

69,000 SF

Atlantic
COMMERCIAL
PROPERTIES INC

45th
ANNIVERSARY

acpleasing.com

LEASING OPPORTUNITY

31 Addison Ave – Scoudouc NB

Highlights



69,000 SF – (61,500 SF Warehouse + 7,500 SF Office)



4 Minutes from highway #15; 9 minutes from TCH #2



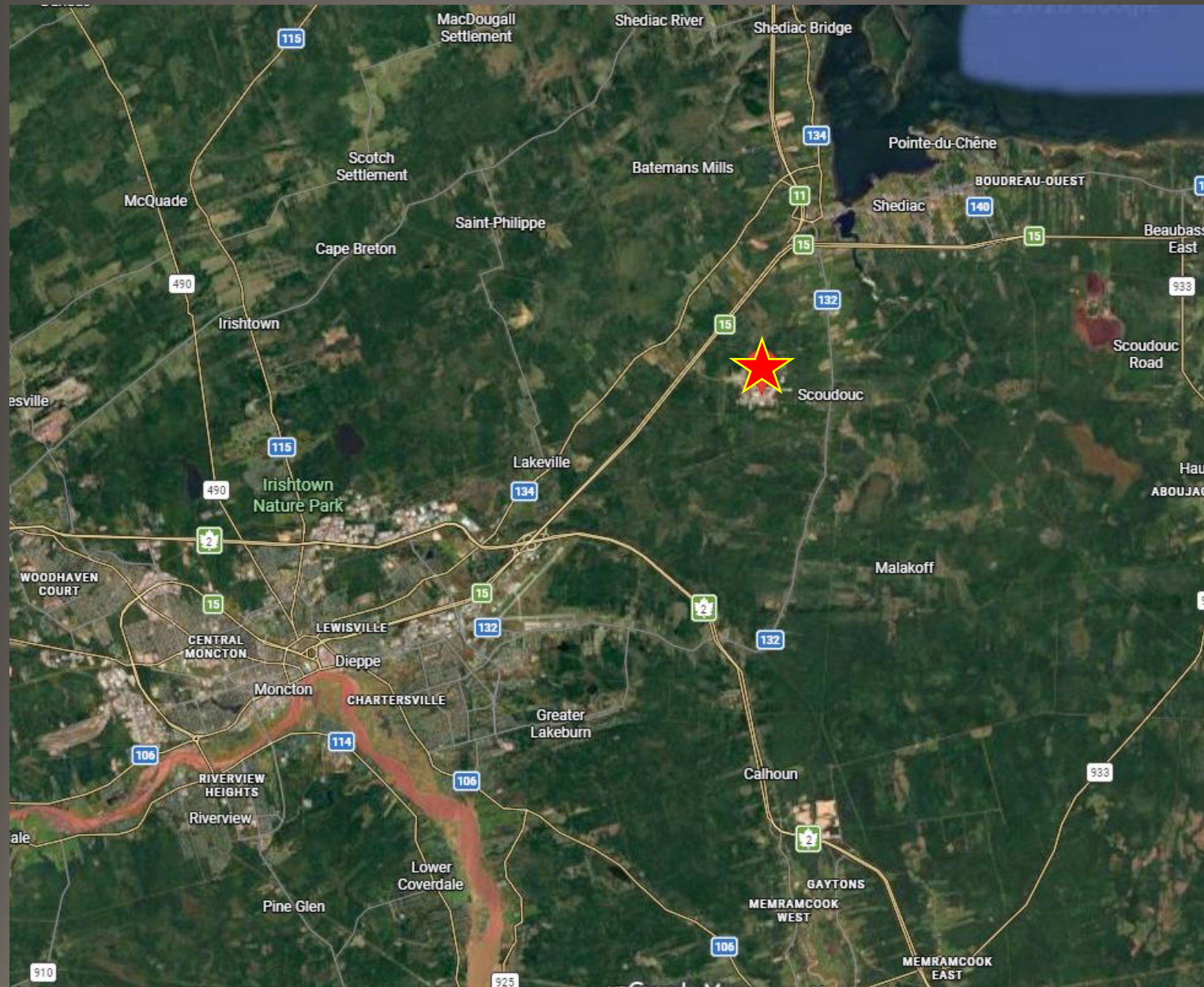
Large fenced yard area & ample parking



Scoudouc Industrial Park

Aerial Overview

- Quick access to highway #15
- 9 minutes from TCH
- Population of 4 million within a 600 km radius



Exterior Highlights

- +/- 9 Acres
- Ample on-site parking
- Signage opportunity
- Pre-engineered steel frame construction
- New roof (2022) on warehouse section

