

10,000 SF



Atlantic  
COMMERCIAL  
PROPERTIES INC

40<sup>th</sup>  
ANNIVERSARY

1982-2022

71 Loftus St, Unit C – Moncton NB

# Highlights



10,000 SF (6,100 SF warehouse + 3,900 SF of 2<sup>nd</sup> floor office space)



+/- 20' Ceiling Height



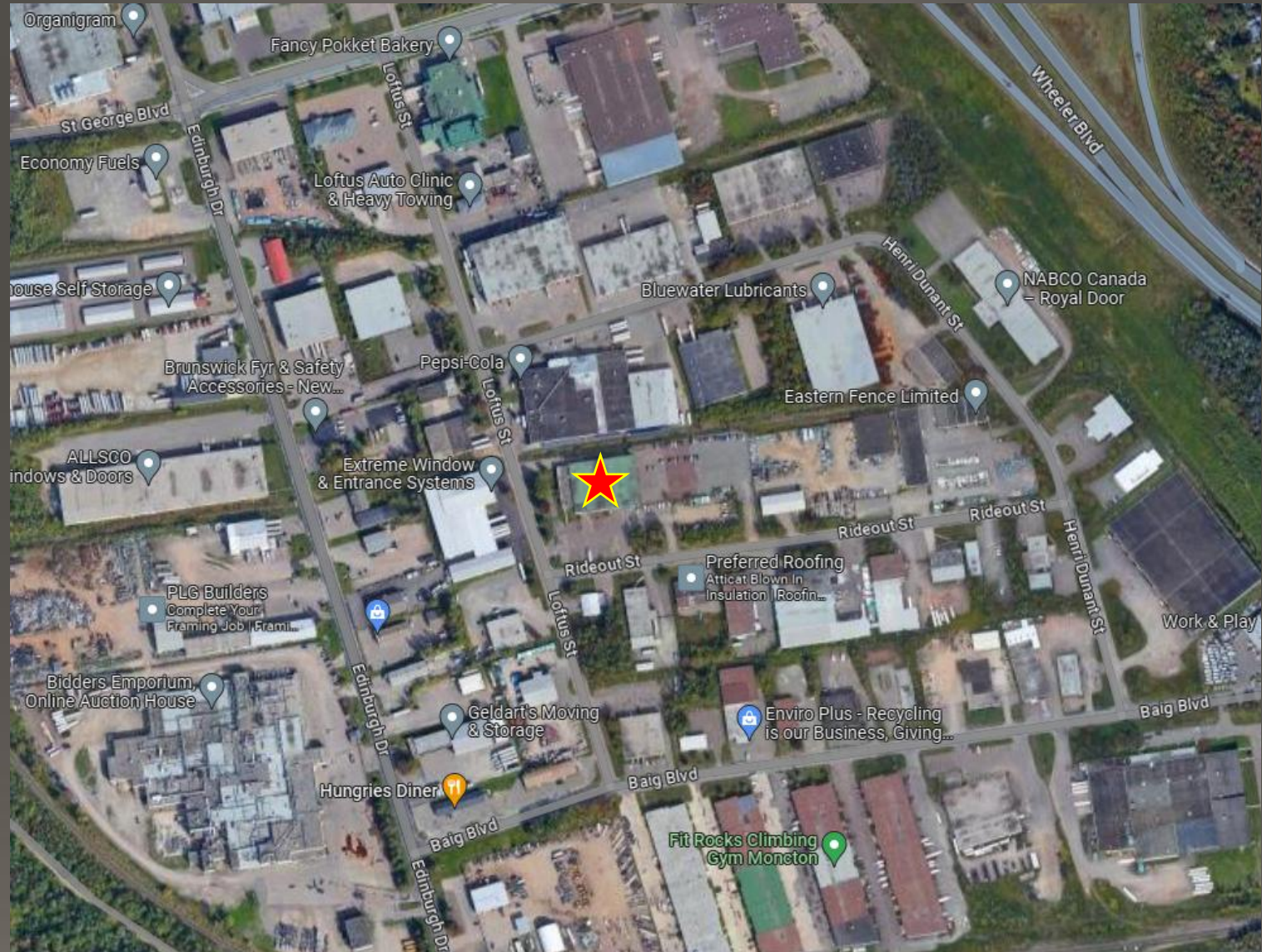
Loading doors: 2 dock + 1 grade level



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

- 1 grade level door
- 2 dock level doors
- Multi-tenant building
- Conventional steel frame construction
- Fenced yard space
- Ample parking









