



**COMZTAR**  
COMMERCIAL PROPERTIES

## Listings for Jan 2025

AVAILABLE IMMEDIATELY

**FOR LEASE** **FOR SALE**



**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 16 foot
- - 1 x14 foot
- Natural gas heating

AVAILABLE FEBRUARY

**FOR LEASE**



**83 CALEDONIA , MONCTON**

**13,044 SF**

- 5 Drive-in door
- Showroom, parts room & Spacious, bright offices
- Mezzanine and lunchroom
- 20 ft ceiling height clear
- Fenced in compound
- Ample parking
- Close to Highway

**Cathy Sweet**  
Comztar Commercial Properties

📞 506.869.0942  
☎ 506.383.3991  
✉ cathy@comztar.com

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



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



## Listings for Jan 2025

AVAILABLE IMMEDIATELY

**FOR LEASE FOR SALE**



**135 HENRI DUNANT, MONCTON**

**25,065 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

AVAILABLE IMMEDIATELY

**FOR LEASE**



**135 HENRI DUNANT, MONCTON**

**12,400 SF**

- 1 Dock door
- 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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AVAILABLE  
IMMEDIATLY

FOR  
LEASE



**1067 CHAMPLAIN, DIEPPE**

**+/- 4,000 SF (Unit 4)**

- 1,273 sf warehouse
- 2,727 sf office space multiple offices
- 18' high ceiling
- 1 Overhead doors
- Natural Gas Heating
- Plenty of parking
- Industrial/commercial/retail building

AVAILABLE  
IMMEDIATLY

FOR  
LEASE



**1067 CHAMPLAIN, DIEPPE**

**+/- 3,975 SF (Unit 7)**

- 2,420 sf warehouse
- 1,555 sf mezzanine
- 18' high ceiling
- 1 Dock door
- Natural Gas Heating
- Plenty of parking
- Industrial/commercial/retail building

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## PRE-LEASING



**85 CALEDONIA, MONCTON**

**PRE-LEASING  
NEW CONSTRUCTION**

- 5,000-25,000 SF units
- Showroom, parts room & offices
- Spacious warehouse
- 20' 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 visible to building
- 250 feet of highway visibility



**120 FRENETTE, MONCTON**

**NOW, PRE-LEASING  
NEW CONSTRUCTION in 2025 !**

- 10,000-120,000 SF units
- Multiple offices
- Washrooms
- Multiple docks and drive-ins
- 22' ceiling height
- Natural gas heating
- Fully sprinklered and fire detection alarm system
- Excellent road exposure
- 11.45 acres
- Strategic location

Cathy Sweet, Owner  
Comztar Commercial Properties

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