

9,500 SF



LEASING OPPORTUNITY

Atlantic
COMMERCIAL
PROPERTIES INC

45th
ANNIVERSARY

acpleasing.com

71 Loftus St, # 400 – Moncton NB

Highlights



9,500 SF (6,600 SF warehouse + 2,900 SF office space)



+/- 20' Ceiling Height



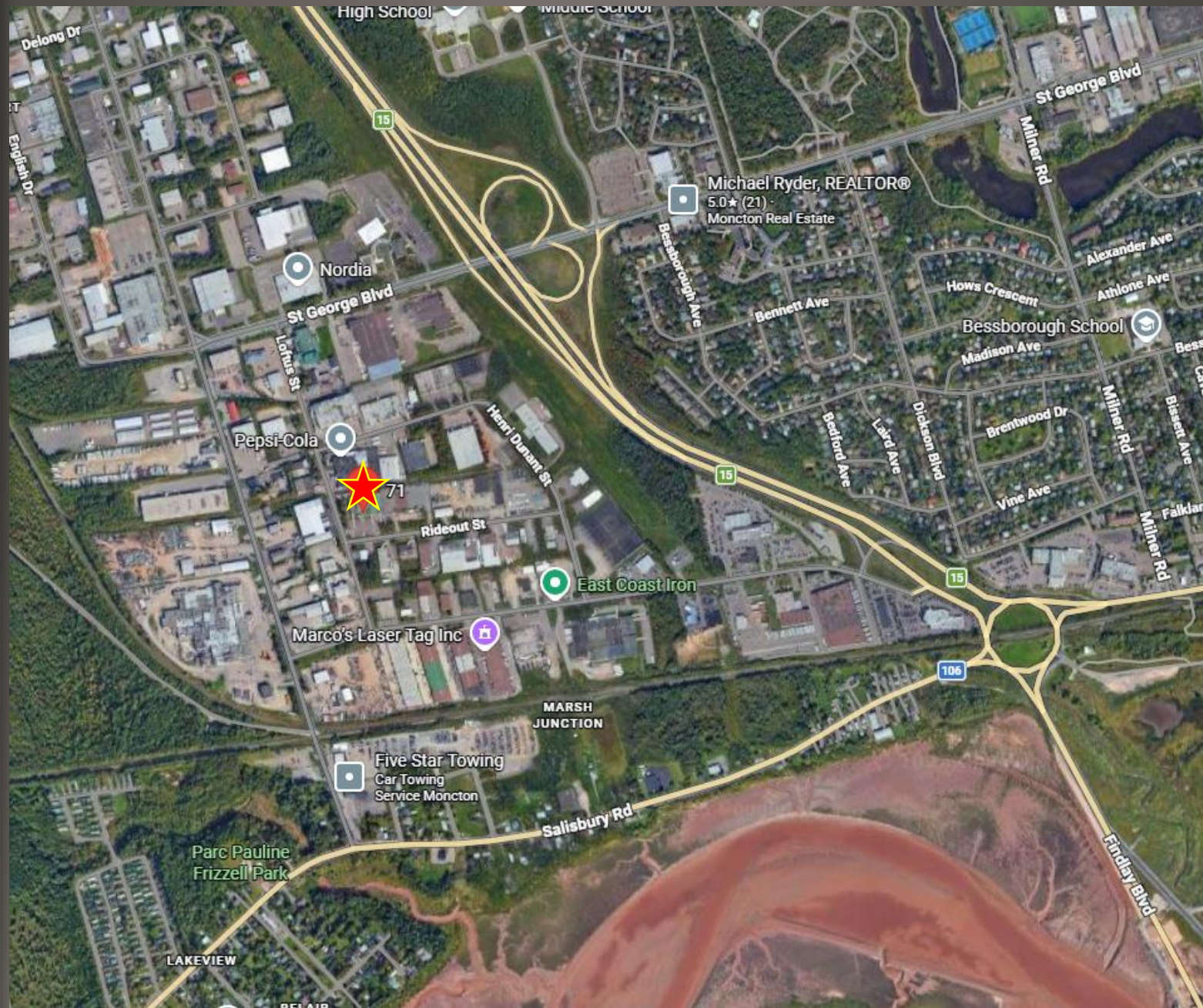
Loading doors: 1 Dock door with grade level access



