



**COMZTAR**  
COMMERCIAL PROPERTIES



**83 CALEDONIA RD**

**Moncton , NB**

**13,044 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



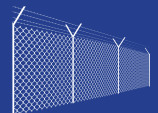
**5 Drive in doors**



**Natural Gas Heating**



**22' Ceiling height**



**Fenced in yard**

# Property Insight



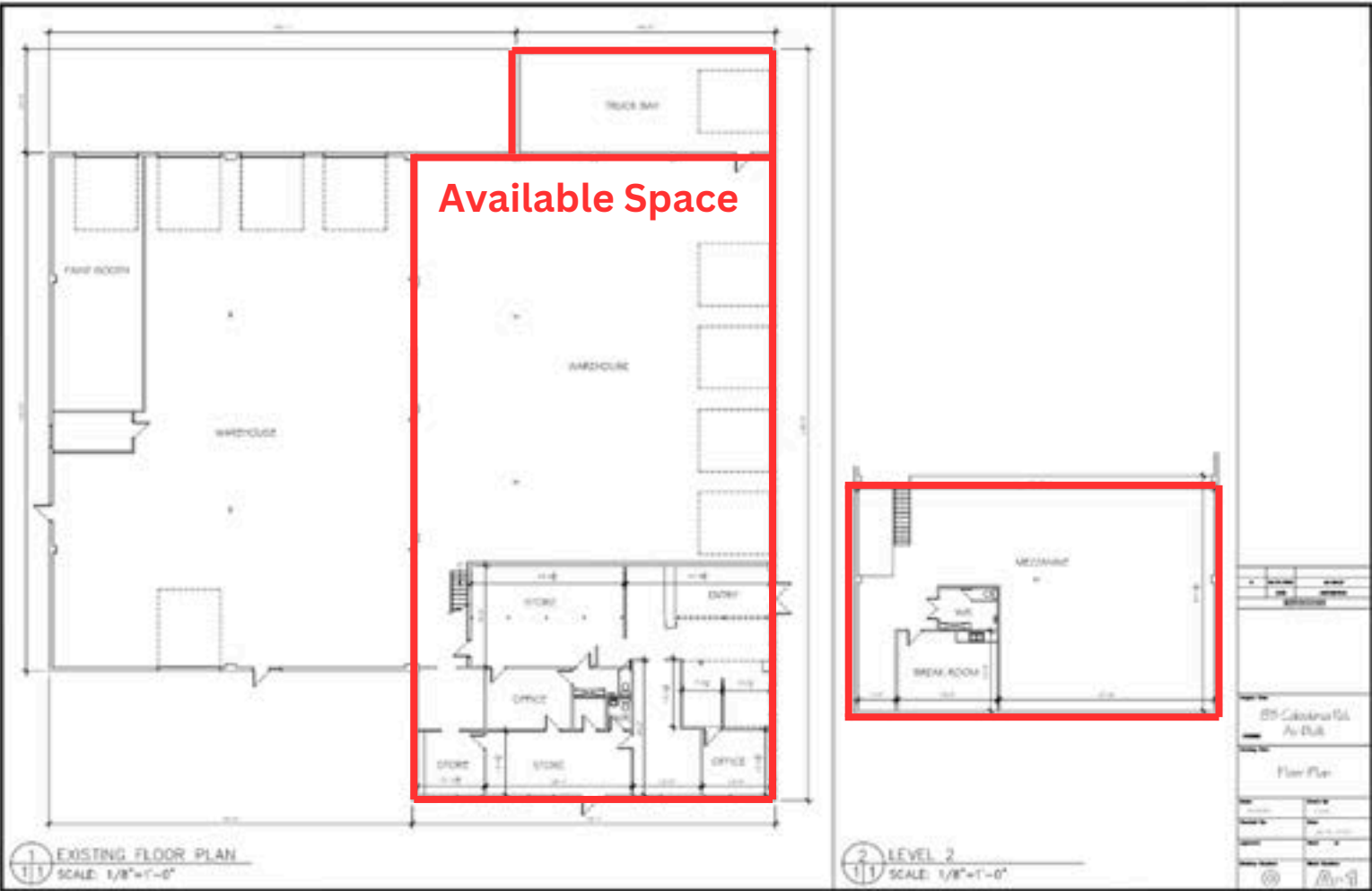
## With Flexible Leasing Options !

- **Total Available Space: 13,044 SF**
- Warehouse Space: 6,436 SF
- Showroom, parts room & offices
- Mezzanine and lunchroom
- 22' ceiling height clear
- 5 Drive-in 14 x 16 doors
- Large fenced in yard
- Quick access to highway that is central to all Maritime Provinces.
- Strategically located off the TransCanada Highway primary exit ramp to the only Costco that serves all of SouthEastern New Brunswick, Prince Edward Island, and parts of Nova Scotia.



