



For Lease

Newly constructed industrial building offering prime warehouse space for lease

325 Frenette Avenue, Moncton, NB

This newly constructed industrial property has 5,000 SF of warehouse space remaining available for lease. The location offers on-site parking, high ceilings, and two dock level doors.

Accelerating success.

Asking:

\$8.50
PSF NET

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Property Overview

Opportunity

With 5,000 SF of warehouse space remaining, this building offers 30' ceilings, natural gas, on-site parking, and 2 dock level doors in the unit. There's also additional space available for storage in the back.

The property is zoned IP (Industrial Park), allowing for numerous permitted uses including building supply outlet, business service centre, call centre, distribution/manufacturing facility and much more.

Location

This is an excellent location within the Caledonia Industrial Park. This industrial park is superior in location as it is adjacent to the Trans-Canada Highway. It is also in close proximity to the Greater Moncton International Airport, which is just 4 km's from the Park entrance. With some 960 acres of serviced industrial land, this park has seen dramatic growth.

The location is also only 4.8 km North of Central Business District for the City of Moncton. Several well-known businesses now operate from Caledonia including companies such as Shoppers Drug Mart, Kraft Canada, Loblaw Atlantic, Source Medical, Molson, SLH Transport and McKesson Canada

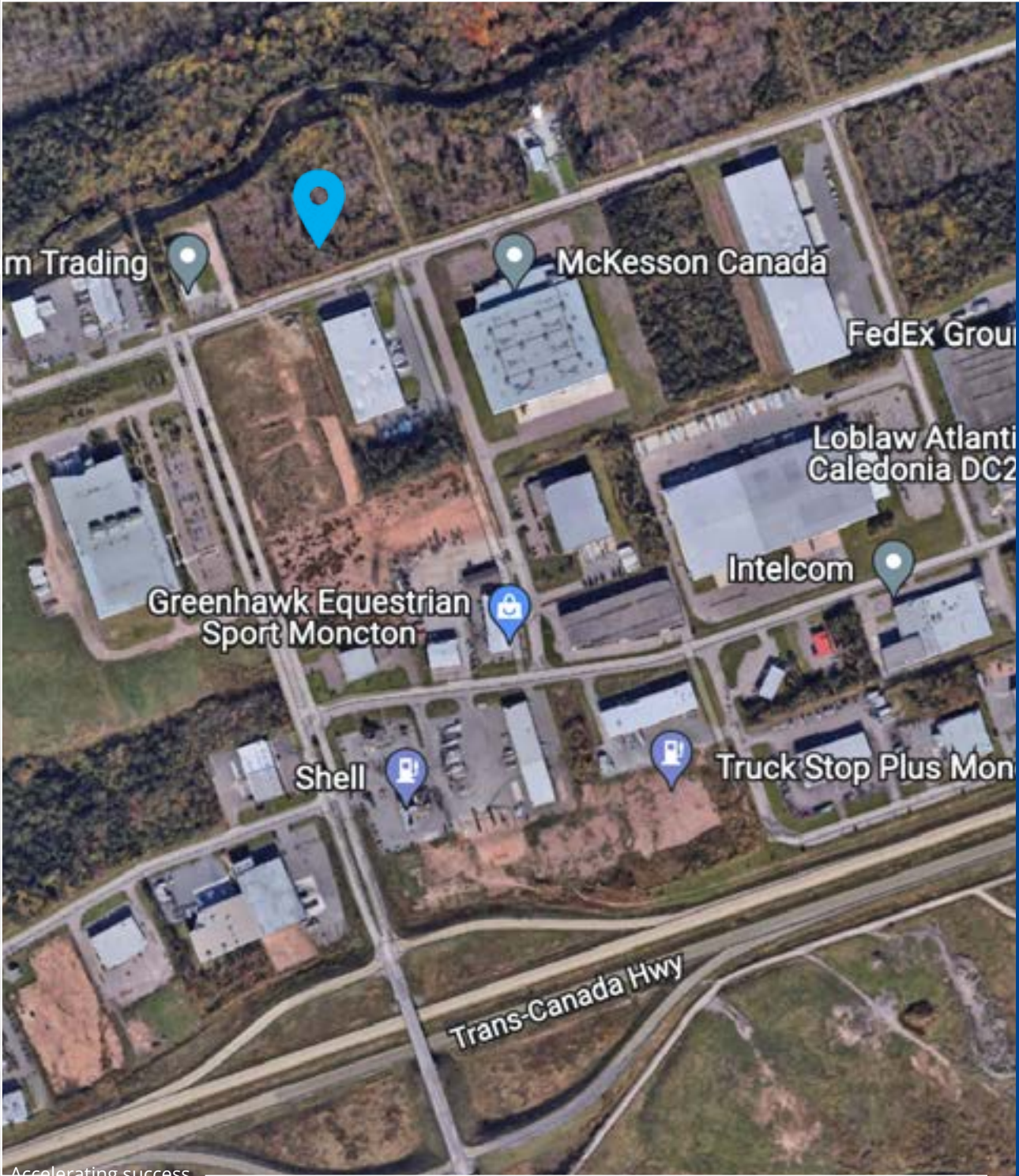
Details

Address	325 Frenette Avenue
Zoning	Industrial Park (IP)
Location	Caledonia Industrial Park
Ceiling Heights	30'
Year Built	2020
Parking	On-site
Building Area	15,000 SF

Property Area	4.2 Acres
PID	70287156
Asking Rent	\$8.50 PSF
Dock Doors	2
Available Space	5,000 SF
Heating	Natural Gas





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