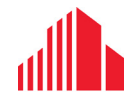




FOR LEASE

825 FRENETTE AVE

MONCTON, NB | 10,000 SF



**CUSHMAN &
WAKEFIELD**
Atlantic

PROPERTY HIGHLIGHTS

10,000 SF
BUILDING SIZE

NB133101
MLS

\$15.50 PSF NET
LEASE RATE

825 Frenette Avenue is a newly constructed warehouse building that offers a +/- 10,000 sf of modern industrial space. This building is ready for immediate occupancy and is designed to support efficient operations, making it an excellent option for warehousing, distribution, or light industrial uses.

Featuring a clean, contemporary design and a functional layout, this property provides the flexibility needed to accommodate various business needs while promoting operational efficiency.

- **Newly constructed** warehouse.
- Ready for **immediate move-in**.
- **Modern design and layout** specifically optimized for industrial and distribution users.
- **Four (4) dock & two (2) grade** loading doors
- Interior space designed to be **flexible and adaptable**.
- Located in the **Caledonia Industrial Park** of Moncton.
- Efficient access to major transportation routes



FLOOR PLAN

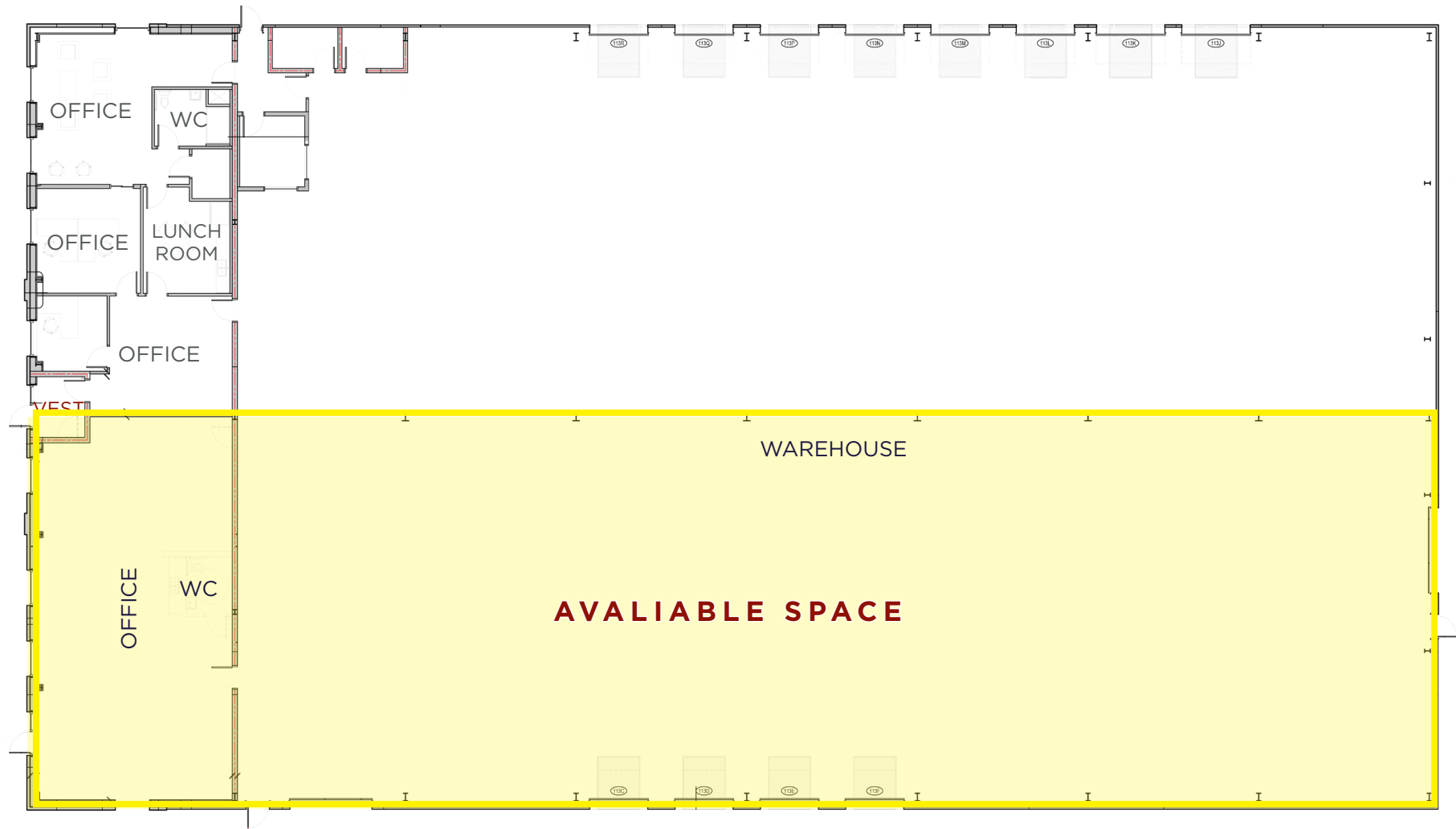


PHOTO GALLERY





LOCATION MAP



The property offers excellent connectivity, providing quick access to **Wheeler Boulevard** and the **Trans-Canada Highway**. This strategic location facilitates the efficient movement of goods throughout Greater Moncton and across Atlantic Canada.

The **Caledonia Industrial Park** is a well-established industrial area, home to a variety of logistics, service, and industrial businesses.

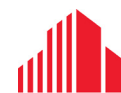
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