



COMZTAR
COMMERCIAL PROPERTIES

**FOR
LEASE** **FOR
SALE**



36 URQUHART AVE

Moncton, NB

14,244 SF

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



3 Docks & 2 Drive-in doors



Natural Gas Heating



20 Ceiling height



2.4 Acres

Property Insight



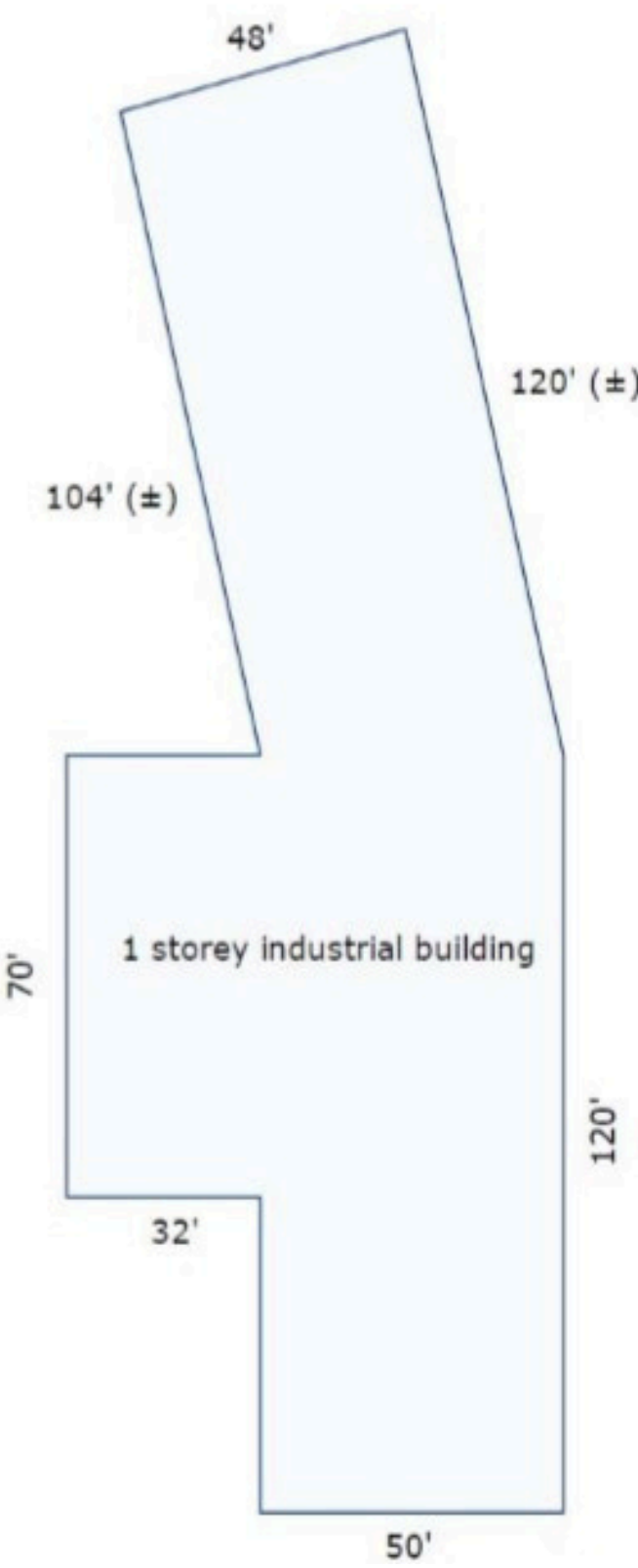
With Flexible Leasing Options !

- *14,244 SF Warehouse & Office-Divisible Section*
- Property located on a 2.4 acre lot
- 3 Dock doors and 2 Drive In Doors
- 20' + ceiling height
- Offices renovated in 2014
- *Fenced in compound with ample parking*
- *Great space for logistics centre with large yard*
- *Railway access*
- *Highly desirable location within Caledonia Industrial Park*
- *Highway visibility of the building and signage*



**Ideal for
Warehousing
and Distribution
Operations**

Property Plan



Property aerial view



Property Pictures



36 Urquhart Ave

Caledonia Industrial Park, NB



*For more information,
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