



COMZTAR
COMMERCIAL PROPERTIES



120 FRENETTE

Moncton, NB



10,000 – 60,000 SF UNITS

Unique opportunity at a fantastic retail location for a direct engagement opportunity and visibility with your potential clients.

Unique branding location opportunity for high tech/ retro/ new meets vintage with... Character



Dock Level & Drive-in Doors



Natural Gas Heating



Strategic Location



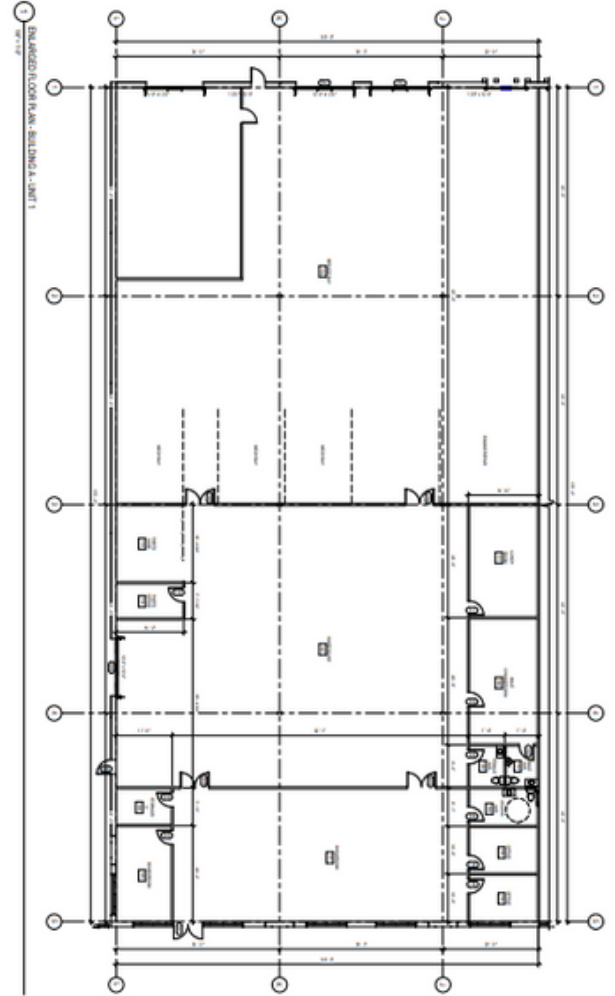
Ample Parking Space

Property Insight



