



**COMZTAR**  
COMMERCIAL PROPERTIES



# 85 CALEDONIA

Moncton, NB

## 5,000- 30,000 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

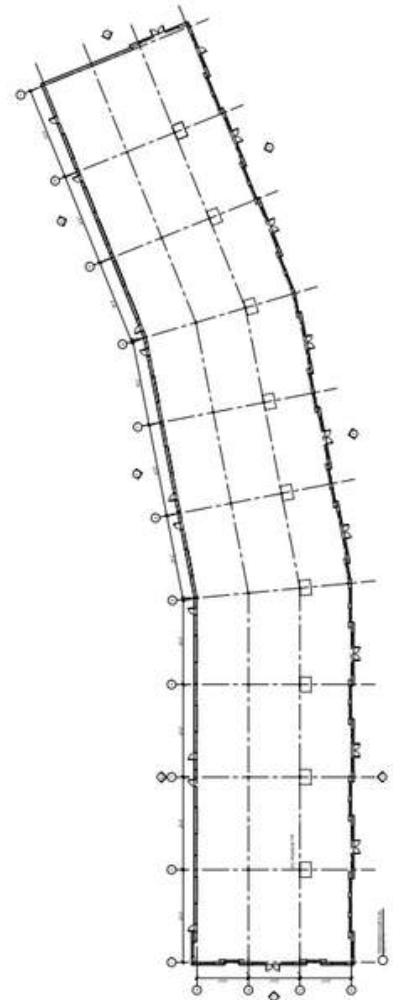


Fully Sprinklered



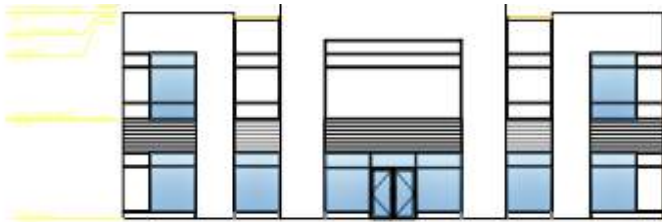
## Ideal for Warehousing and Distribution Operations

- *New construction*
- *Spacious warehouse*
- *28 ft ceiling height clear*
- *Multiple docks and drive-ins*
- *Showroom, parts room & offices*
- *Mezzanine and lunchroom*
- *Large lot – 1 acre (can be reduced if required)*
- *Easy access for tractor trailers to navigate, turnaround and customers to locate.*
- *Located 1st building off of TransCanada Highway – exit ramp visible to building*
- *Quick access to highway that is central to all Maritime Provinces.*
- *Directly next to Highway off ramp*
- *250 Feet of highway visibility!*



