



# 120 FRENETTE

Moncton, NB

**20,000 – 67,000 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

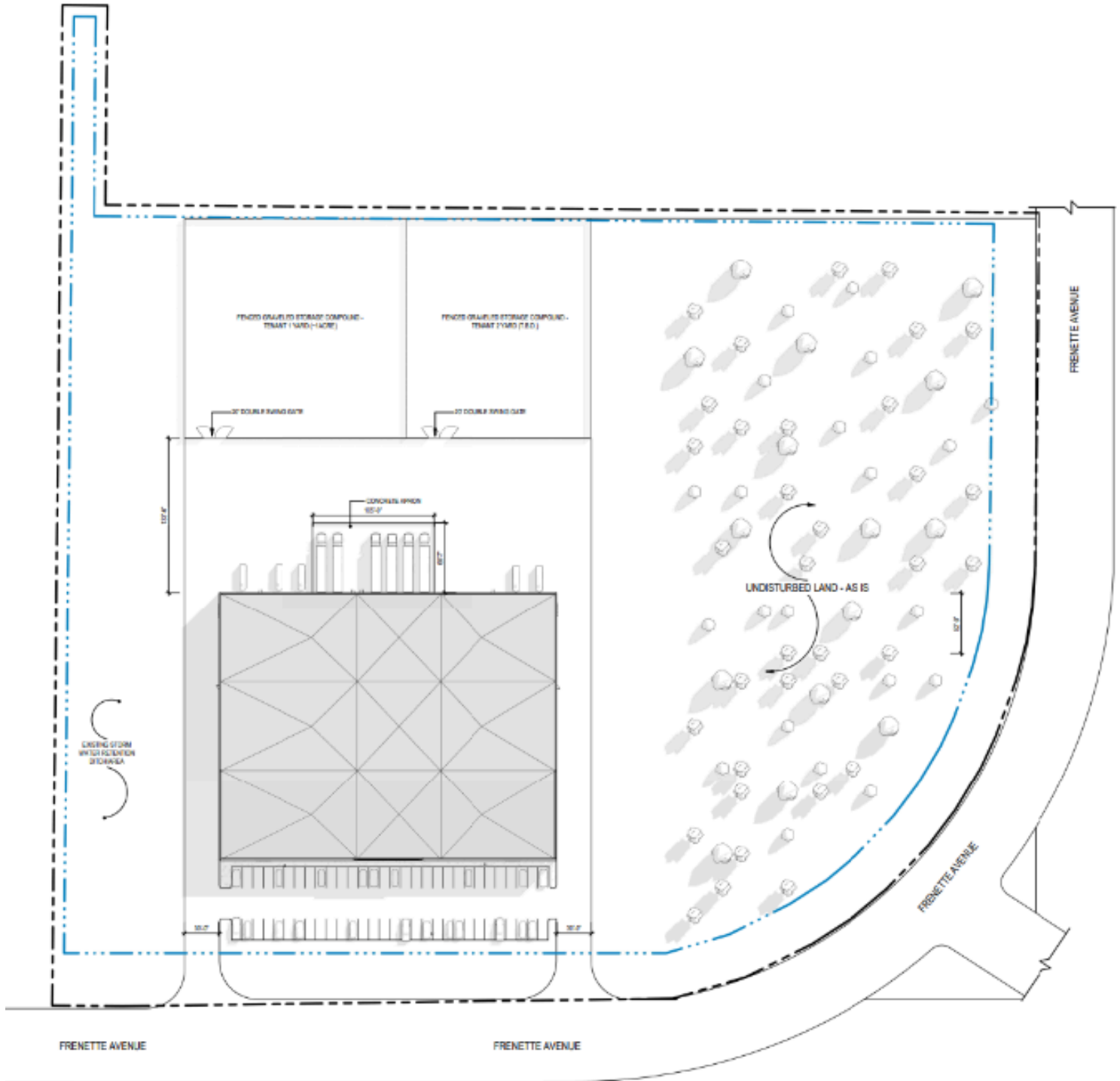
# Property Insight



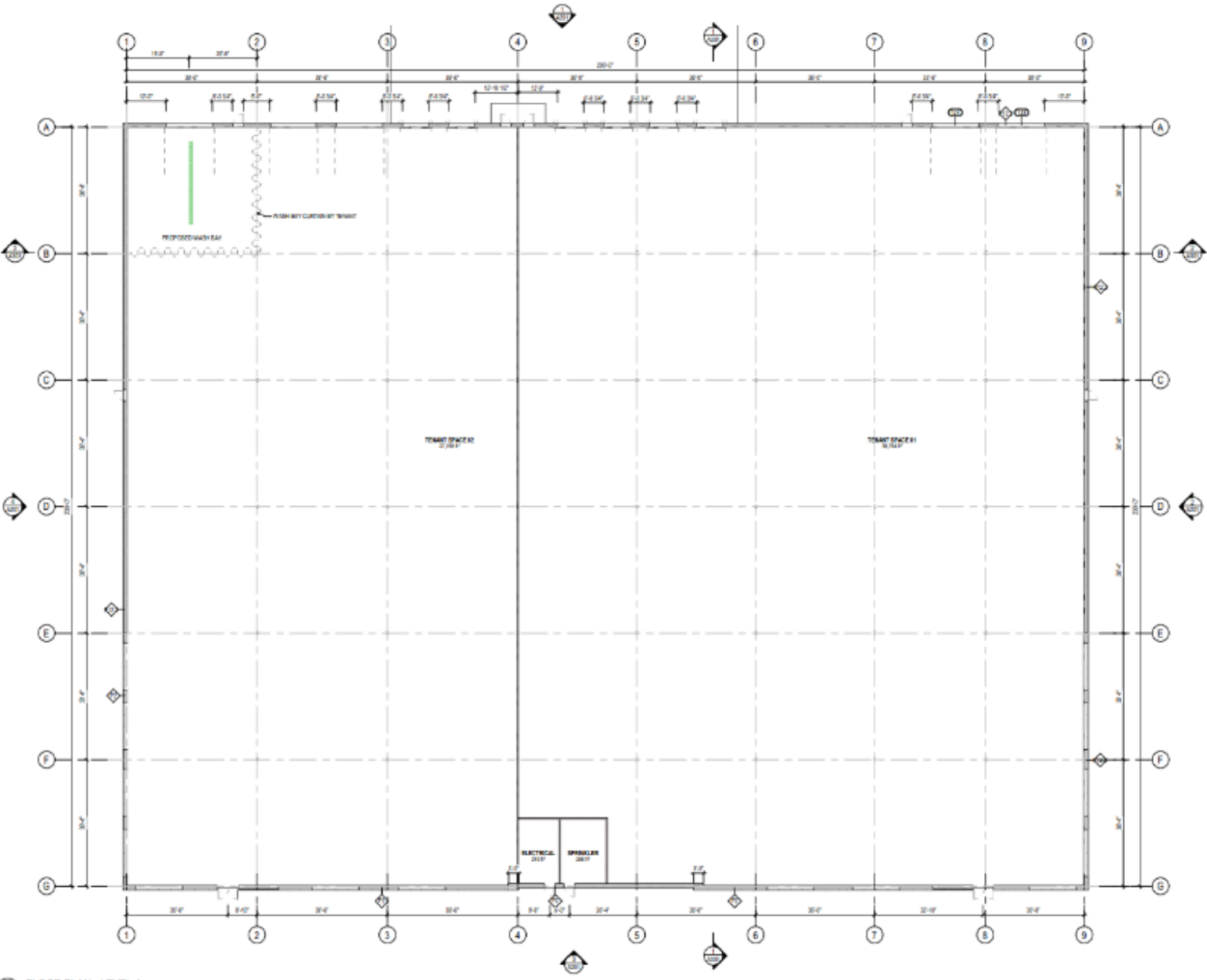
- *New Construction*
- *Available Q1 2027*
- *Strategic Location*
- *Corner Lot with 2 Entrances for easy access*
- *Close to Highway*
- *11.45 acres*
- *20,000 – 66,700 sf units*
- *Multiple docks and drive-ins*
- *Multiple offices*
- *Clear height 30'*
- *Washrooms*
- *Floor drains*
- *Natural gas heating*
- *Fully sprinklered*
- *Energy efficient*
- *Potential for fenced compound*
- *Strong exposure and visibility*



