

## 83 Caledonia, Moncton, NB

11,000- 21,000 sf available



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### Property Features:

- Showroom, parts room & offices
- Spacious warehouse
- 20 ft ceiling height clear
- Huge fenced in yard
- Dock doors easily added
- 9 Drive in doors
- Mezzanine and lunchroom
- Large lot – 3.8 acres (can be reduced if required)
- Easy access for tractor trailers to navigate, turnaround and customers to locate.
- Located 1<sup>st</sup> building off of TransCanada Highway – exit ramp visible to building
- Quick access to highway that is central to all Maritime Provinces.
- Directly next to Highway off ramp

### **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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