

23,300 SF



Atlantic
COMMERCIAL
PROPERTIES INC

45th

ANNIVERSARY

acpleasing.com

LEASING OPPORTUNITY

4585 Route 134 - Cocagne, NB

Highlights



23,300 SF: WH: 19,800 SF - Office: 3,500 SF



Lot size of +/- 2 acres



13' – 17' clear ceiling height



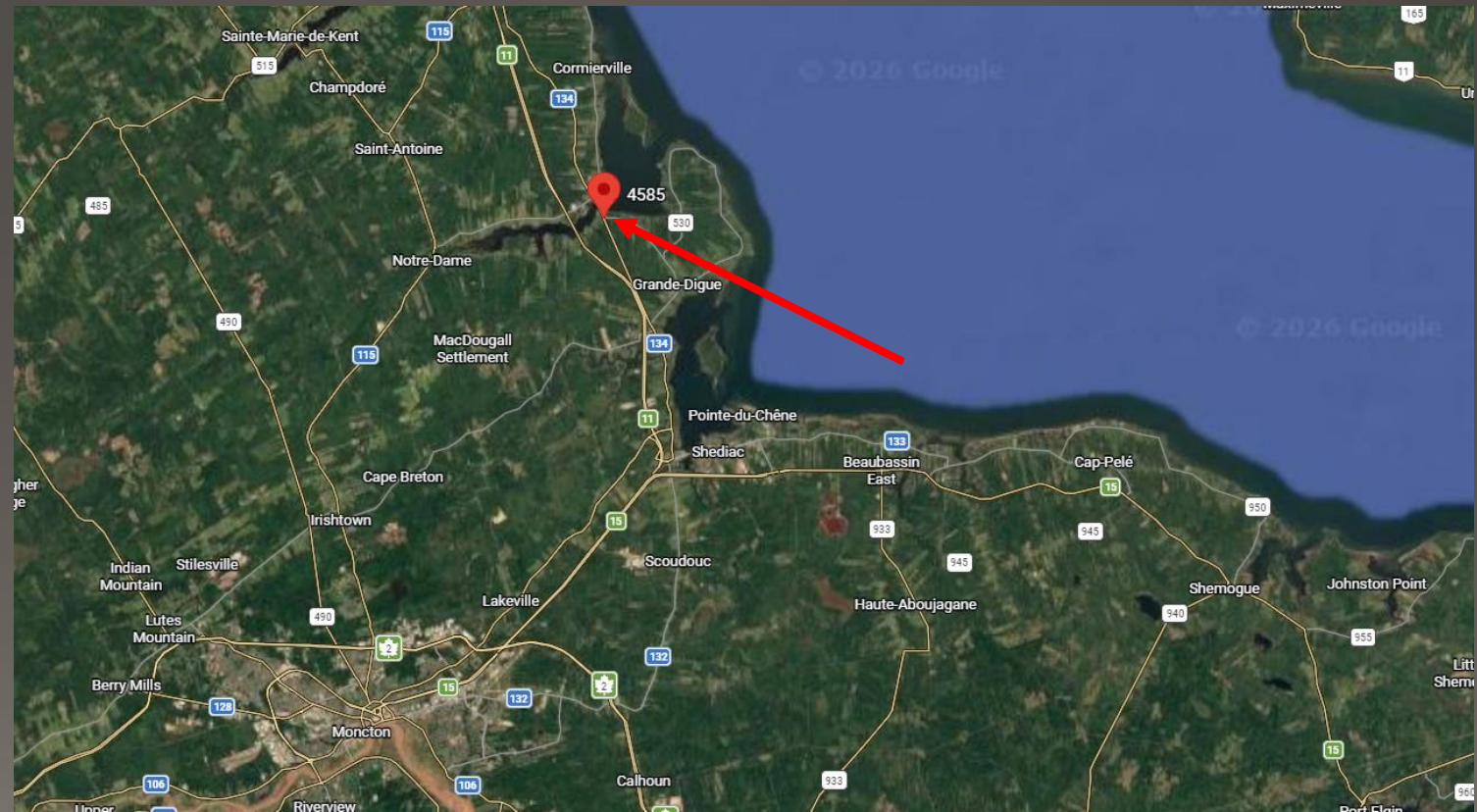
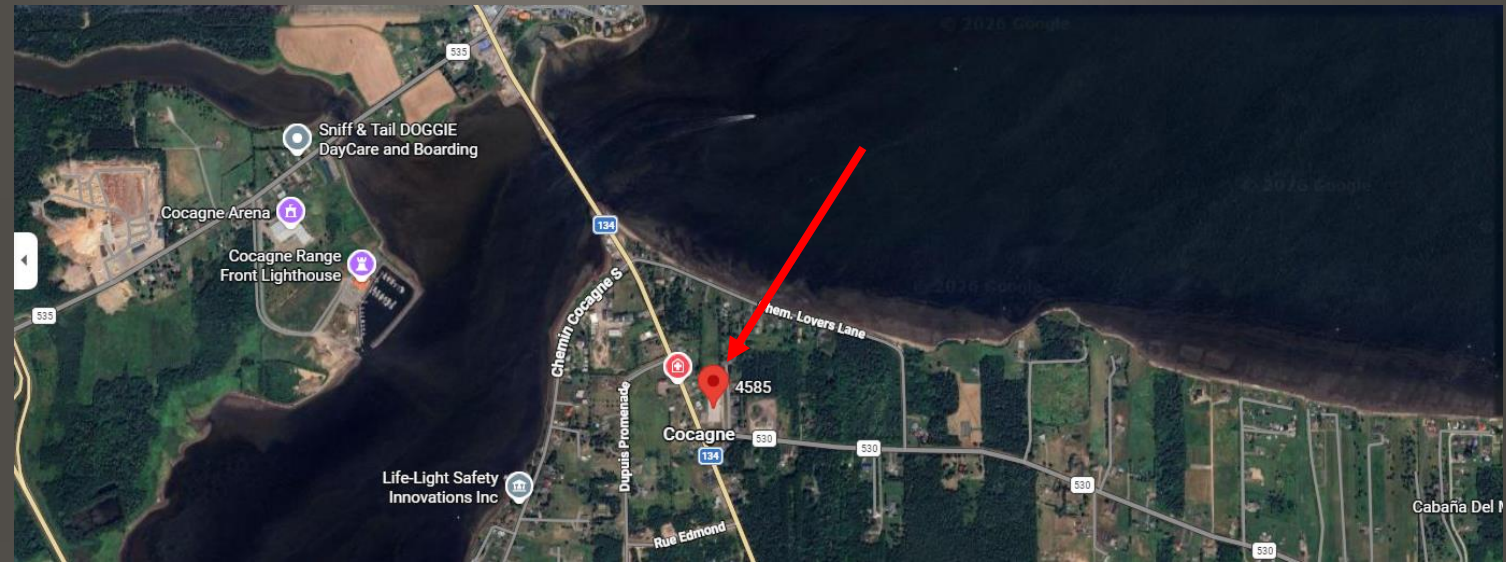
New LED Lighting



