

BUILD-TO-SUIT
20,000 SF - 67,000 SF UNITS
80 FREENETTE AVE



COMZTAR
COMMERCIAL PROPERTIES

INTRODUCTION

We are pleased to introduce our Build-to-Suit Lease Opportunity in a ±67,000 SF Industrial Facility. Comztar is leading an industrial warehousing landlord and owner-operator in Atlantic Canada. We develop, own, and lease warehouses facilities and take a long-term view of every tenancy—aligning space to operations requirements to support your business growth long term.

Our offer is a build-to-suit lease anchored by a high-quality concrete tilt-up base building and completed with tenant-specific fit-ups. We can tailor clear heights, loading (dock-high and grade), office layout, electrical capacity and distribution, and site circulation to your requirements. Fit-ups can be structured as a landlord allowance or delivered on a turnkey basis, with scope and pricing confirmed at milestones to protect schedule and cost certainty.

As an owner-operator, we provide responsive property management, reliable building systems, and practical features that keep operations running—yard depth for trucking, efficient access to major routes, durable finishes, and low-maintenance building components. Where helpful, we can incorporate pragmatic efficiency measures (e.g., renewable energy integration, EV charges in the parking area and future-ready provisions) by request.

We appreciate the opportunity to partner with you on this project and to provide a space that fits your operation today—and adapts with you tomorrow.

Sincerely,
Comztar Team



ABOUT US

Comztar develops, owns, and leases industrial real estate across New Brunswick. With 25+ years of experience, we deliver both modern tilt-up builds and adaptive fit-ups to existing warehouses—backed by responsive, owner-operator property management.

As an owner-operator, we build and maintain what we lease—everything from existing warehouse space to custom fit-ups. Selected work:

- New construction: Selected as the constructor for TFI (TransForce Canada) at 140 Frenette Ave and 160 Frenette Ave in Moncton, delivering modern, logistics-ready tilt-up facilities with efficient yards and loading.
- Fit-up in an existing asset: Liftow Toyota — we completed a tailored build-out within a Comztar-owned building to support their relocation, integrating office/warehouse needs in the Caledonia Industrial Park to their current location.



BUILDING OVERVIEW

Located at 80 Frenette Avenue in Caledonia Industrial Park, directly across from the new Walmart Distribution Center, this ±67,000 SF tilt-up concrete development is designed as a modern multi-tenant facility with units starting from ±20,000 SF.

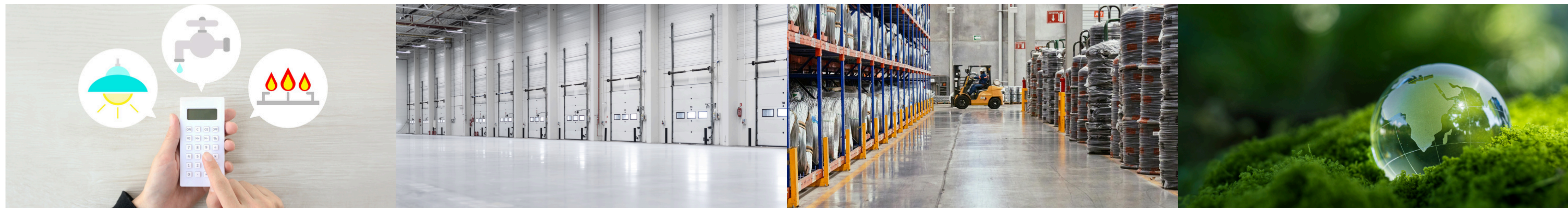
Situated on a ±12-acre site, the property offers ample yard space for truck maneuvering, trailer staging, and efficient circulation, along with excellent visibility and quick access to the region’s highway network—ideal for logistics, distribution, and light manufacturing users.

With construction advancing toward a Q1 2027 completion, the project is currently in a key design window, allowing tenants to fully customize their space, including layout, loading configuration, electrical capacity, office build-out, and HVAC, to align with their operational requirements.

PAN	06814300
BUILDING SIZE	67,000 SF
UNITS SIZE	FROM 20,000 SF TO 67,000 SF
LOT SIZE	12 ACRES
LEASE TERM	10 YEARS (WITH RENEWAL OPTIONS)
LEASE RATES	TBD
LOADING DOORS	MULTIPLE
CEILING HEIGHT	32'
HVAC	NATURAL GAS
VENTILLATION	YES
PARKING	MULTIPLE
ZONING	CALEDONIA INDUSTRIAL PARK

A HIGH-PERFORMANCE FACILITY, LONG-TERM VALUE

Tilt-up concrete construction delivers measurable advantages that directly impact your day-to-day operating costs and long-term occupancy expenses. The building has been independently energy modelled to exceed NECB 2020 requirements, achieving approximately a 25% improvement in annual energy performance and a 38% reduction in greenhouse gas emissions compared to a code-minimum building.