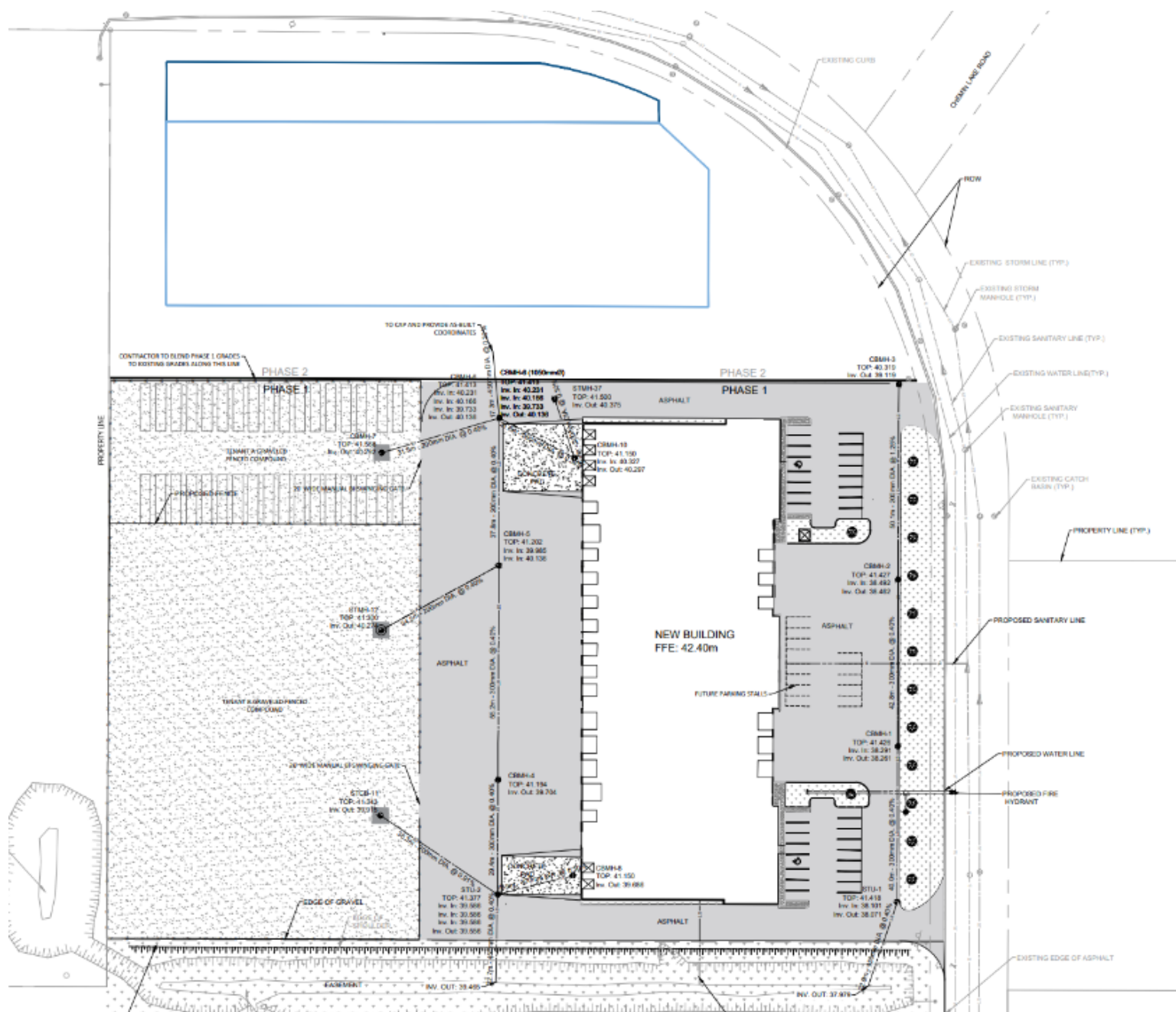
Ideal for Warehousing and Distribution Operations

- *New Construction*
- *Strategic Location*
- *Corner Lot with 2 Entrances for easy access*
- *Close to Highway*
- *11.45 acres*
- *10,000 – 60,000 sf units*
- *Multiple docks and drive-ins*
- *Multiple offices*
- *Clear height 30'*
- *Washrooms*
- *Natural gas heating*
- *Fully sprinklered*
- *Energy efficient*
- *Potential for fenced compound*
- *Strong exposure and visibility*