Multi-purpose standalone building (versatile use)

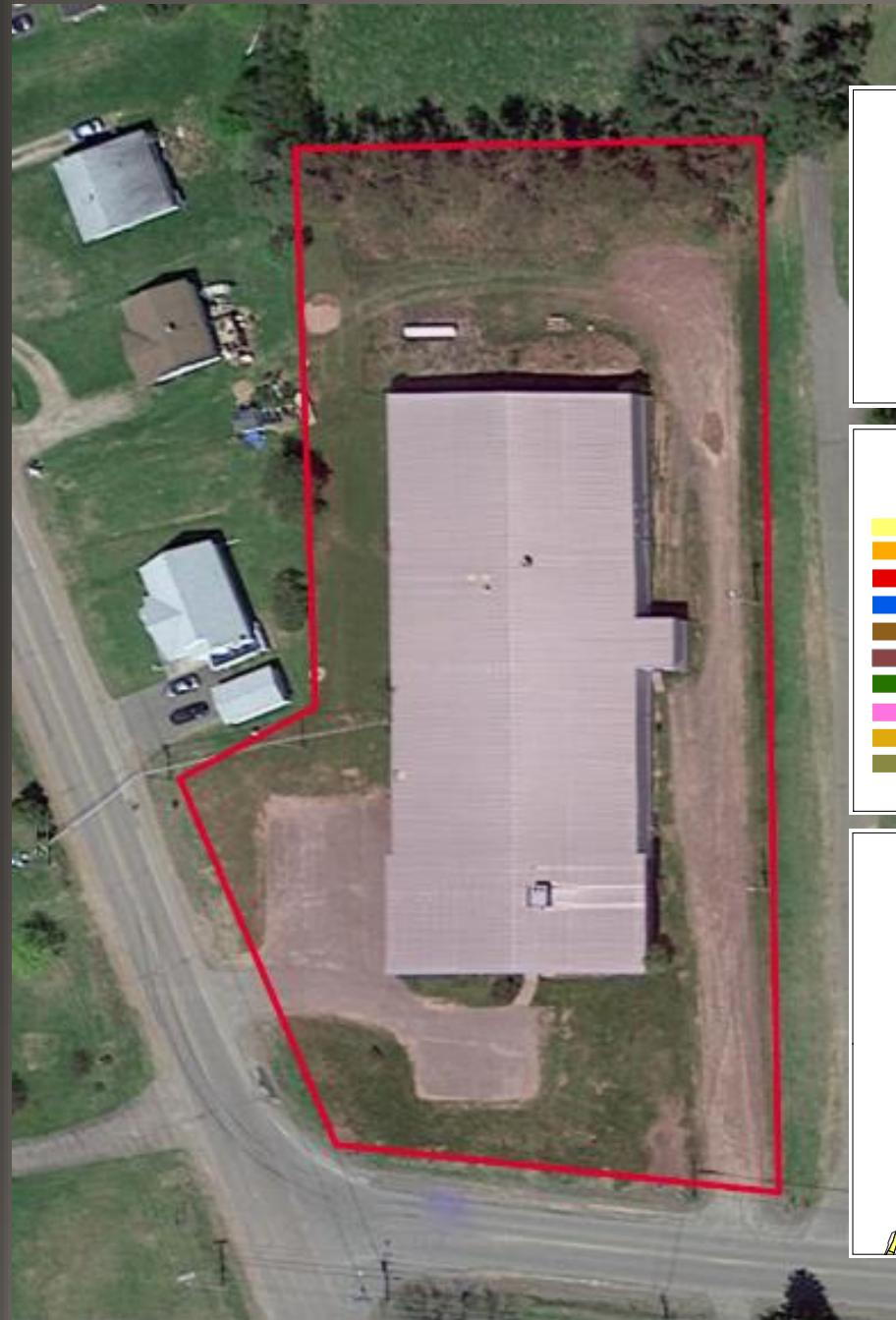
Location Overview

- Easy access to route 11
- 25 minutes from downtown Moncton
- Near the Northumberland Strait



Site Plan & Zoning

- Standalone building
- Ample parking
- Excellent visibility corner lot
- Zone - Commercial



