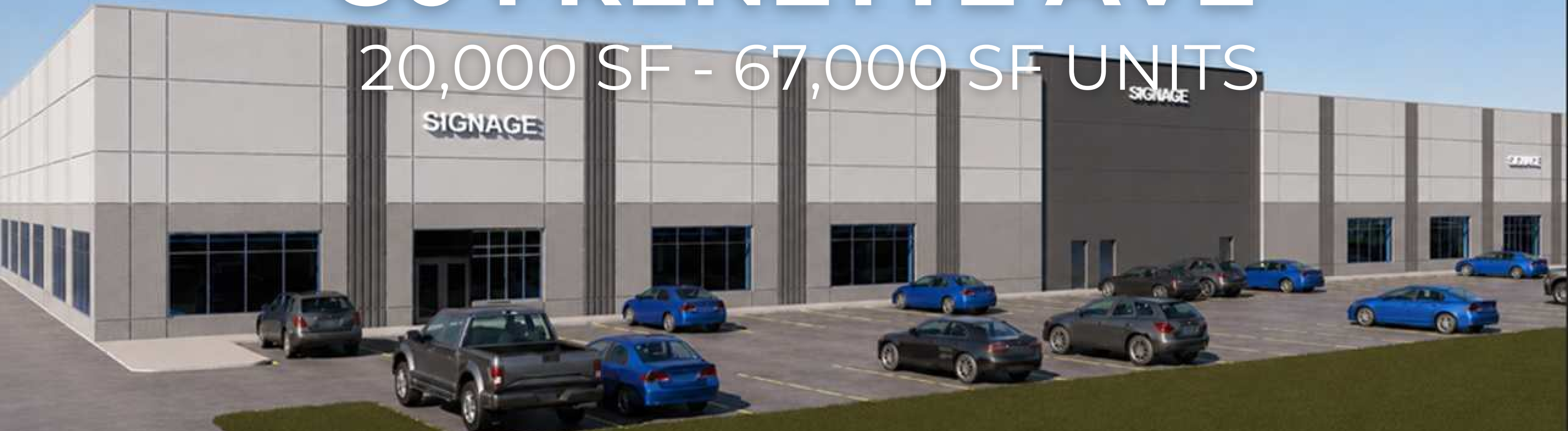


80 FRENETTE AVE

20,000 SF - 67,000 SF UNITS



COMZTAR
COMMERCIAL PROPERTIES

INTRODUCTION

Comztar Properties is a leading industrial warehouse provider in Atlantic Canada. Our goal is to build long-term partnerships with our tenants by providing high-quality industrial space solutions designed to support their long-term growth. 80 Frenette is a 67,000-square-foot, high-quality tilt-up concrete industrial facility currently under construction and designed to accommodate tenant-specific interior fit-ups.

We pride ourselves on delivering responsive property management, quality construction, and practical building features, including deep truck courts, efficient site circulation, convenient access to major transportation routes, and energy-efficient building systems designed to help reduce operating costs.

We appreciate the opportunity to partner with you and provide a space that supports your operations today while adapting to your business needs tomorrow.

Sincerely,
Comztar Team



ABOUT US

Comztar develops, owns, and leases industrial real estate across New Brunswick and Nova Scotia. 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 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 Caledonia Industrial Park.



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. The facility can be expanded up to 120,000 SF if required.

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 underway advancing toward a Q1 2027 completion, the project is currently in a key design window, allowing tenants to fully customize their space, including layout, 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	31' exterior height (26' clear)
HVAC	NATURAL GAS
VENTILLATION	TENANT TO COSTOMIZE TO USE
PARKING	MULTIPLE ACRES AVAILABLE FOR TRUCK PARKING WITH FENCED COMPOUND AVAILABLE
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