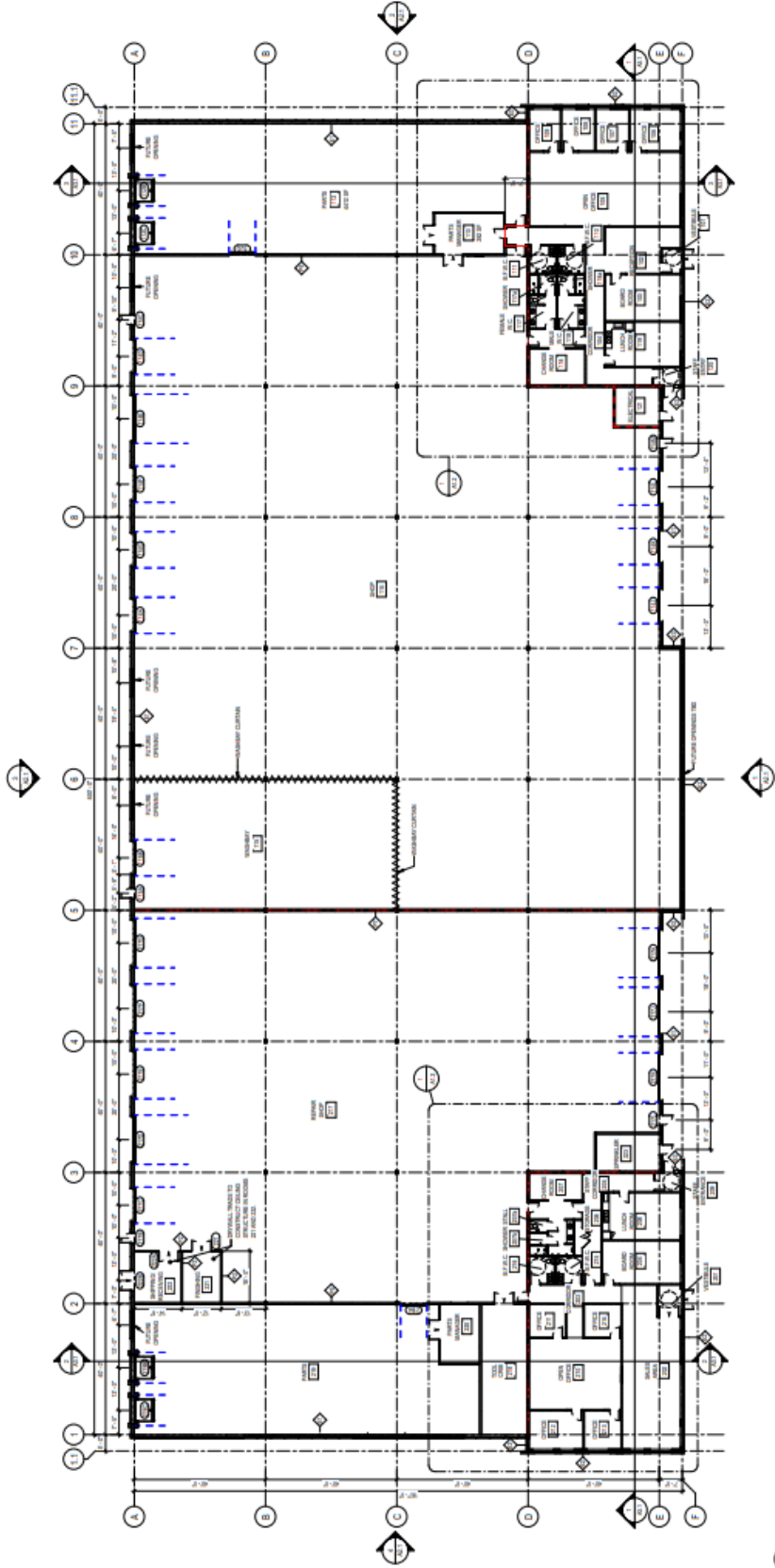


**With Flexible
Leasing Options !**

Site Overview

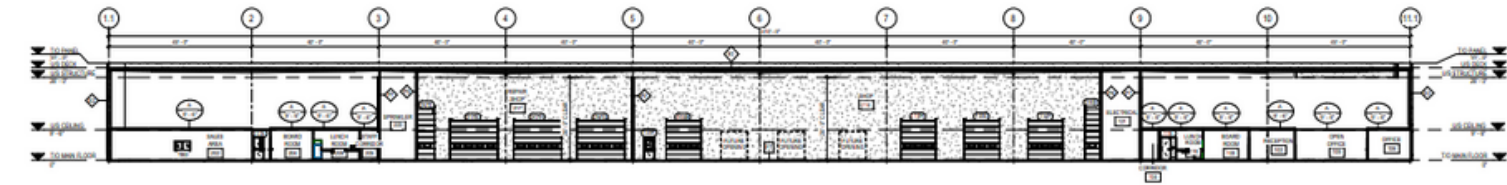


Property Plan

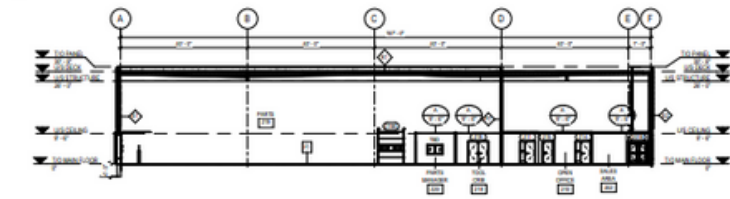


1 FLOOR PLAN - OVERALL
SCALE 1/8" = 1'-0"

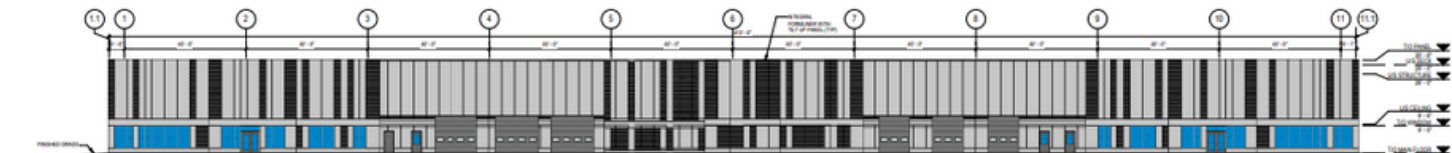
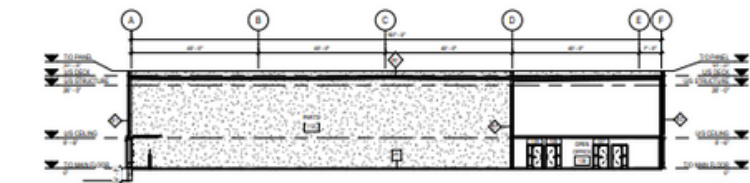
Exterior Insight



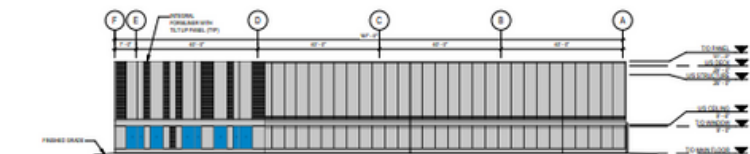
1 BUILDING SECTION
