



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



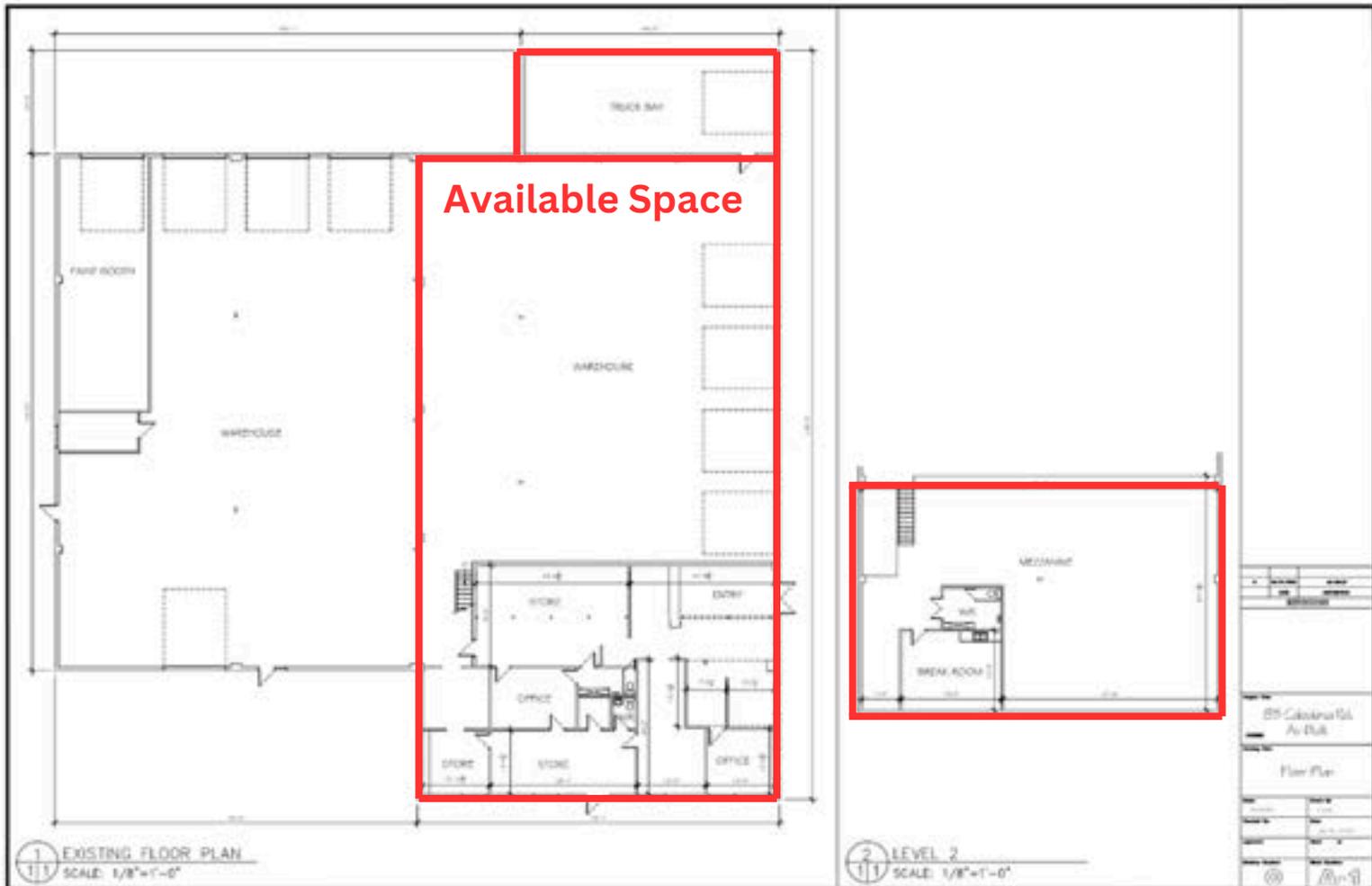
With Flexible Leasing Options !

- **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.

