



## 120 FRENETTE

Moncton, NB

AVAILABLE  
2024

### 30,000 – 120,000 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

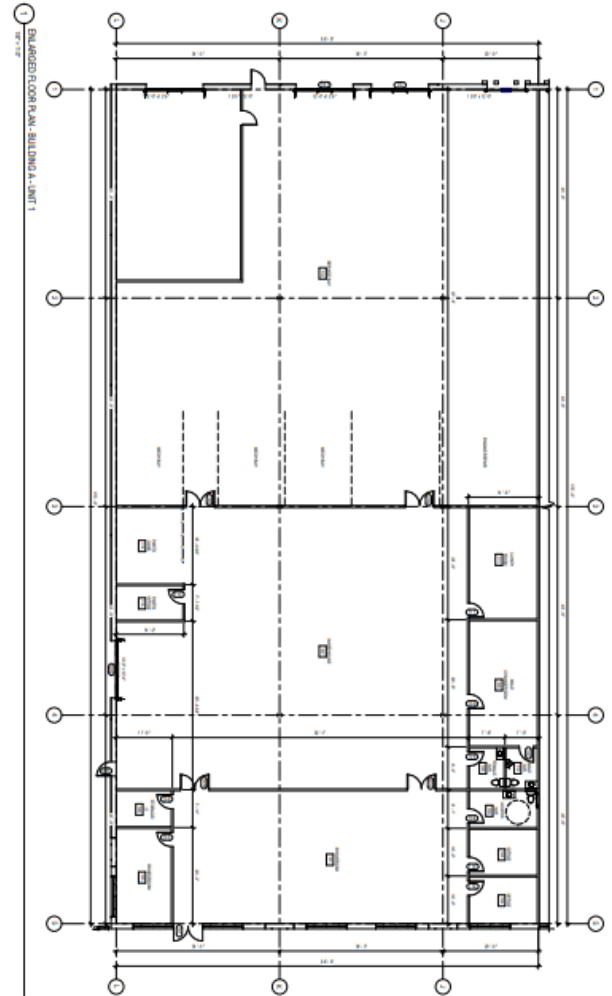


Ample Parking Space



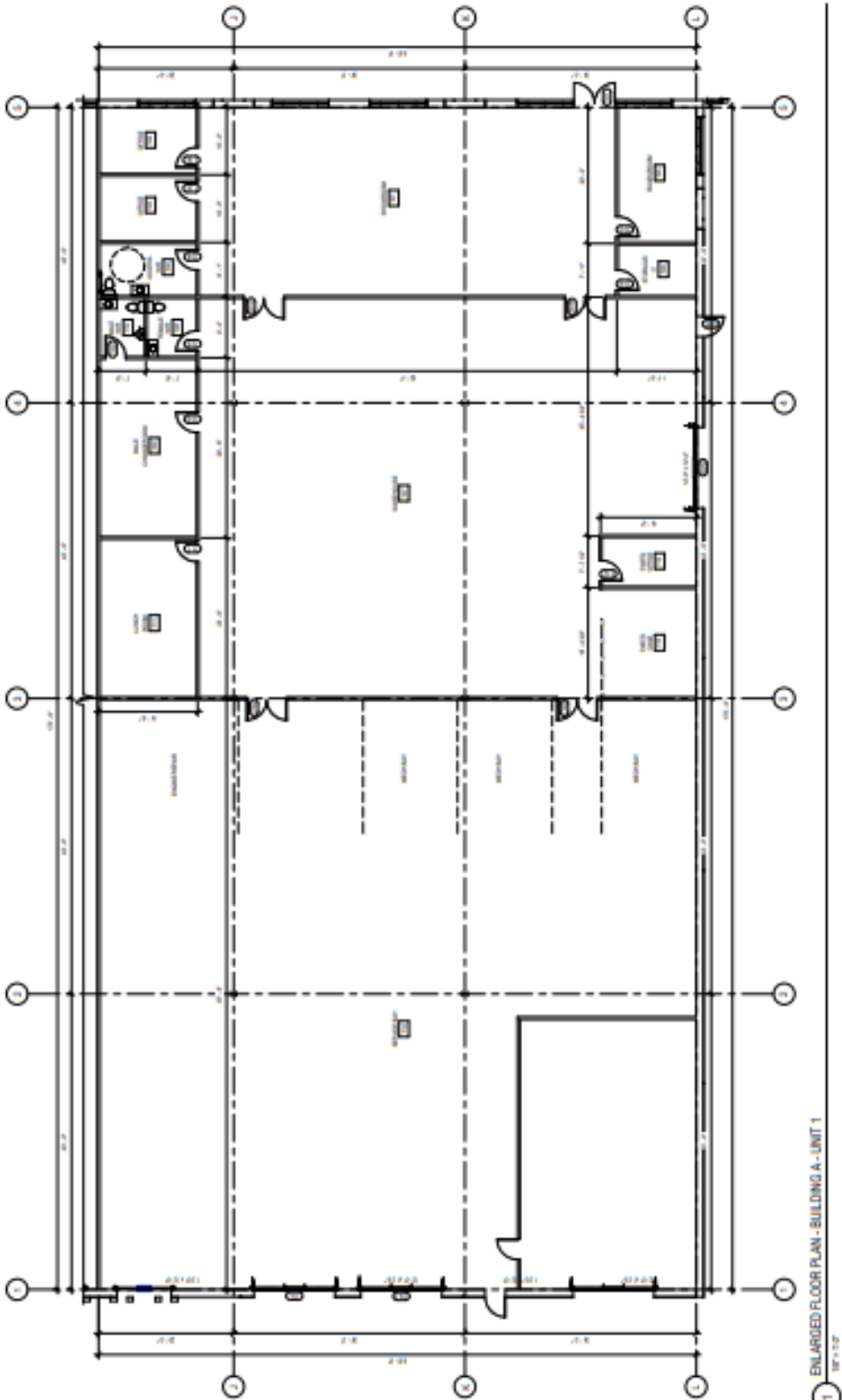
## Most Desirable Industrial Park Location

- *New construction*
- *11.45 acres*
- *10,000 – 60,000 sf units*
- *Multiple docks and drive-ins*
- *Multiple offices*
- *Clear height 26*
- *Washrooms*
- *Natural gas heating*
- *Fully sprinklered and Fire detection alarm system*
- *Energy efficient*
- *Option for fenced compound*
- *Strategic location across from the new Walmart distribution center*
- *Strong exposure and visibility*