# Site Overview



# Property Plan

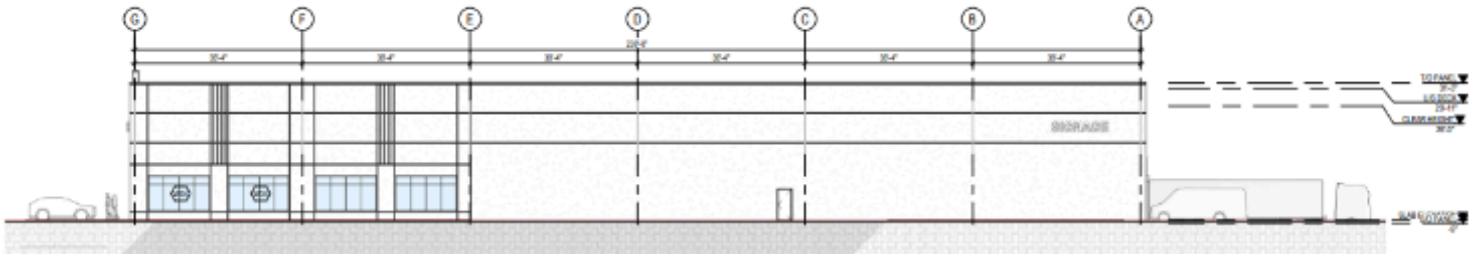


1 FLOOR PLAN - LEVEL 1  
SCALE: 1/8" = 1'-0"

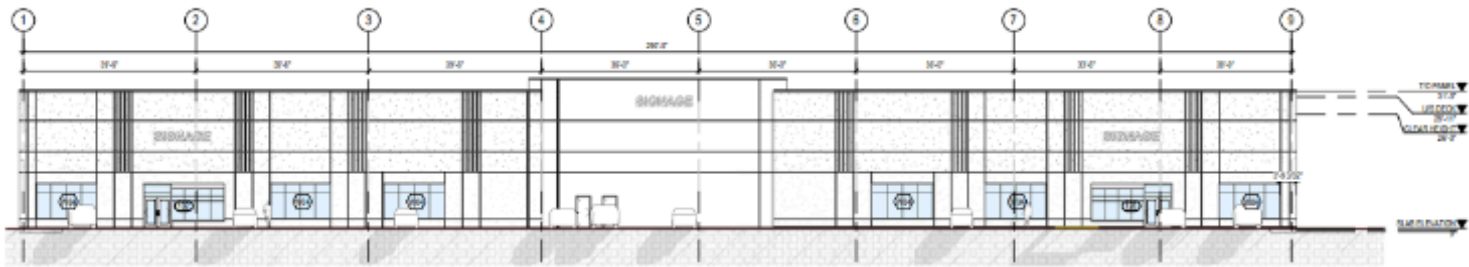
# Exterior Insight



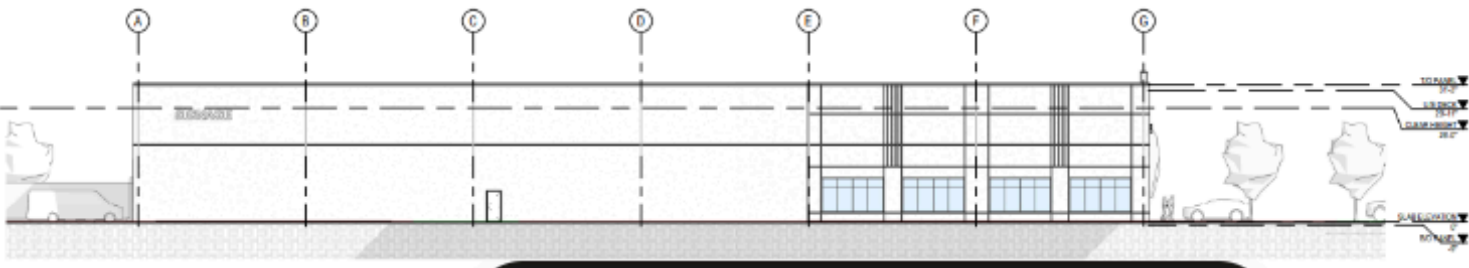
1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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



3 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



# Exterior Insight



# 120 Frenette Ave

Caledonia Industrial Park, NB



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