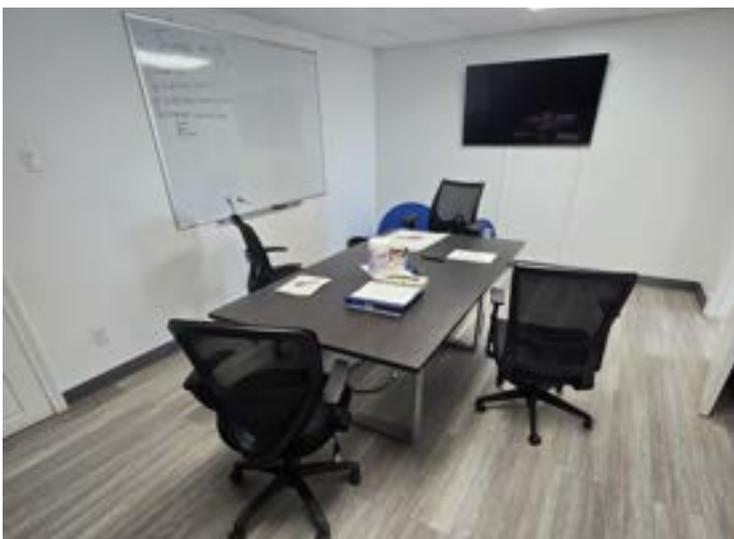


**Ideal for
Warehousing
and Distribution
Operations**

Property Plan



Property Pictures



Property Pictures



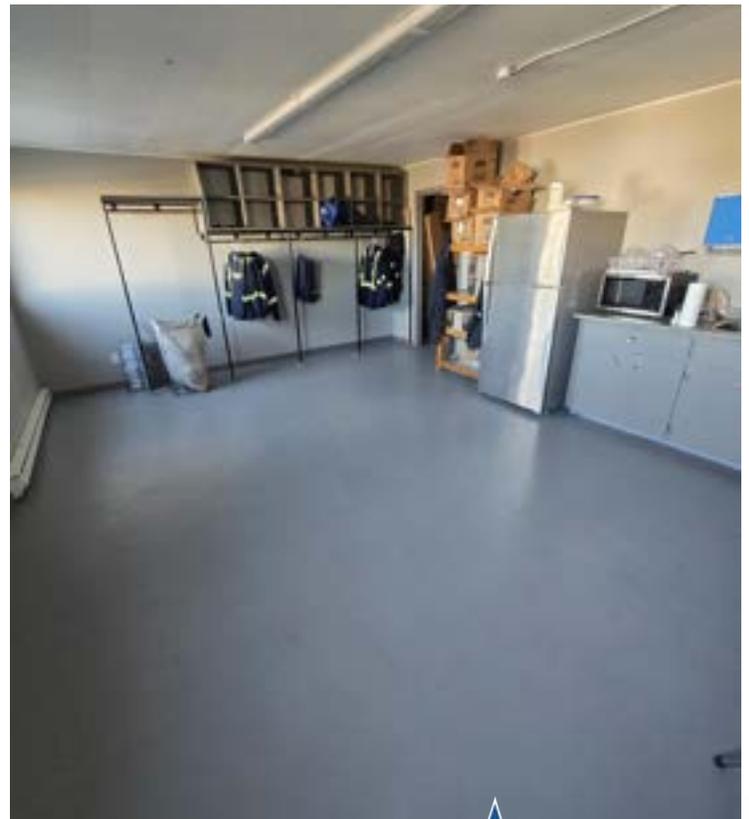
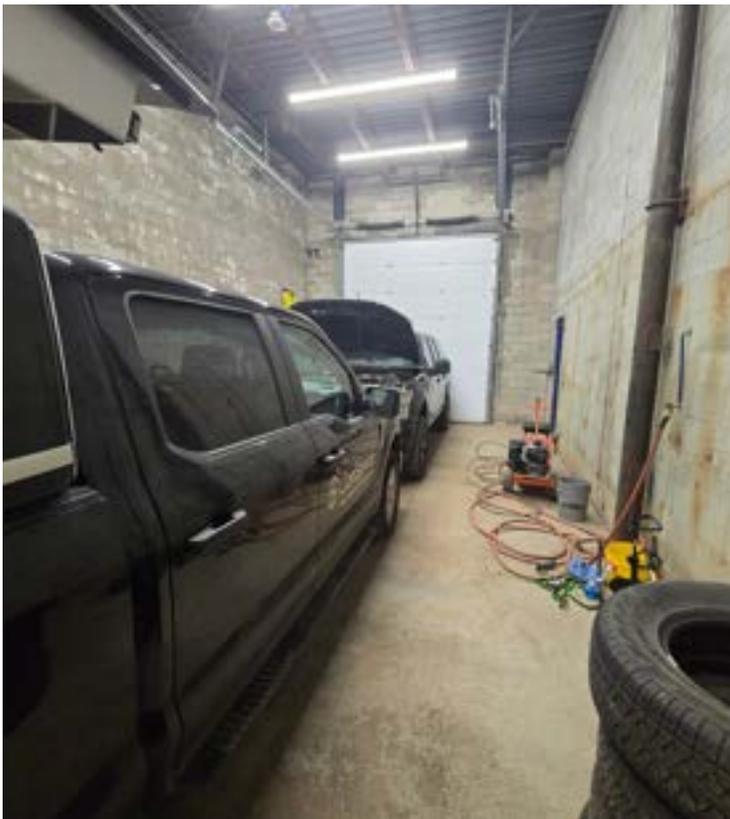
Property Pictures