Prime location in the Moncton Industrial Park

Aerial Overview

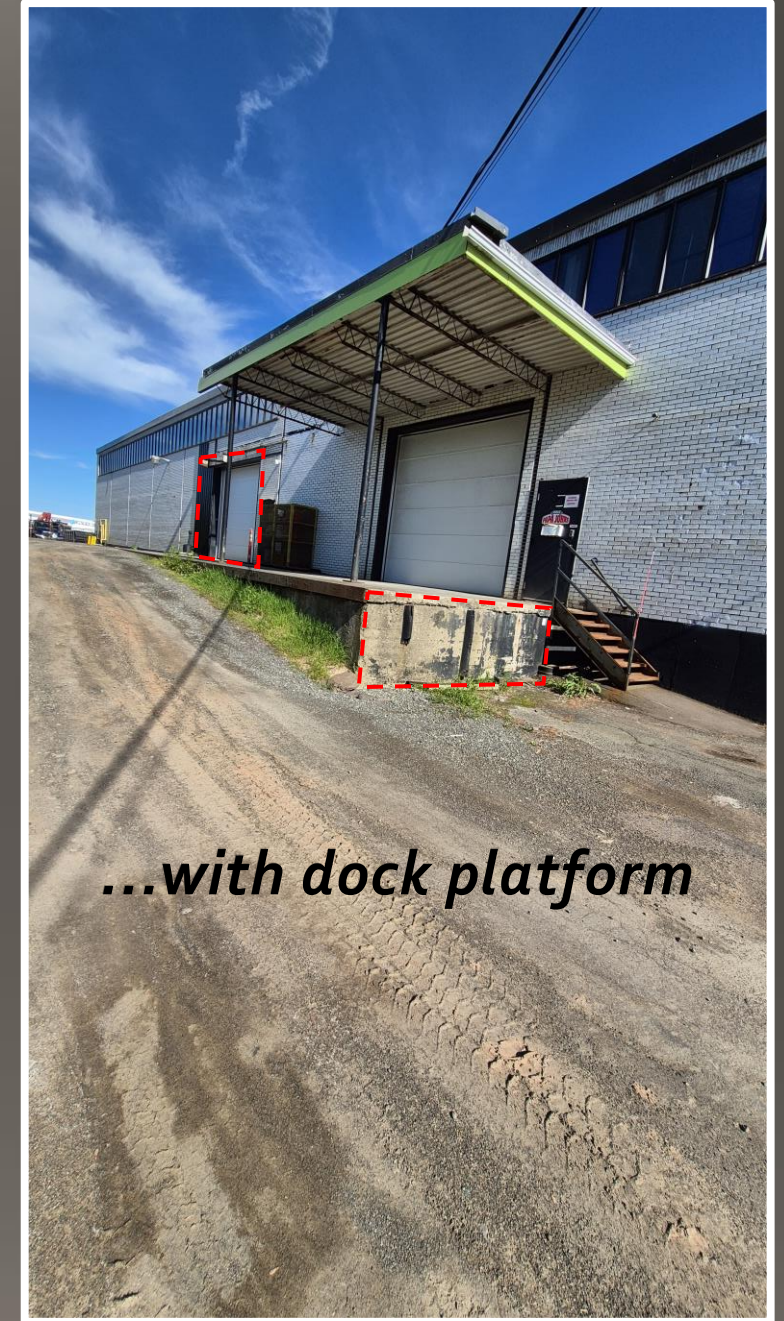
- Centrally located in Moncton Industrial Park
- Easy access to Trans Canada Highway
- Close to amenities



Exterior Highlights

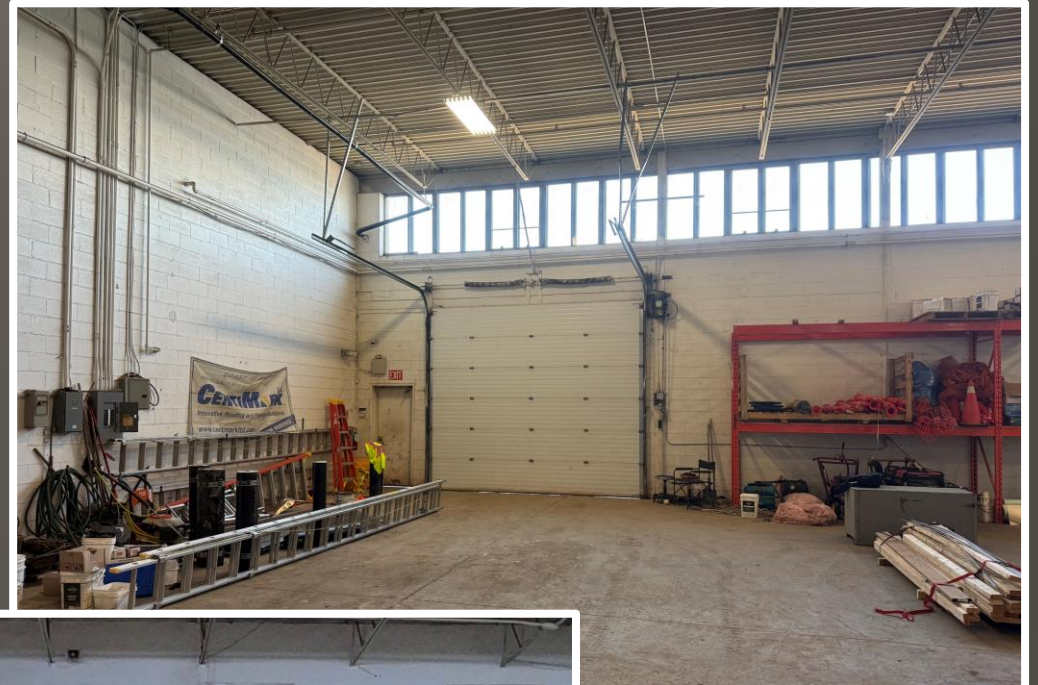
- Multi-tenant building
- Conventional steel frame construction
- Private front entrance
- Ample parking