Commission de services
régionaux de Kent



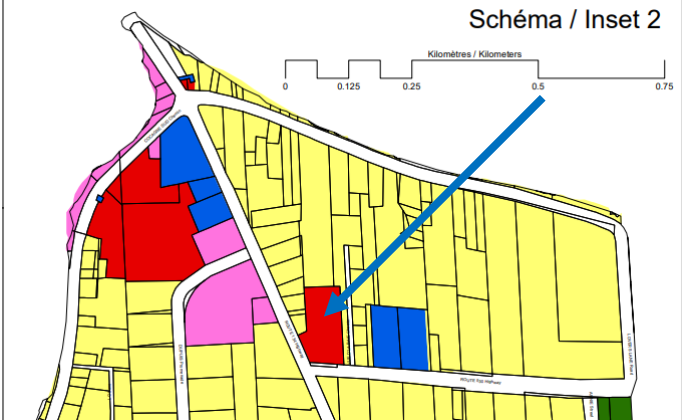
Kent Regional
Service Commission

Date: Juin / June 2018

Légende / Legend

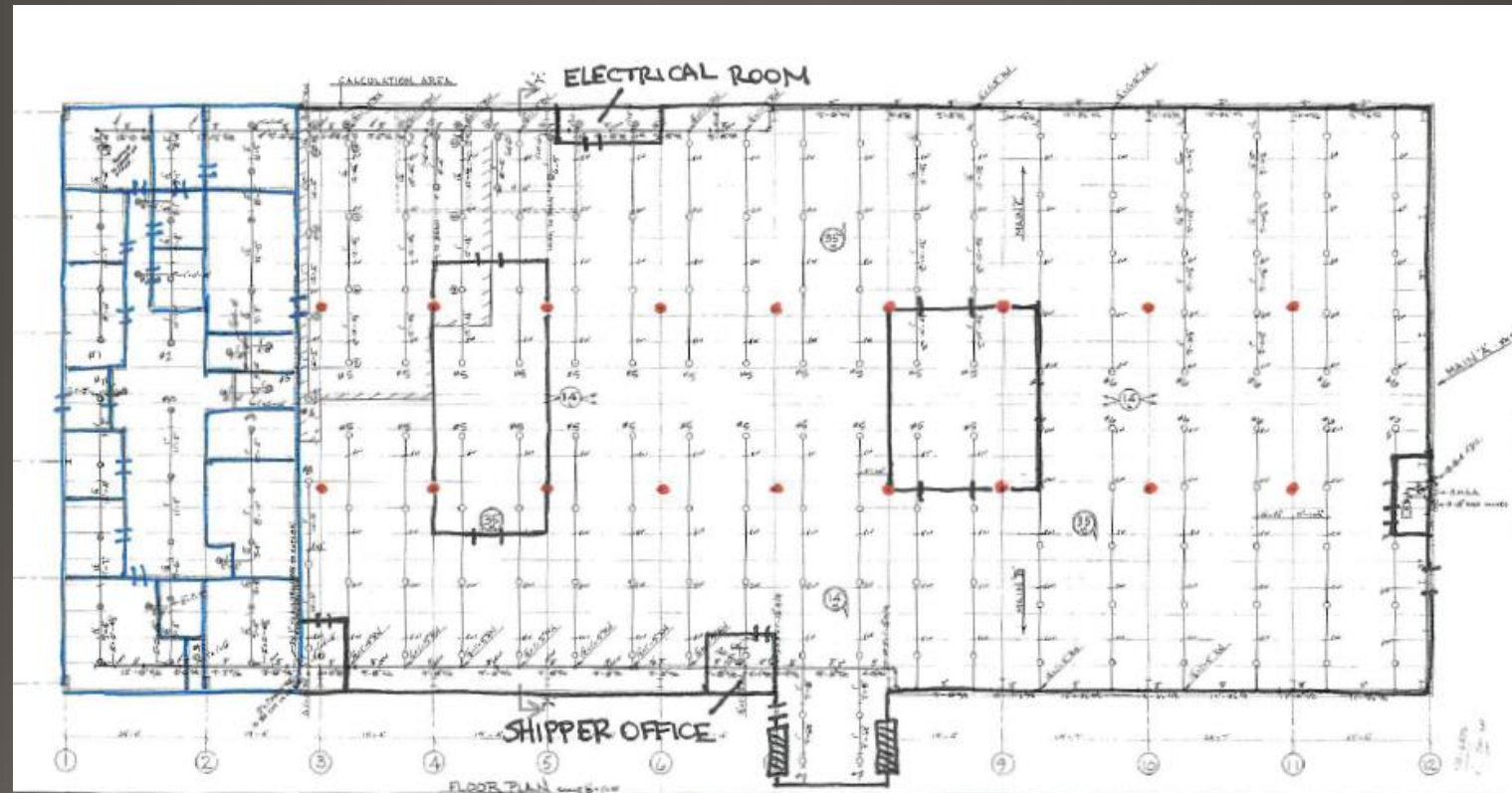
- Résidentiel / Residential (R)
- Résidentiel multi-familial / Multi-Family Residential (RM)
- Commercial (C)
- Communautaire / Community (CO)
- Industriel / Industrial (I)
- Industriel dense / Dense Industrial (ID)
- Ressources / Resources (RE)
- Zone mixte / Mixed Zone (MX)
- Zone Aménagement Intégré / Integrated Development Zone (AI)
- Zone de protection - Conservation / Protection - Preservation (CSV)