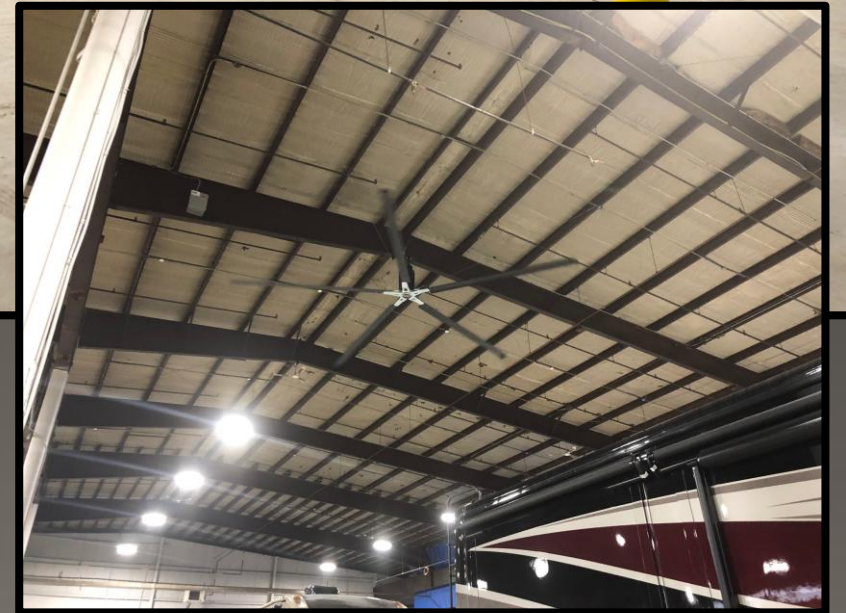


Warehouse Highlights

- 3 Phase / 600 V / 600 Amp
- 24' – 34' Ceiling Height
- 75' x 40' Column Spans
- 4 Large Grade Doors + 3 Dock Doors with Levelers
- Sprinklered Building with Fire Alarm System



- LED high bay lighting
- 24' air stratification fan
- Natural lighting in warehouse



Office Highlights

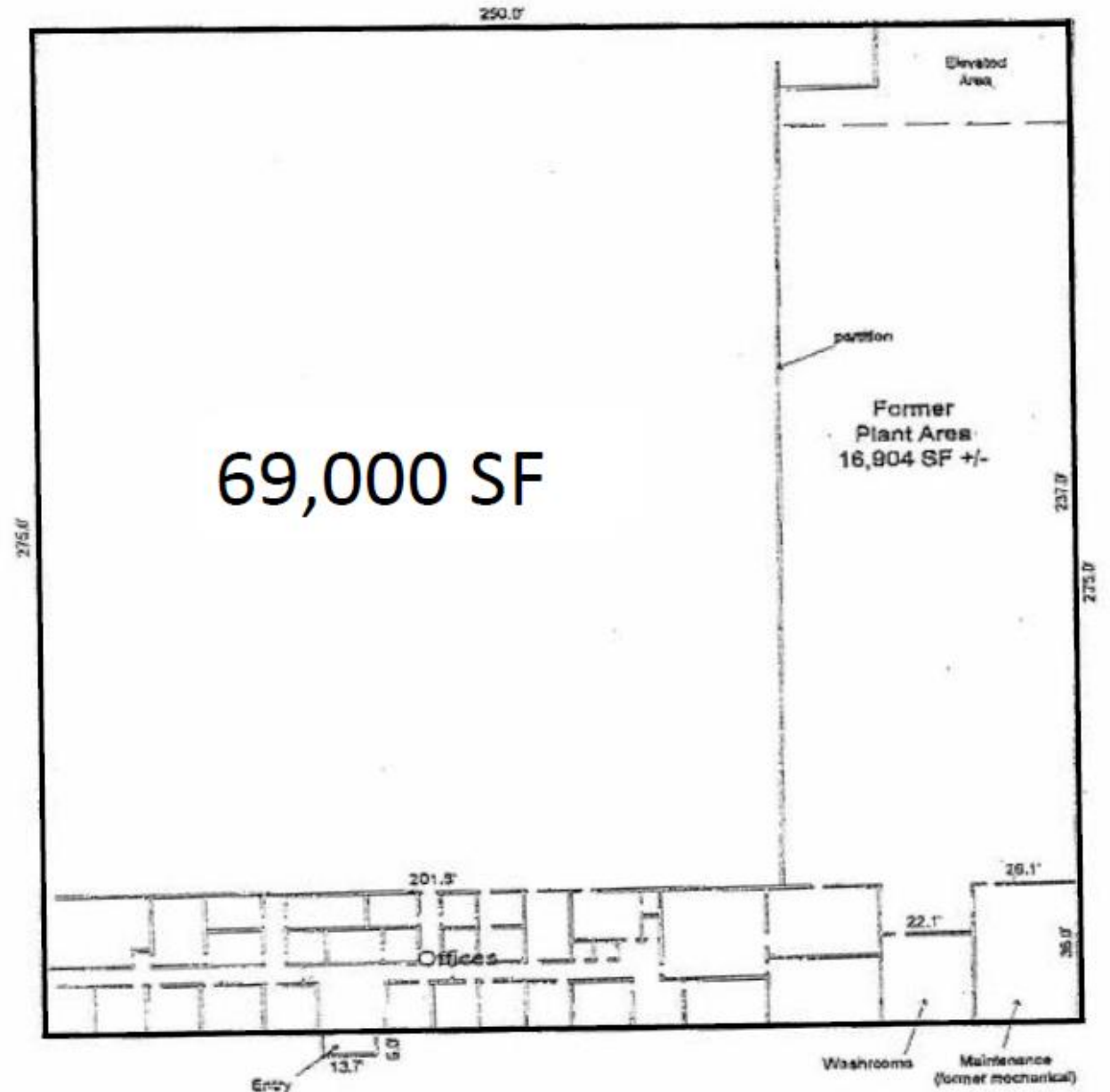
- Large reception area
- 15+ Private offices
- Kitchenette / lunchroom
- Abundant natural lighting
- Large boardroom
- Storage room





