



COMZTAR
COMMERCIAL PROPERTIES

Pre-Leasing



120 FRENETTE, MONCTON

**PRE-LEASING
NEW CONSTRUCTION READY
IN 2024!**

• **15,000-80,000 SF**

- Warehouse space with multiple offices
- Washrooms
- Multiple docks and drive-ins
- 28' ceiling height
- Natural gas heating
- Fully sprinklered
- Excellent road exposure
- 11.45 acres
- Strategic location
- Fenced compound
- Located directly next to the Walmart distribution center



85 CALEDONIA, MONCTON

**PRE-LEASING
NEW CONSTRUCTION READY
IN 2024!**

• **5,000-25,000 SF**

- Showroom, parts room & offices
- Spacious warehouse
- 22' ceiling height
- 2 Docks
- Drive-in doors
- Mezzanine and lunchroom
- Large lot - 3.8 acres (can be reduced if required)
- Quick access to highway & easy access for tractor trailers
- First building off TransCanada Highway exit ramp
- Located all along highway exit ramp
- 250 feet of highway visibility

Cathy Sweet
Comztar Commercial Properties

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www.comztar.com



BUILDINGS *for your* **BUSINESS**



COMZTAR
COMMERCIAL PROPERTIES

Listings for March 2024

AVAILABLE AUG 2024



135 HENRI DUNANT, MONCTON

25,000 SF

- 2 Dock doors
- 1 Drive-in door
- Large, paved yard
- Fenced in compound
- Spacious, bright offices
- Ample parking
- Several adjacent Acres for additional parking
- Close to Highway



47 INDUSTRIAL, DIEPPE

4,688 SF

- Warehouse and office space
- 2 Dock-doors
- 1 Drive in
- 20 ft ceilings
- Natural gas heating
- Washroom
- Former manufacturing facility
- Located just off new highway 15 off-ramp
- Light-up sign in front
- Great location with high visibility

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47 INDUSTRIAL, DIEPPE

2,544 SF

- Warehouse and office space
- 1 Dock-level door
- 20 ft ceilings
- Natural gas heating
- Former manufacturing facility
- Located just off new highway 15 off-ramp
- Light-up sign in front, giving great visibility
- Strategic location

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