



COMZTAR
COMMERCIAL PROPERTIES



85 CALEDONIA

Moncton, NB



5,000- 30,000 SF UNITS

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



Dock Level & Drive-in Doors



Natural Gas Heating



Strategic Location

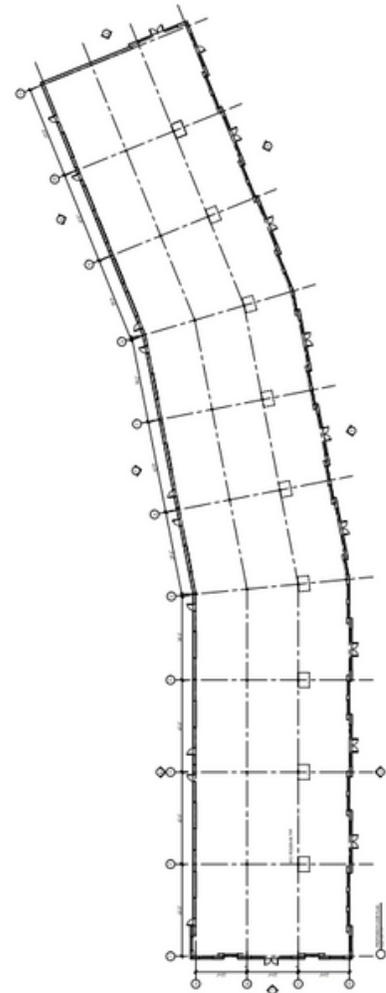


Fully Sprinklered



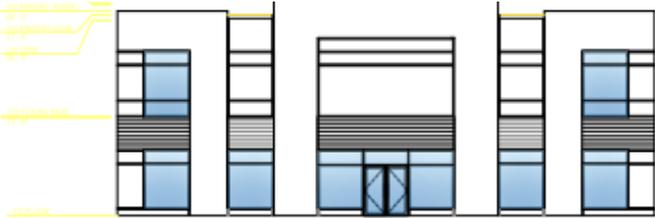
Ideal for Warehousing and Distribution Operations

- *New construction*
- *Spacious warehouse*
- *28 ft ceiling height clear*
- *Multiple docks and drive-ins*
- *Showroom, parts room & offices*
- *Mezzanine and lunchroom*
- *Large lot – 1 acre (can be reduced if required)*
- *Easy access for tractor trailers to navigate, turnaround and customers to locate.*
- *Located 1st building off of TransCanada Highway – exit ramp visible to building*
- *Quick access to highway that is central to all Maritime Provinces.*
- *Directly next to Highway off ramp*
- *250 Feet of highway visibility!*



**With Flexible
Leasing Options !**

Property Insight



1 PROPOSED ELEVATION
Scale 1/8" = 1'-0"



5 PROPOSED ELEVATION
Scale 1/8" = 1'-0"



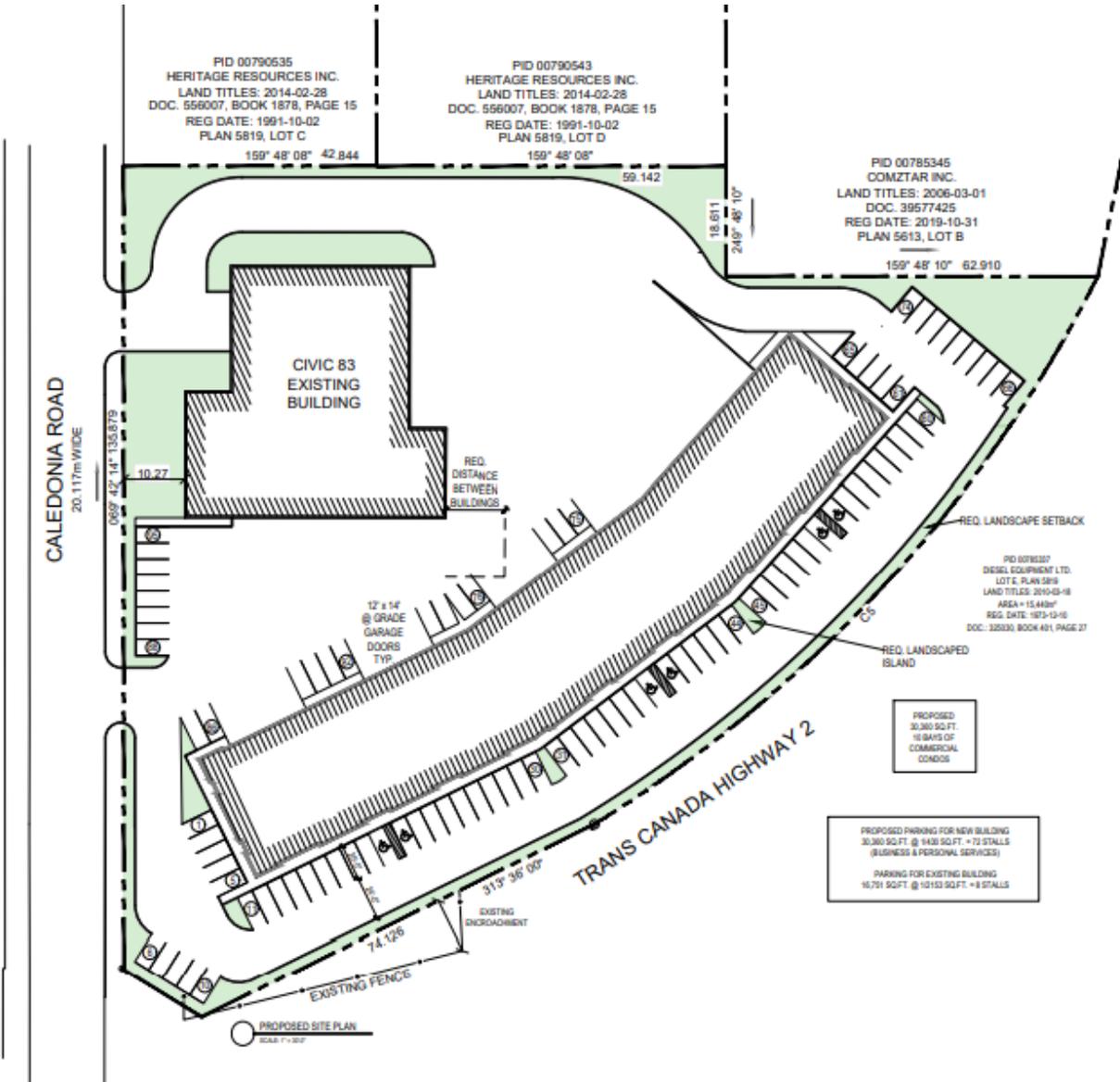
2 PROPOSED ELEVATION
Scale 1/8" = 1'-0"



3 PROPOSED ELEVATION
Scale 1/8" = 1'-0"



Property Insight



Exterior Insight



85 Caledonia

Caledonia Industrial Park, NB



*For more information,
please contact:*

Cathy Sweet

President

✉ cathy@comztar.com

☎ (506)-869-0942

☎ (506)-383-3991

© 2022 Comztar Commercial Properties. All Rights Reserved. This disclaimer shall apply Comztar Commercial Properties, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("Comztar"). All references to Comztar Commercial Properties herein shall be deemed to include Comztar Commercial Properties. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by Comztar, and Comztar does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Comztar Commercial Properties does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from Comztar. All other marks displayed on this document are the property of their respective owners. All Rights Reserved
Mapping Sources: marketing@comztar.com, Microsoft Bing, Google Earth, Comztar.com