



**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](http://www.comztar.com)



**BUILDINGS** *for your* **BUSINESS**



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COMMERCIAL PROPERTIES

## Listings for July 2024

NEW TO MARKET



**541 Ferdinand, MONCTON**

**12,457 SF**

- Highway Visibility
- Warehouse and office space
- Fenced-in compound
- Large lot – 2.35 acres
- 18 ft Ceiling height.
- 1 Dock door
- 1 Dock leveler
- 3 Overhead doors
  - - 2 x 14 foot
  - - 1 x10 foot
- *Natural gas heating*

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

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