



**COMZTAR**  
COMMERCIAL PROPERTIES

**NEED WAREHOUSE  
SPACE?  
SPACE FOR LEASE**



**Attention:  
Branch Manager**

**Short and long  
term warehouse  
space available!**



**140 COMMERCE ST., Moncton, NB**

- Great location in the Caledonia Industrial Park
- 2 Grade Level and 4 Dock Level Doors
- 30 ft high ceiling in 11,500SF
- Appr. 11,500 Commercial Freezer available
- Sprinkler & Fire monitoring system
- 3.67 Acres of land
- Ample parking
- Reception plus 7 offices
- Close to Trans Canada Highway



**Build to suit custom sizes available**

**Option 1**

- 5,000 sf – 10,000 sf of prime warehouse

**Option 2**

- 10,000 sf – 15,000 sf of prime warehouse

**Option 3**

- 20,000 sf – 30,000 sf – 65,000 sf of prime warehouse



**CALL CATHY @ (506) 869-0942 [www.comztar.com](http://www.comztar.com)**



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## NEED WAREHOUSE SPACE? SPACE FOR LEASE



### 44 SOMERS DR., Moncton, NB

- 10,200 sf available
- Next to highway and exit ramp, giving several hundred feet of highway visibility
- Strategically located in Caledonia Industrial Park
- 1 Drive - In Door and 1 Dock level door. More can be added
- 16' Ceilings
- Sprinkler system



### 161 CALEDONIA RD., Moncton, NB

- 9,000 sf - 14,000 sf available
- Prime location of warehouse and office space In Caledonia Industrial Park
- 1 Drive - In Door, 2 more could be installed
- Quick highway access
- Highway visibility
- 1 - 2 Dock level doors
- Large Paved & Security Fenced Yard
- 24' Ceilings - 22' clear



### 55 FRENETTE AVE., Moncton, NB

#### BUILD TO SUIT/ LEASE BACK OR FOR SALE 6.8 ACRES INDUSTRIAL PARK LAND CALEDONIA INDUSTRIAL PARK

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



### 47 INDUSTRIAL ST., Dieppe, NB

- 2,130 sf of warehouse available
- Excellent Exposure just off the new highway ramp
- Sprinkler System
- Natural gas heat in warehouse
- 1 dock doors available

#### 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

(506) 869-0942

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