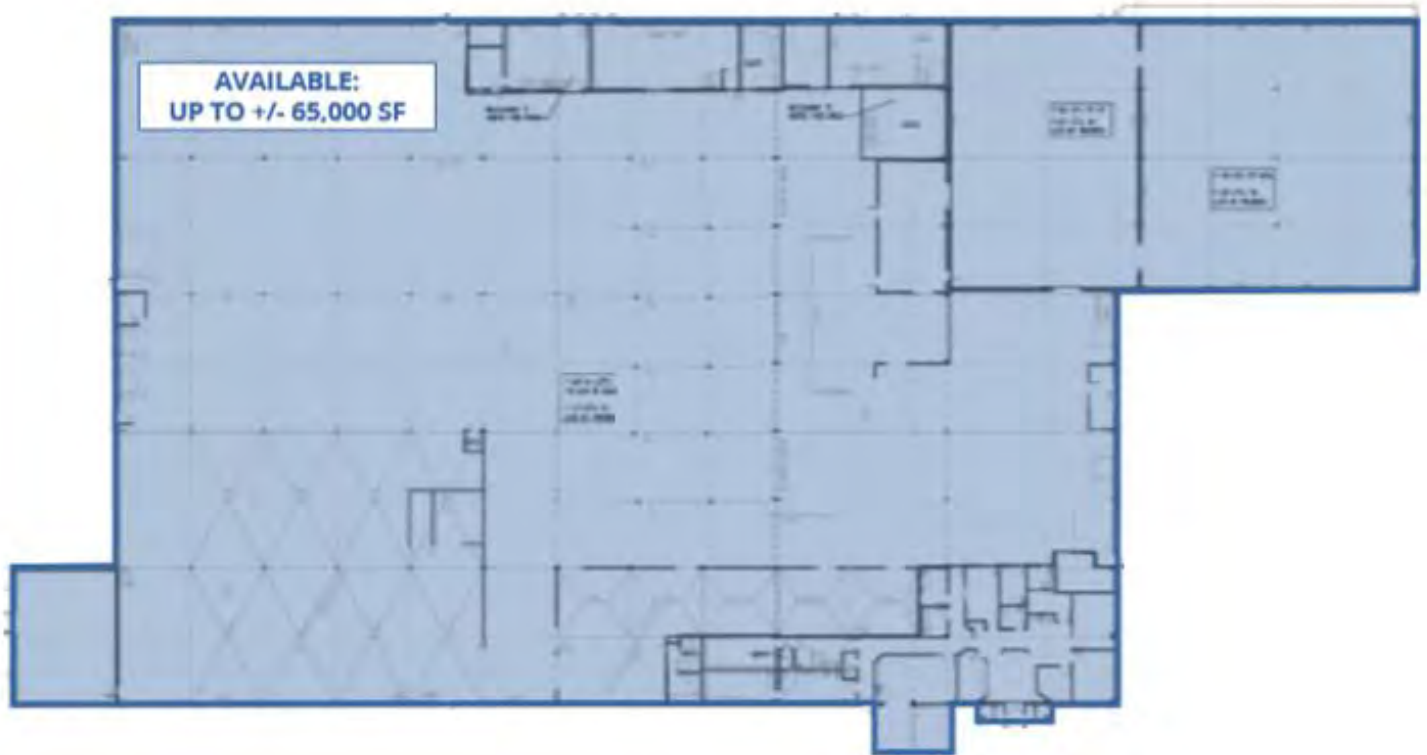
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AERIAL VIEW



SITE PLAN



Commerce Street



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BUILDING SPECIFICATIONS

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

OFFICE SPACE

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

WAREHOUSE SPACE

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



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PROPERTY PHOTOS | FINISHED SPACE



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