# Warehouse Highlights

- Approx. 6,100 SF
- 20' clear ceiling height
- 2 dock level doors
- 1 grade level door
- Natural gas furnaces









# Office Highlights

- Approx. 3,900 SF
- Private offices
- Boardroom
- Lunchroom/kitchenette







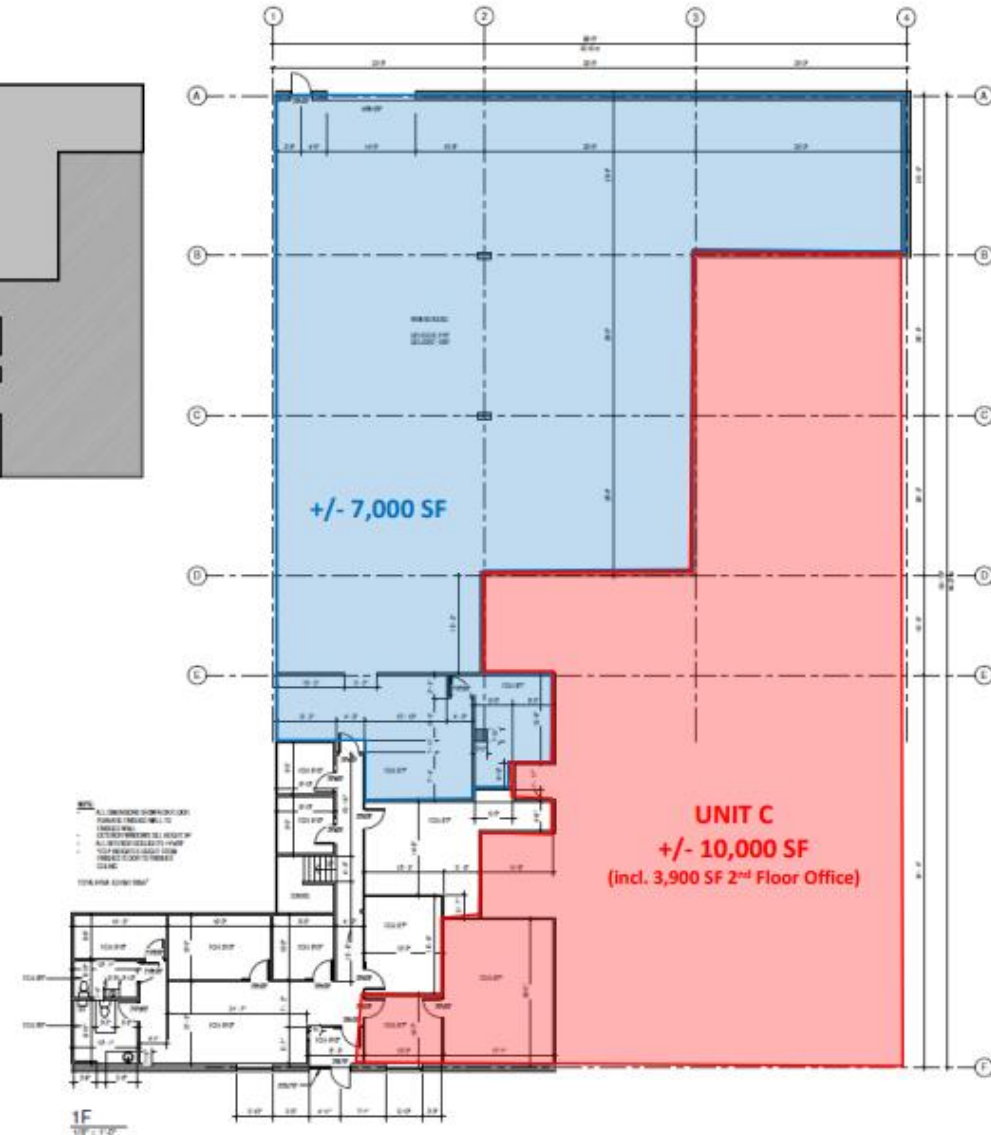
# Floor Plan Unit C

6,100 SF warehouse  
3,900 SF office (2<sup>nd</sup> floor)