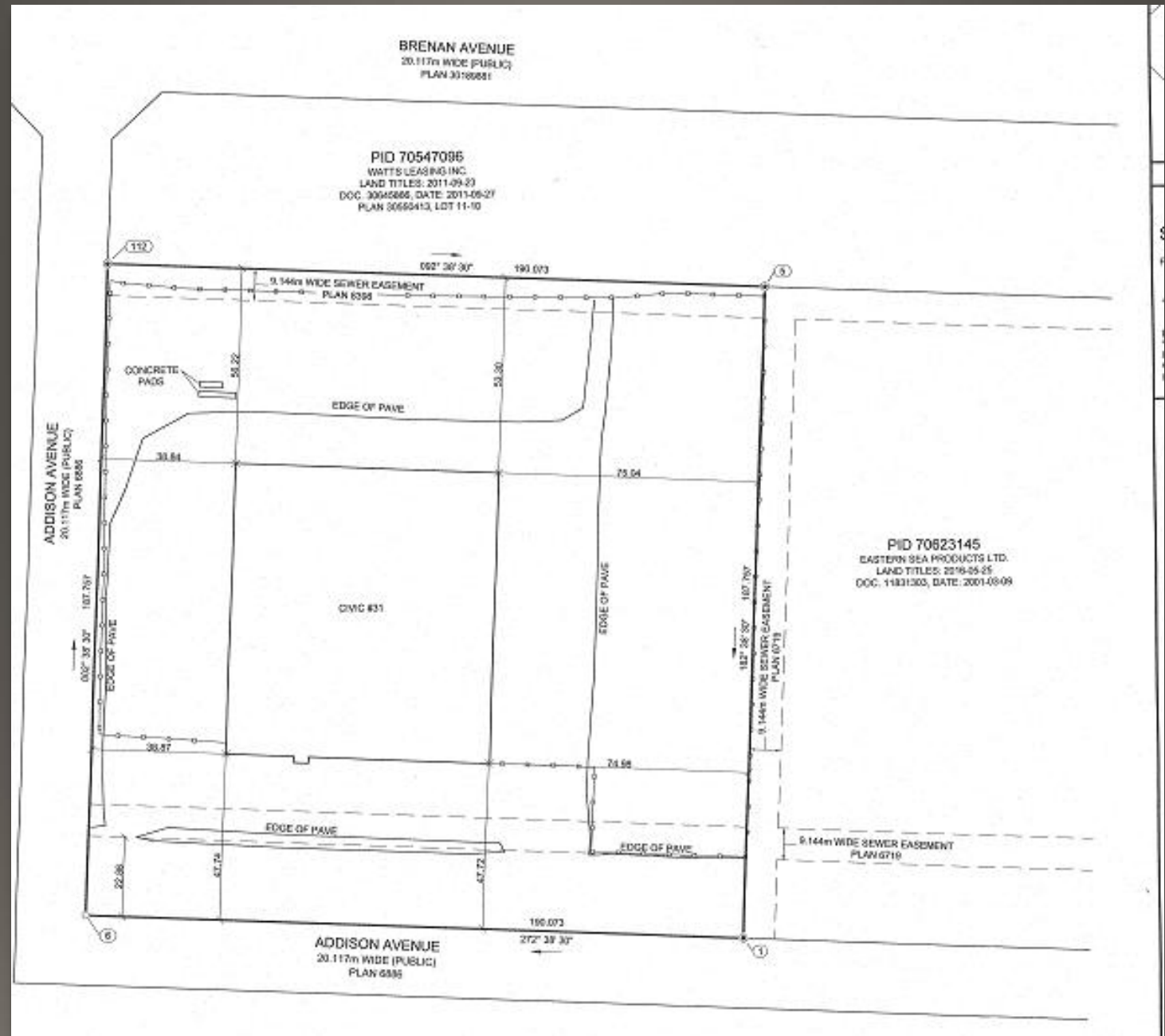
Floor Plans

- 69,000 SF
 - 61,500 SF Warehouse
 - 7,500 SF Office Area



Site Plan

+/- 9 Acres



Atlantic Commercial Properties



Josh Lahanky
Business Development Manager

506 853 8000

leasing@acpleasing.com

acpleasing.com