Lower Utility Bills

Continuous insulation and reduced thermal bridging decrease heating and cooling demand

Operational Reliability

A durable envelope minimizing air leakage, moisture issues, and premature material failures
Reduced maintenance and energy volatility make expenses easier to forecast

Predictable Costs

Reduced maintenance and energy volatility make expenses easier to forecast

Support ESG Goals

Lower emissions and efficient energy-use support corporate sustainability targets

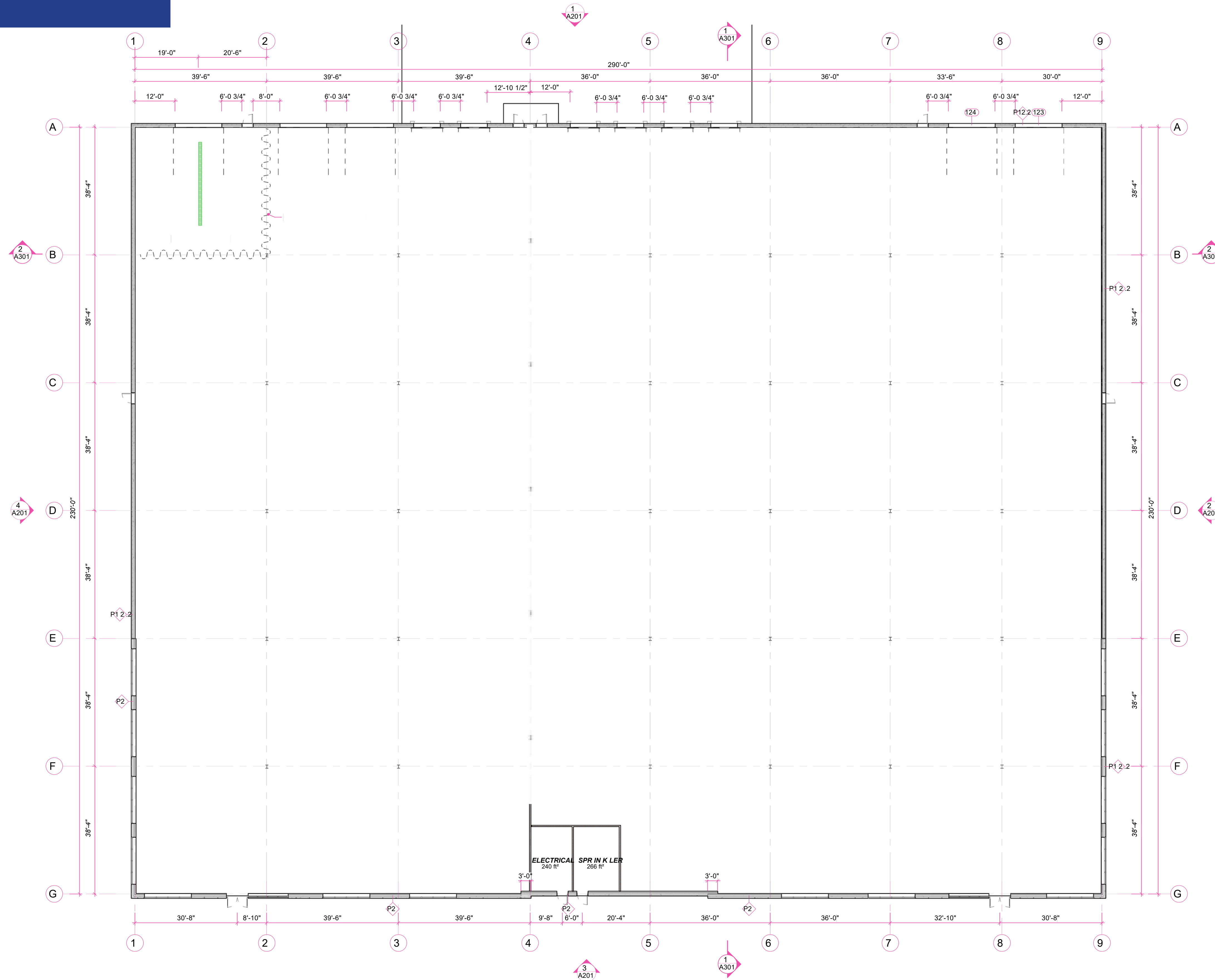
BUILT TO LAST DESIGNED FOR EFFICIENCY

This facility is purpose-built for warehouse, distribution, and light industrial users—combining efficient design with a durable, high-performance building envelope.

