

PRICE 311 PRICE ST PLACE

**Now Pre-Leasing
Available Q1 2027**

Strategically located facing the TCH in the ever-popular Moncton East Commerce Park. This high visibility property features 40,000 SF of high-ceilings & high efficiency flex space.



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PROPERTY HIGHLIGHTS

Building Highlights

This state-of-the-art flex space property, available in Q1 2027, is a newly constructed building spanning 40,000 sq. ft. on a 3.5-acre lot. It boasts 28' clear height ceilings, ample parking, and large yard, making it an ideal business location.

Location Advantages

The property is strategically located with direct access to the TCH highway leading to all east west transport lanes. This prime location ensures minimal travel time, offering excellent connectivity for your supply chain, customers and staff.

Nearby Amenities

The property is conveniently located near Granite Drive (Costco) and home to a variety of large multinational retailers. This proximity provides easy access to a wide range of services and amenities.

Energywise Design

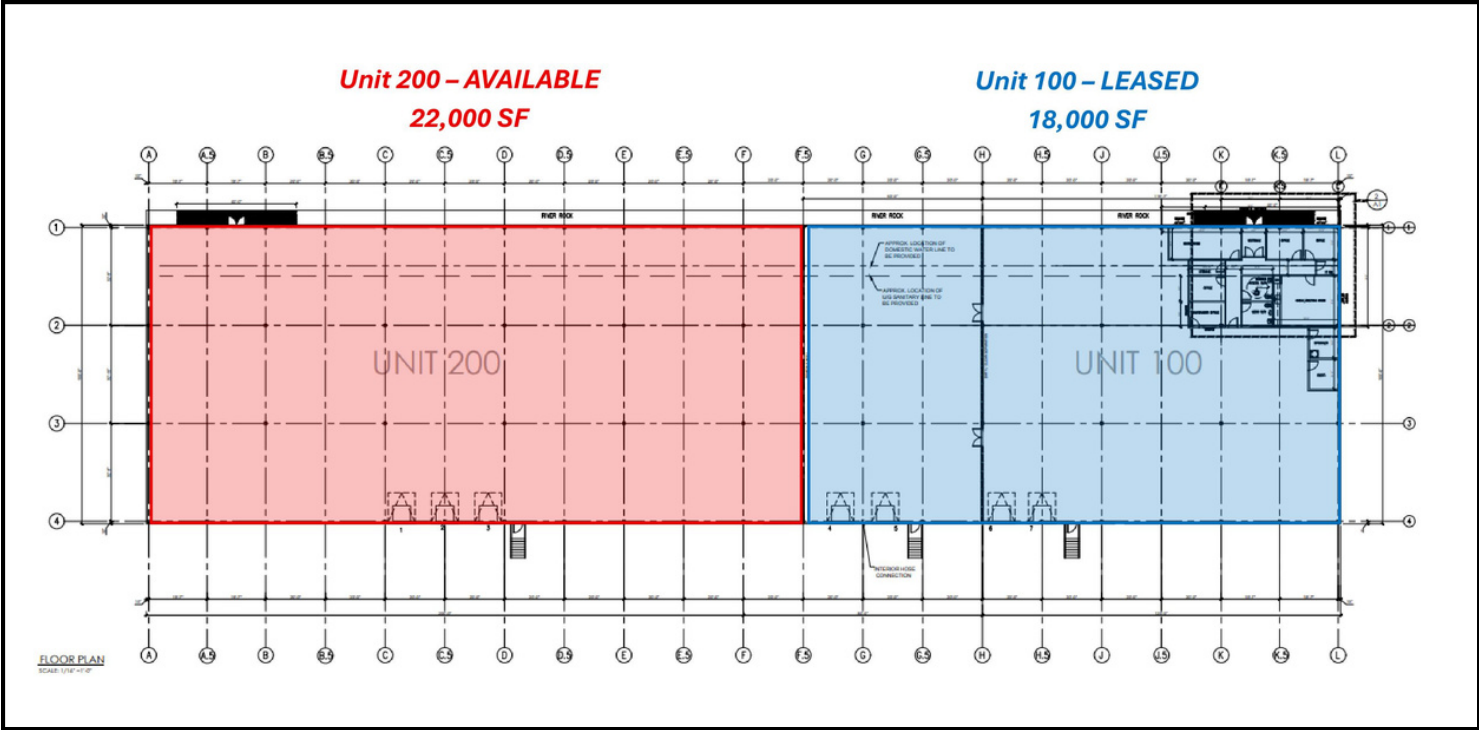
Built with a focus on efficiency and sustainability, this property features Energywise construction, including R30 insulated walls, R40 roof system, high-efficiency gas furnaces, and LED lighting with advanced motion sensors. Designed for future-forward operations, it also includes optional solar support infrastructure to further enhance environmental and cost performance.



PROPERTY DETAILS

Address	311 Price Street, Moncton, NB	Ceiling Height	28' Clear
Industrial Park	Moncton East Business Park	Column Spans	40' X 33.3'
Property Type	Flex Space	Loading Doors	Dock (7)
Building Type	Insulated Metal Panels	Parking	+/-40 stalls
Land Area	3.5 acres	Major Highways	TCH #2
Total Building	40,000 SF	Public Transit	Yes
Suite Options	18,000 SF (Leased)	Sprinkler	ESFR
	22,000 SF (Available)	Power	3-Phase, 600V, 600 AMP
		Max Contiguous	40,000 SF

FLOOR PLAN





THANK YOU FOR CHOOSING ATLANTIC COMMERCIAL PROPERTIES

Atlantic Commercial Properties (ACP) is Greater Moncton's largest, family-owned commercial real estate developer. For 45 years, ACP has provided tailored solutions for long term tenant satisfaction. With over 45 locations and over 140 tenants totaling 1,800,000+ S.F. across Atlantic Canada, ACP develops, leases, and manages its properties, offering turn-key sites for national and local businesses. ACP provides professional, personalized service and flexible leasing for warehouse, commercial, industrial, office and retail spaces.

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