

**FOR  
LEASE**

# 161 CALEDONIA RD

Moncton, NB

## 14,000 SF UNIT

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



2 Docks & 1 Overhead Door



Natural Gas Heating



Strategic Location



Ample Parking Space



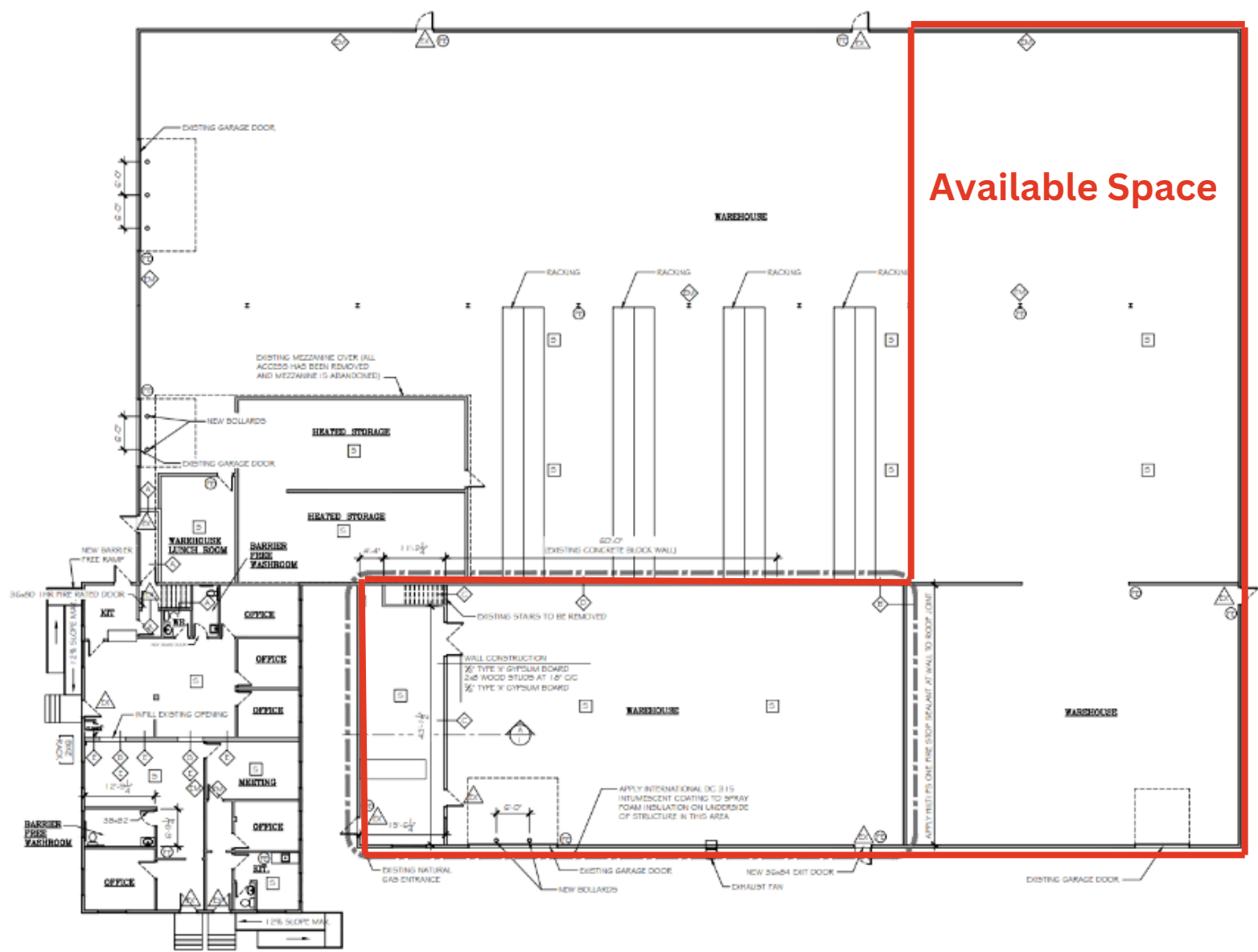
## Ideal for Warehousing and Distribution Operations

- **14,000 SF unit**
- *Warehouse and office space*
- *1 Drive-in door*
- *2 Dock doors*
- *22 ft clear ceilings*
- *Large, paved yard*
- *Partially fenced in*
- *Fantastic location in Caledonia Industrial Park*
- *Central just off TCH*
- *Highway visibility back of building.*

**With Flexible  
Leasing Options  
options!**



# Property Plan





# Inside Pictures

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# Inside Pictures

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# 161 Caledonia RD

Caledonia Industrial Park, NB



*For more information,  
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