Total = 10,000 SF



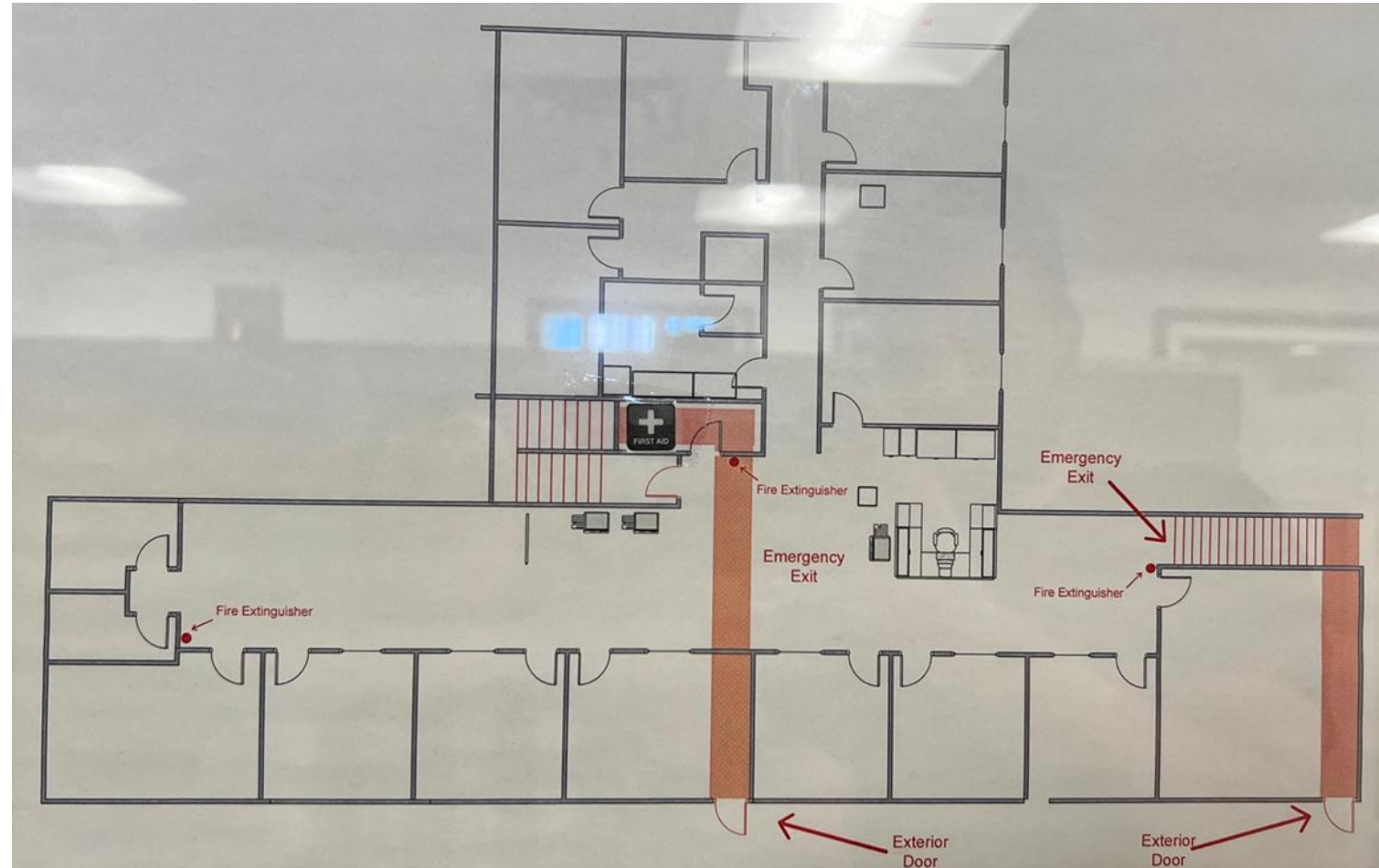
KEY PLAN  
1" = 20' 0"





# Floor Plan (2<sup>nd</sup> floor)

- 3,900 SF
- 2 washrooms
- Windows/natural lighting
- Offices that overlook warehouse area



# Atlantic Commercial Properties



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