Key Features:

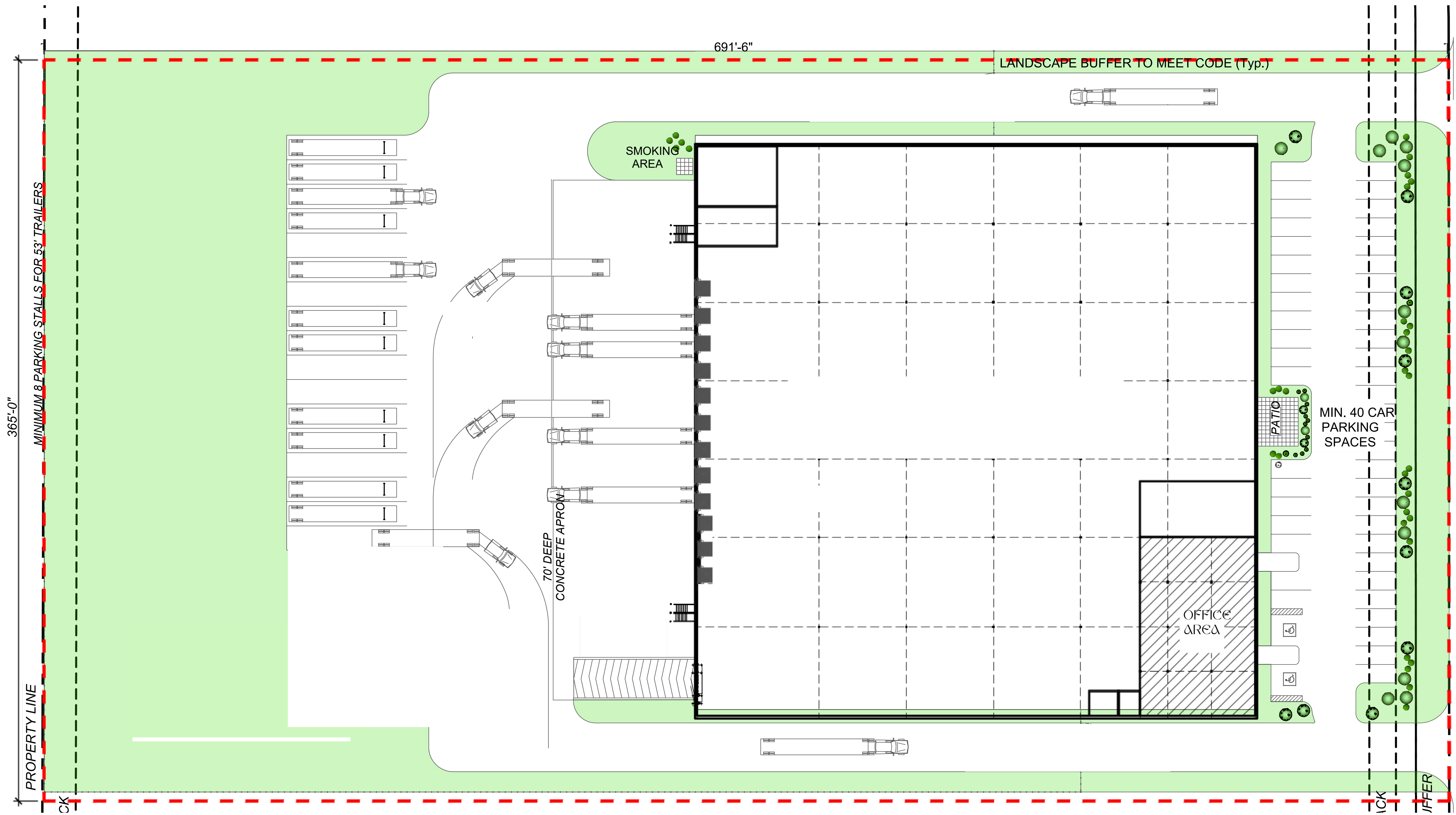
- 26' clear height for high racking and efficient storage
- Large overhead doors for streamlined operations
- Flexible, column-efficient layouts maximizing usable space
- Heavy-duty construction designed for daily industrial use
- Tilt-up concrete envelope for long-term durability and reduced maintenance
- Improved acoustic performance for a quieter work environment