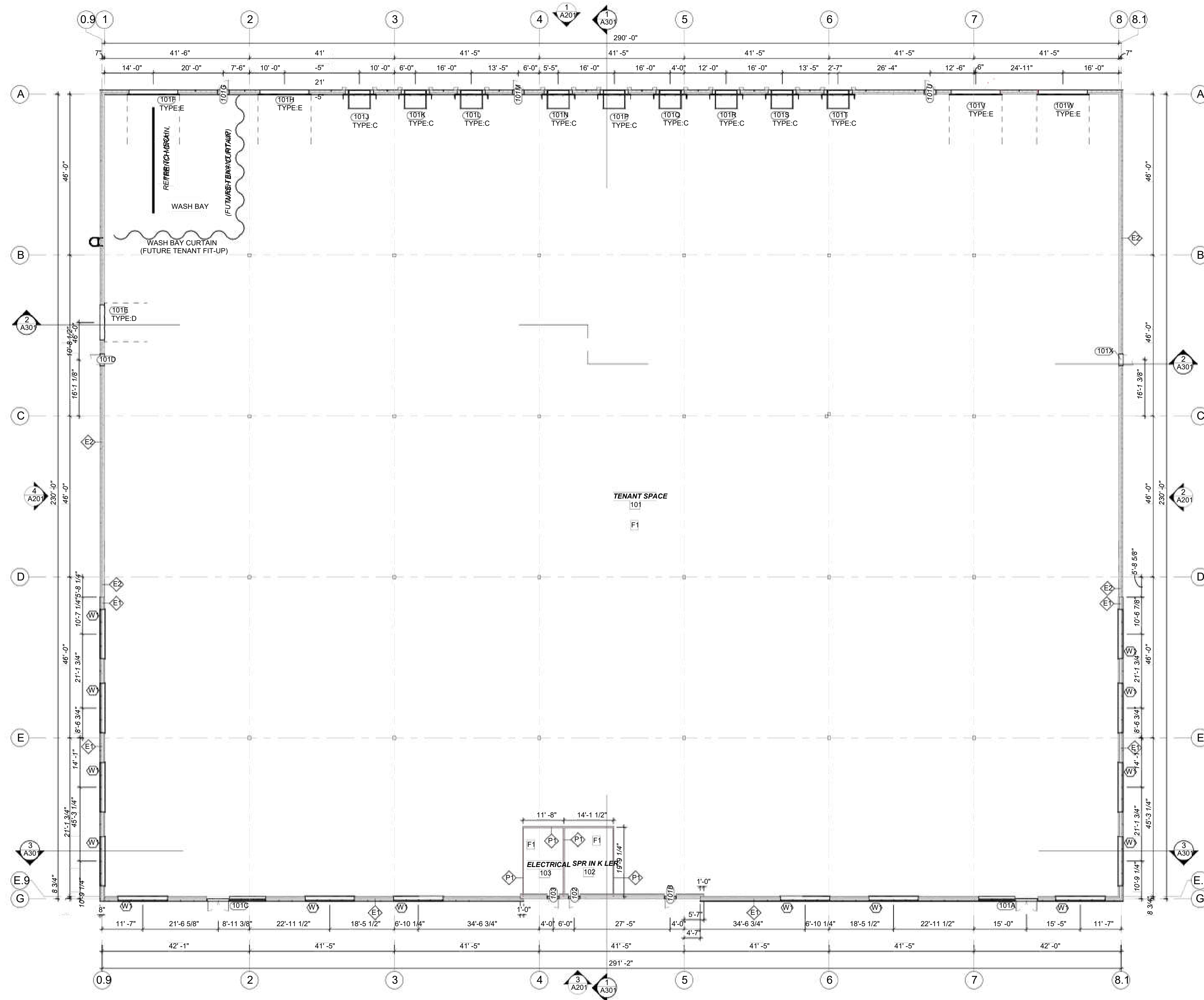
BUILT TO LAST DESIGNED FOR EFFICIENCY

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

Key Features:

