



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
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www.comztar.com



BUILDINGS *for your* **BUSINESS**



COMZTAR
COMMERCIAL PROPERTIES

Listings for June 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



149 HENRI DUNANT, MONCTON

7,040 SF

- Warehouse and office space
- 1 Dock-door
- 20 ft ceilings
- Natural gas heating
- Washroom
- Large, paved parking lot
- Ample parking

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