1 FLOOR PLAN -LEVEL 1
SCALE: 1/16" = 1'-0"

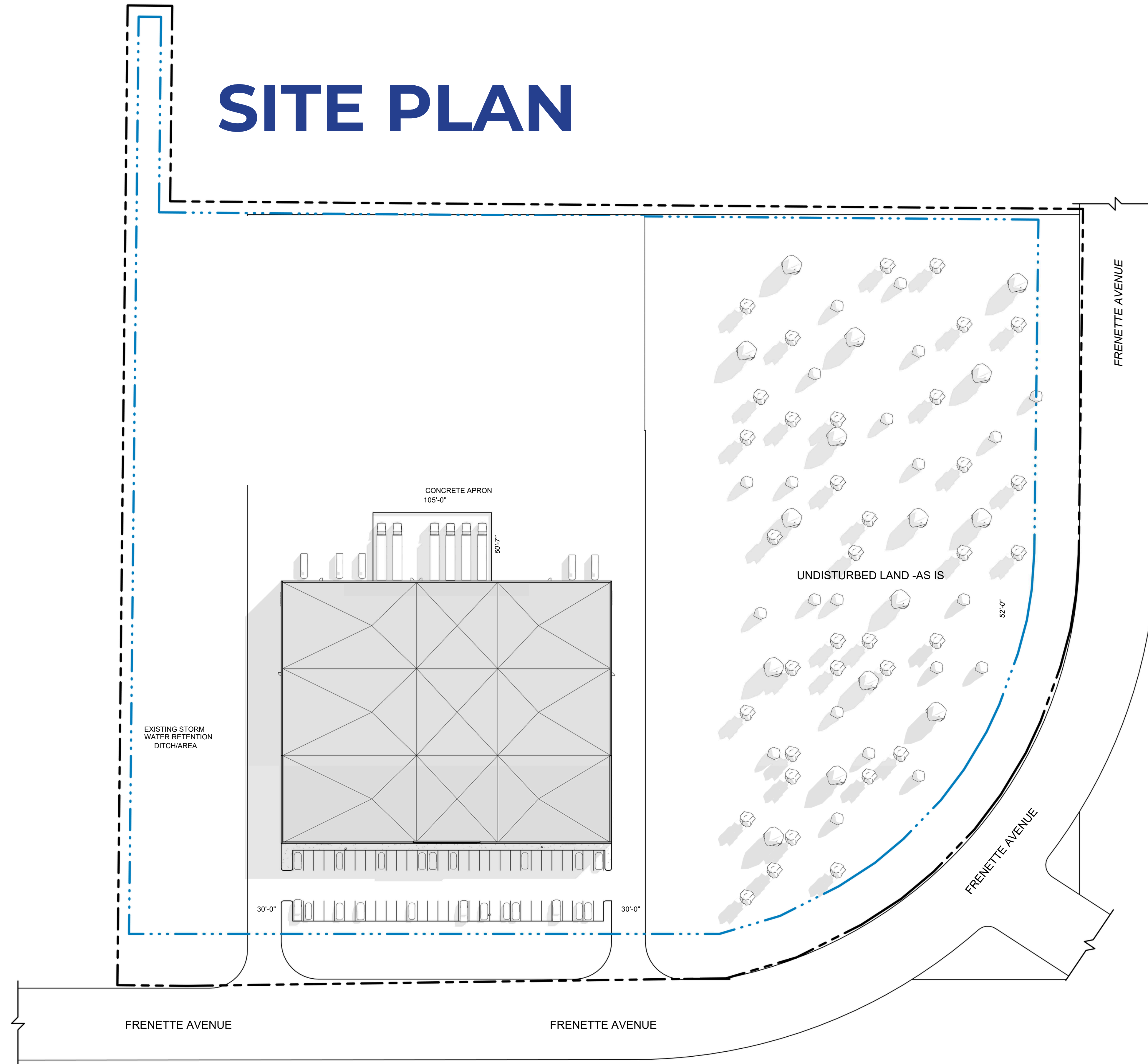
BUILDING LAYOUT



FRENETTE AVENUE

SITE PLAN

SITE PLAN





Your new location is literally one right turn off the Highway
Saves your company drivers transportation time, increases efficiency and reduce costs.











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