Schéma / Inset 2



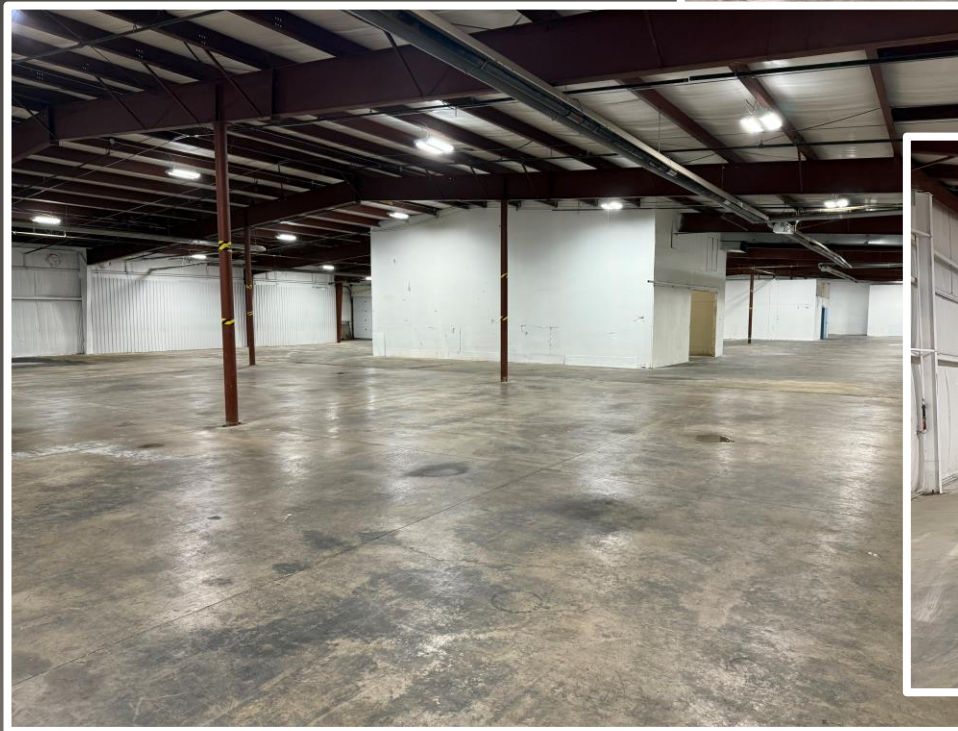
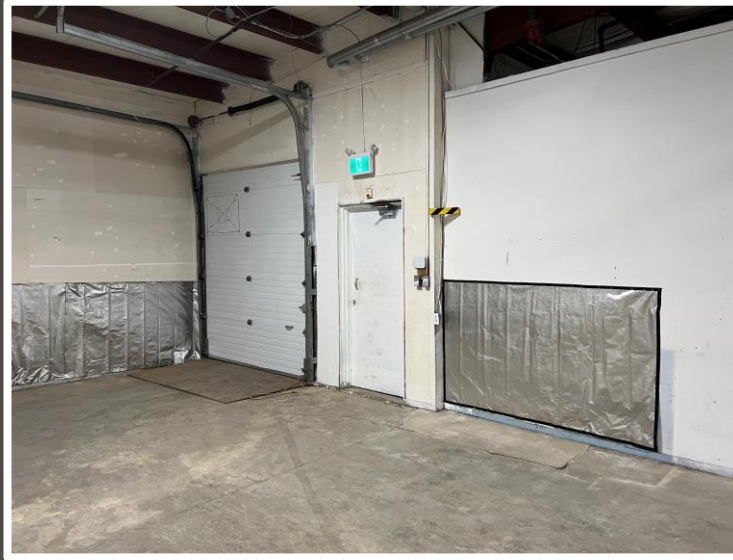
Floor Plan

- +/- 3,500 SF Office Space
- +/- 19,800 SF Warehouse + dock area



Building Features

- Steel frame construction with brick and concrete
- 3 phase/400 amps
- Separate shipper's office at loading dock
- 2 loading doors





Office Features

- Multiple offices
- Boardroom/training room
- New office HVAC system (2022)



Atlantic Commercial Properties



Josh Lahanky

Business Development Manager

506 853 8000

leasing@acpleasing.com

acpleasing.com