Warehouse Highlights

- Approx. 6,600 SF
- 20' clear ceiling height
- Locking tool crib
- Natural gas furnace
- 1 Dock door 14' X 12'





Office Highlights

- Approx. 2,900 SF
- Reception/showroom
- Boardroom
- 7 Private offices
- Lunchroom/kitchenette
- Training Room







Floor Plan

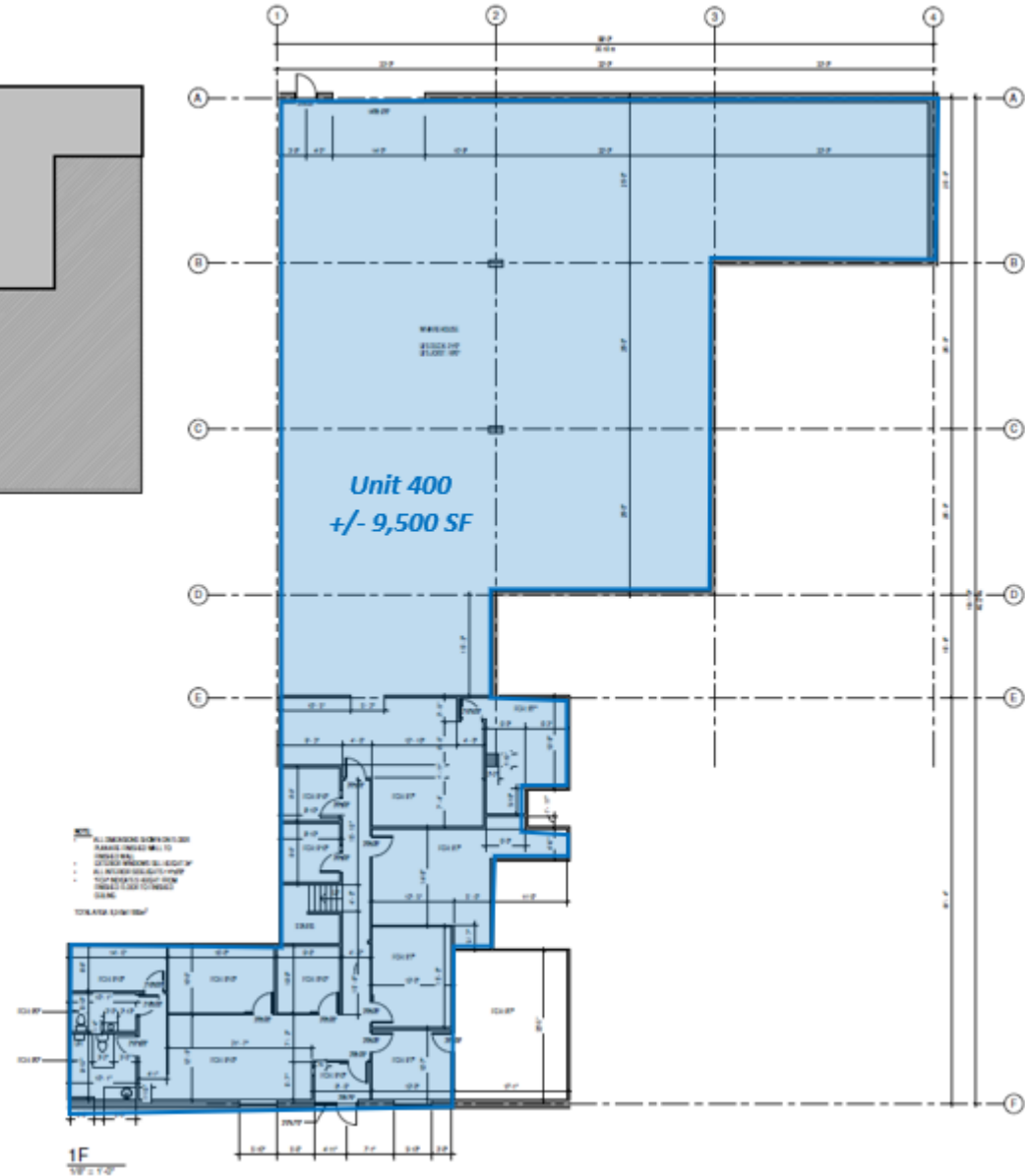
+/- 6,600 SF warehouse

+/- 2,900 SF office

Total = 9,500 SF



KEY PLAN
1" = 20'-0"



Atlantic Commercial Properties



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