SCALE 1/8" = 1'-0"



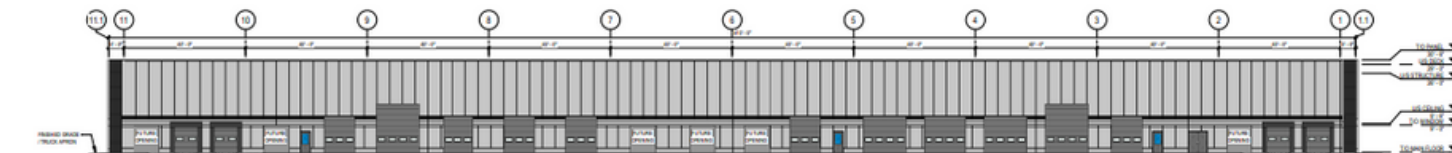
2 BUILDING SECTION
SCALE 1/8" = 1'-0"



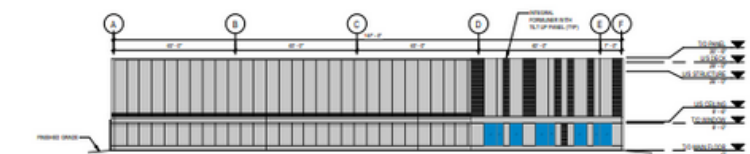
1 FRONT ELEVATION
SCALE 1/8" = 1'-0"



2 EAST ELEVATION
SCALE 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE 1/8" = 1'-0"



Exterior Insight



120 Frenette Ave

Caledonia Industrial Park, NB



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