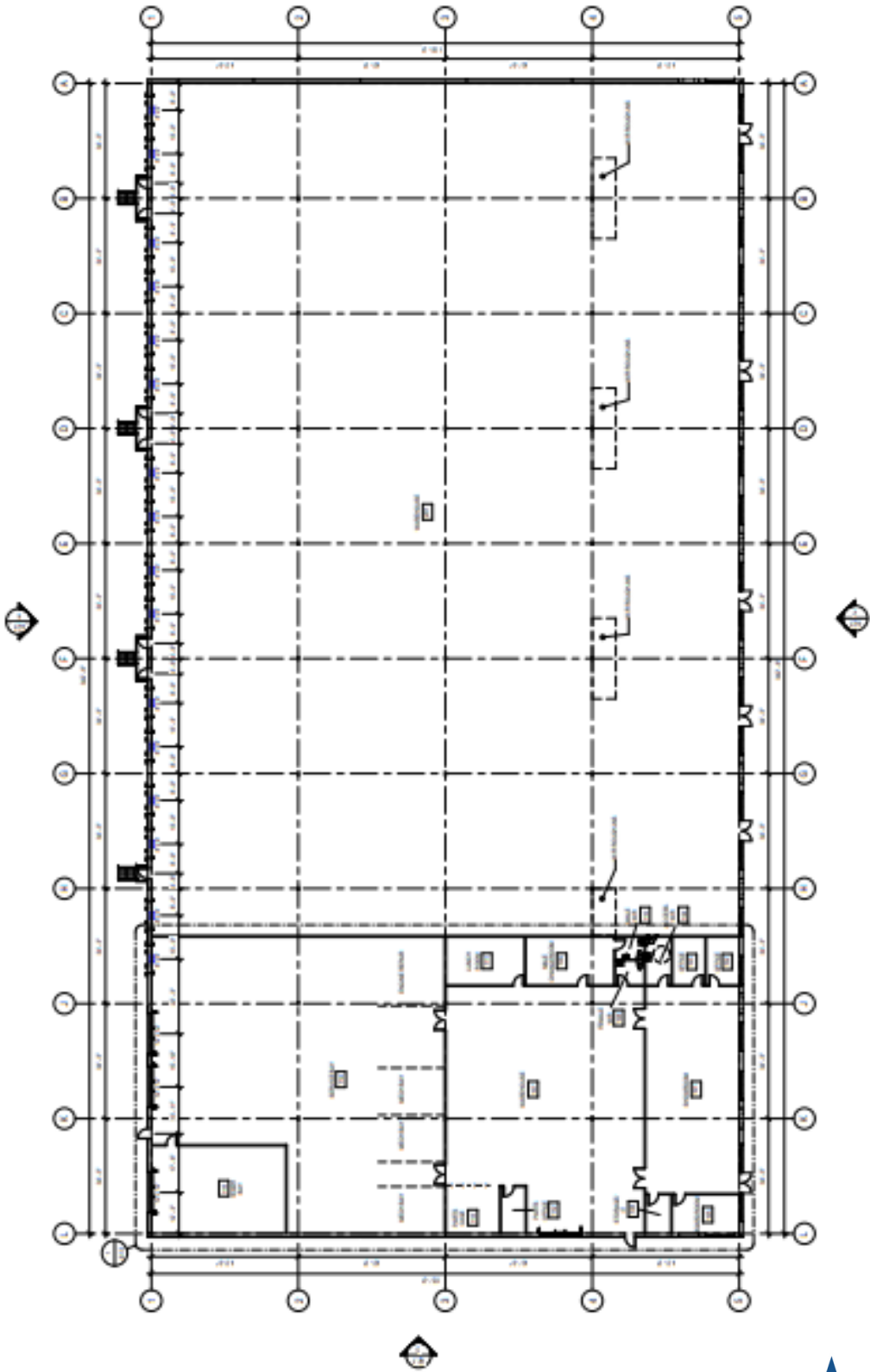
**With Flexible  
Leasing Options !**

# Property Plan

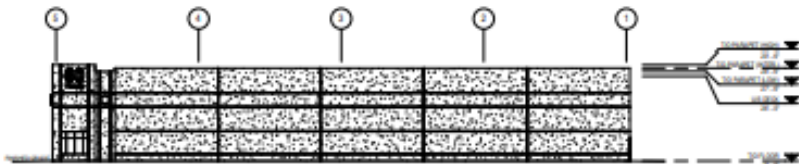


1 ENLARGED FLOOR PLAN - BUILDING A - UNIT 1  
1/8" = 1'-0"

# Property Plan



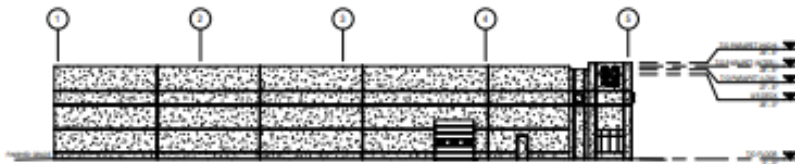
# Property Plan



1 RIGHT ELEVATION  
10' x 10'



2 FRONT ELEVATION  
10' x 10'



3 LEFT ELEVATION  
10' x 10'



4 REAR ELEVATION  
10' x 10'



# Exterior Insight



# 120 Frenette Ave

Caledonia Industrial Park, NB



*For more information,  
please contact:*

**Cathy Sweet**

Owner & CEO

✉ [cathy@comztar.com](mailto:cathy@comztar.com)

☎ (506)-869-0942

☎ (506)-383-3991

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