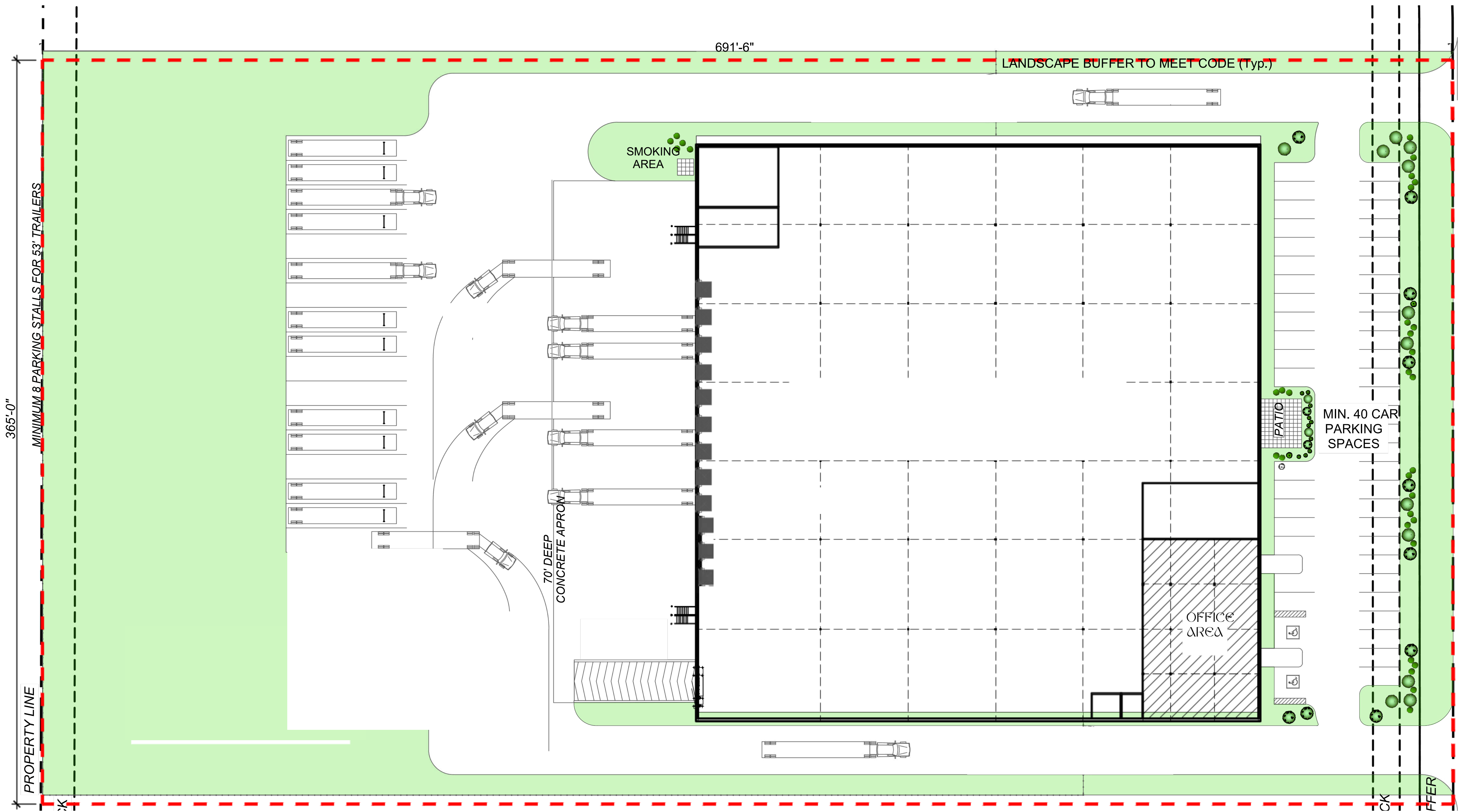
- 31' exterior height : 26' clear height for high racking and efficient storage
- Large overhead doors for streamlined operations
- Flexible, column-efficient layouts maximizing usable space
- Heavy-duty construction designed for daily industrial use
- Tilt-up concrete envelope for long-term durability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