**With Flexible  
Leasing Options !**

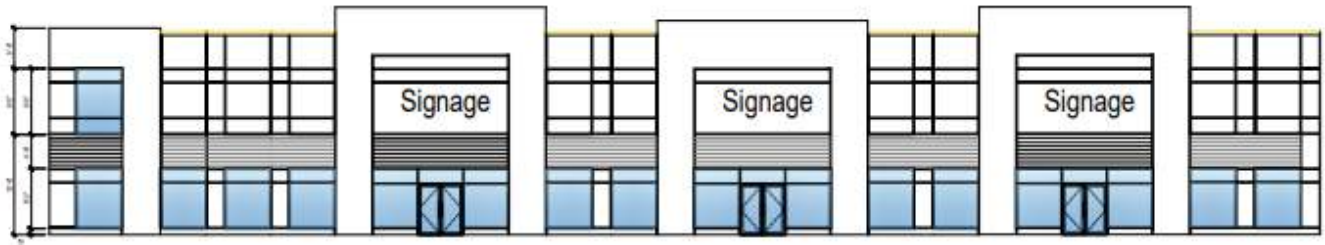
# Property Insight



① PROPOSED ELEVATION  
ROAD SIDE VIEW



⑤ PROPOSED ELEVATION  
ROAD SIDE VIEW



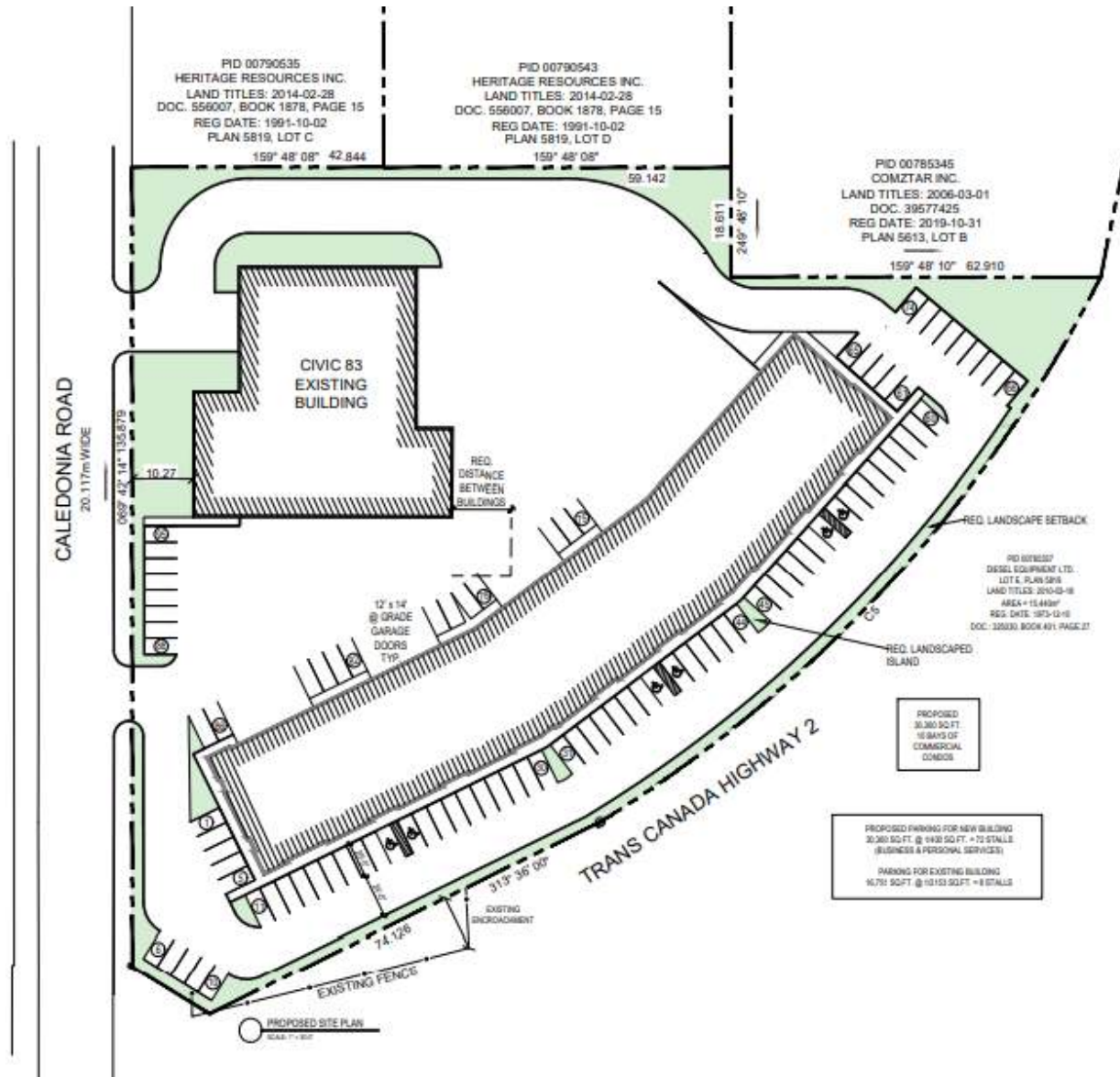
② PROPOSED ELEVATION  
ROAD SIDE VIEW



③ PROPOSED ELEVATION  
ROAD SIDE VIEW



# Property Insight





# Exterior Insight





# 85 Caledonia

## Caledonia Industrial Park, NB



*For more information,  
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