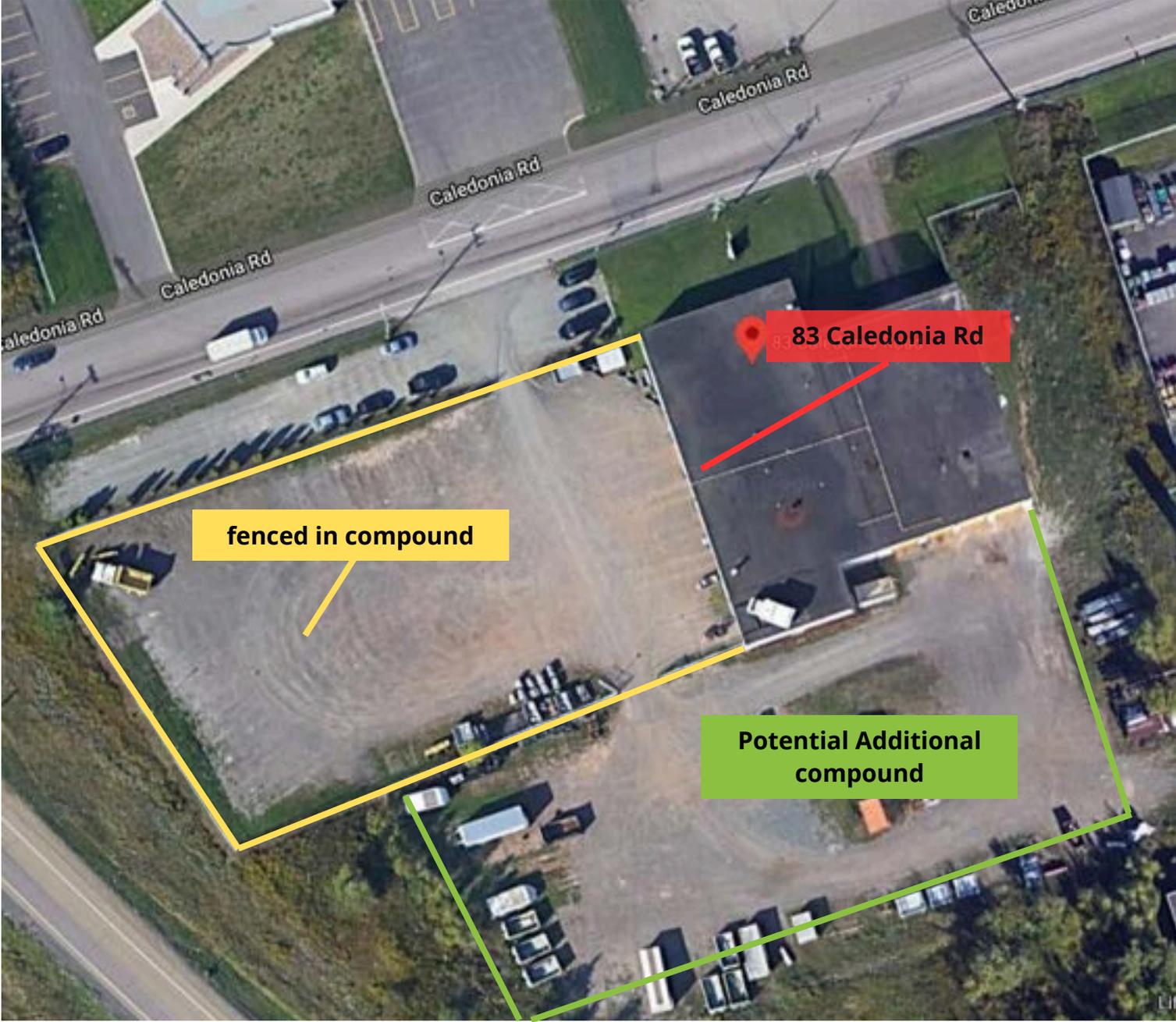
Property Pictures



Property Pictures



Property aerial view



83 Caledonia Rd

Caledonia Industrial Park, NB



*For more information,
please contact:*

Cathy Sweet

✉ cathy@comztar.com

☎ (506)-869-0942

☎ (506)-383-3991

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