1 FLOORPLAN-LEVEL 1
SCALE: 1/16" = 1'-0"

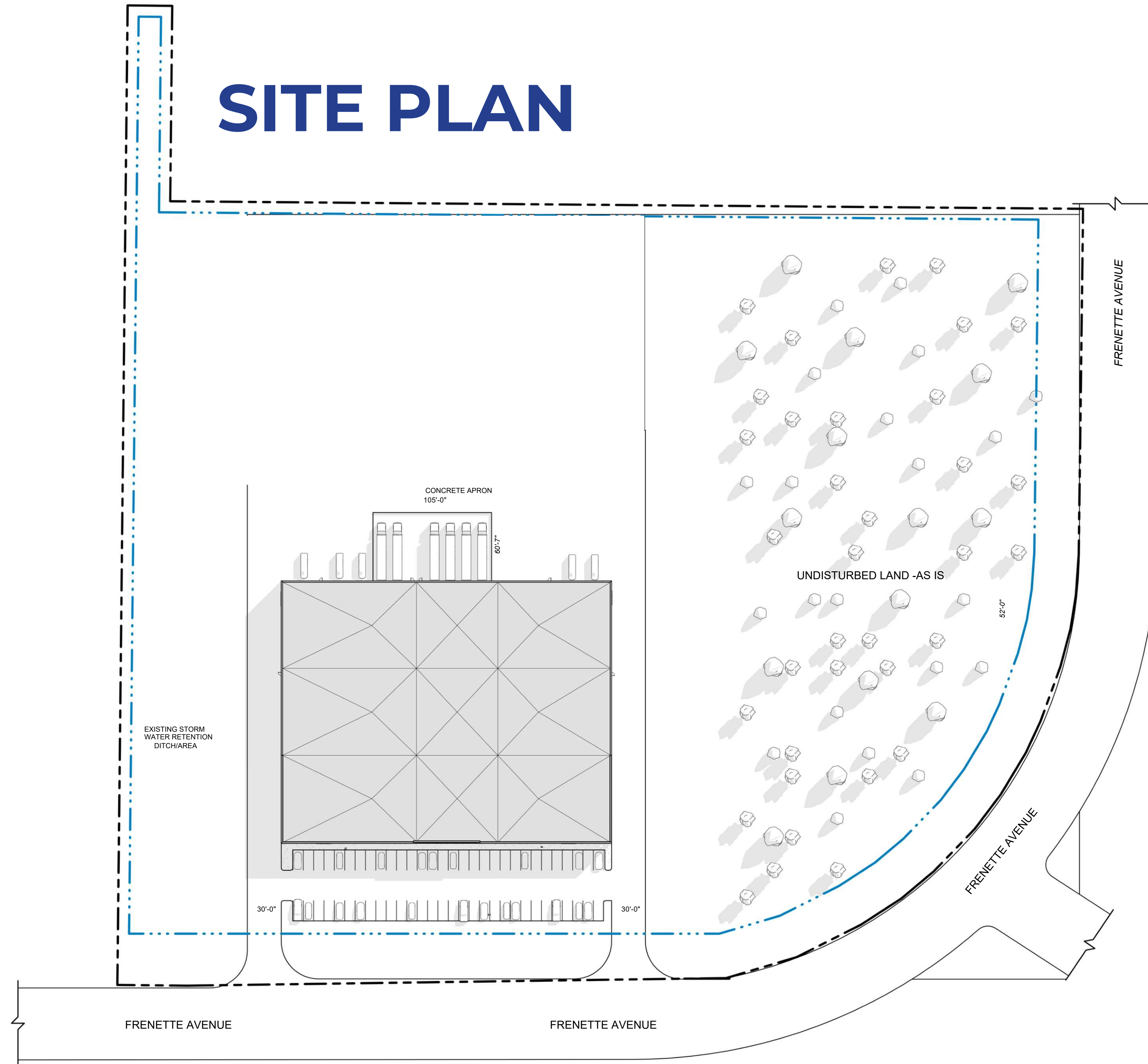
BUILDING LAYOUT

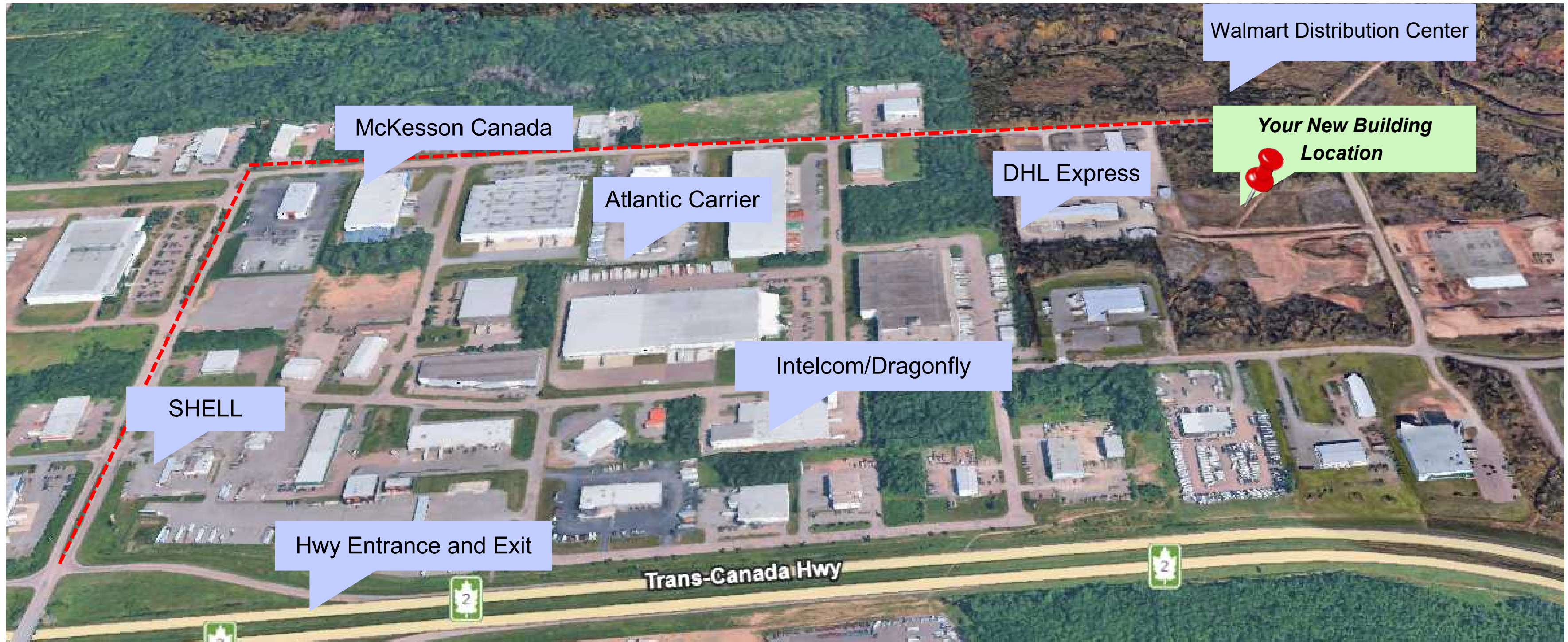


FRENETTE AVENUE

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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