**Ideal for  
Warehousing  
and Distribution  
Operations**

# Property Plan



# Property Pictures





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# Property Pictures



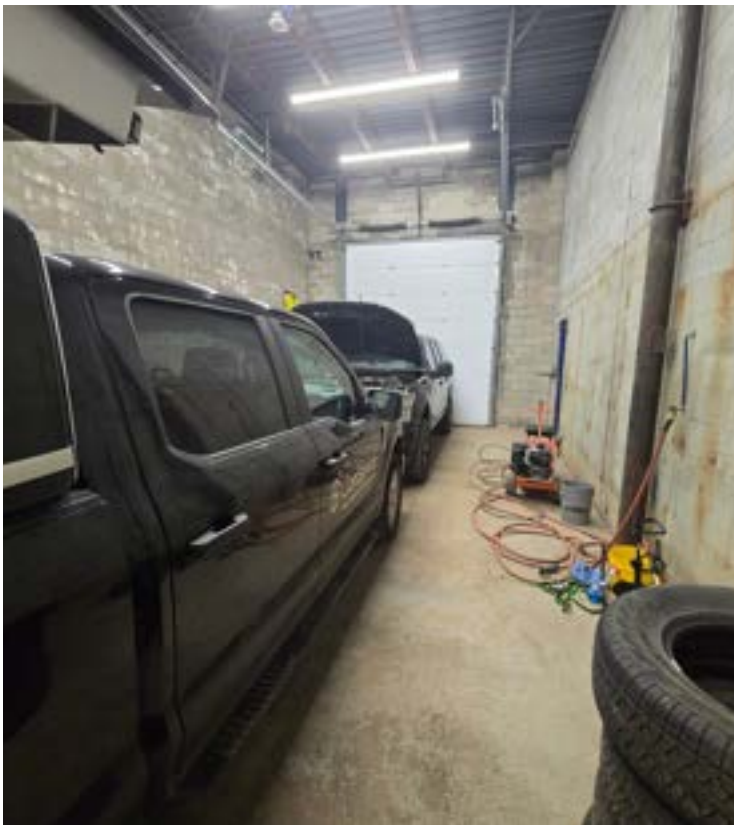


# Property Pictures

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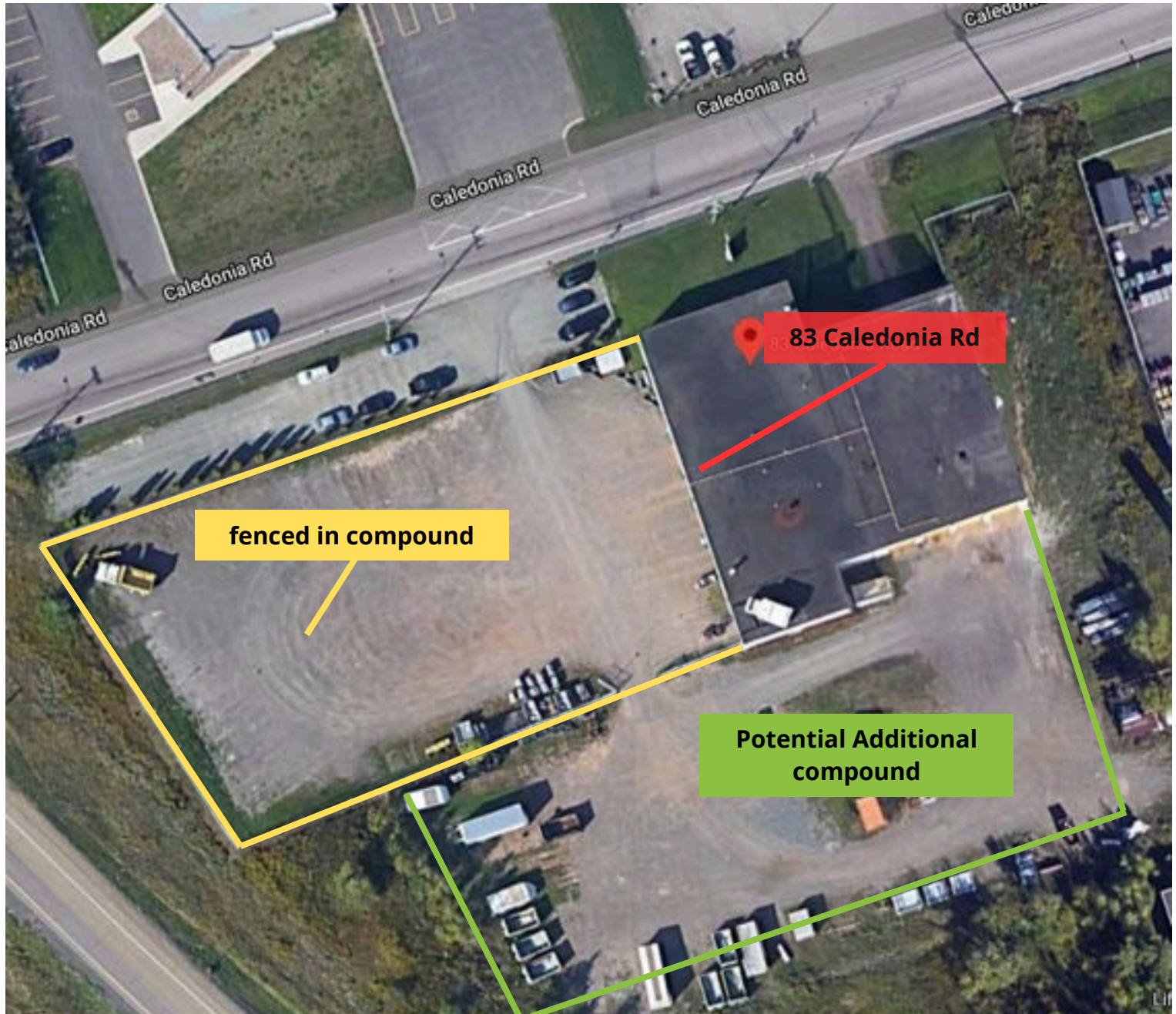


# Property Pictures





# Property aerial view





# 83 Caledonia Rd

Caledonia Industrial Park, NB



*For more information,  
please contact:*

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