



LEASING OPPORTUNITY AT BAIG BUSINESS CENTRE



270 Baig Blvd, Suite A1 – Moncton NB

Highlights



3,350 SF (2,900 SF office + 450 SF warehouse)



Roadside visibility / signage opportunity



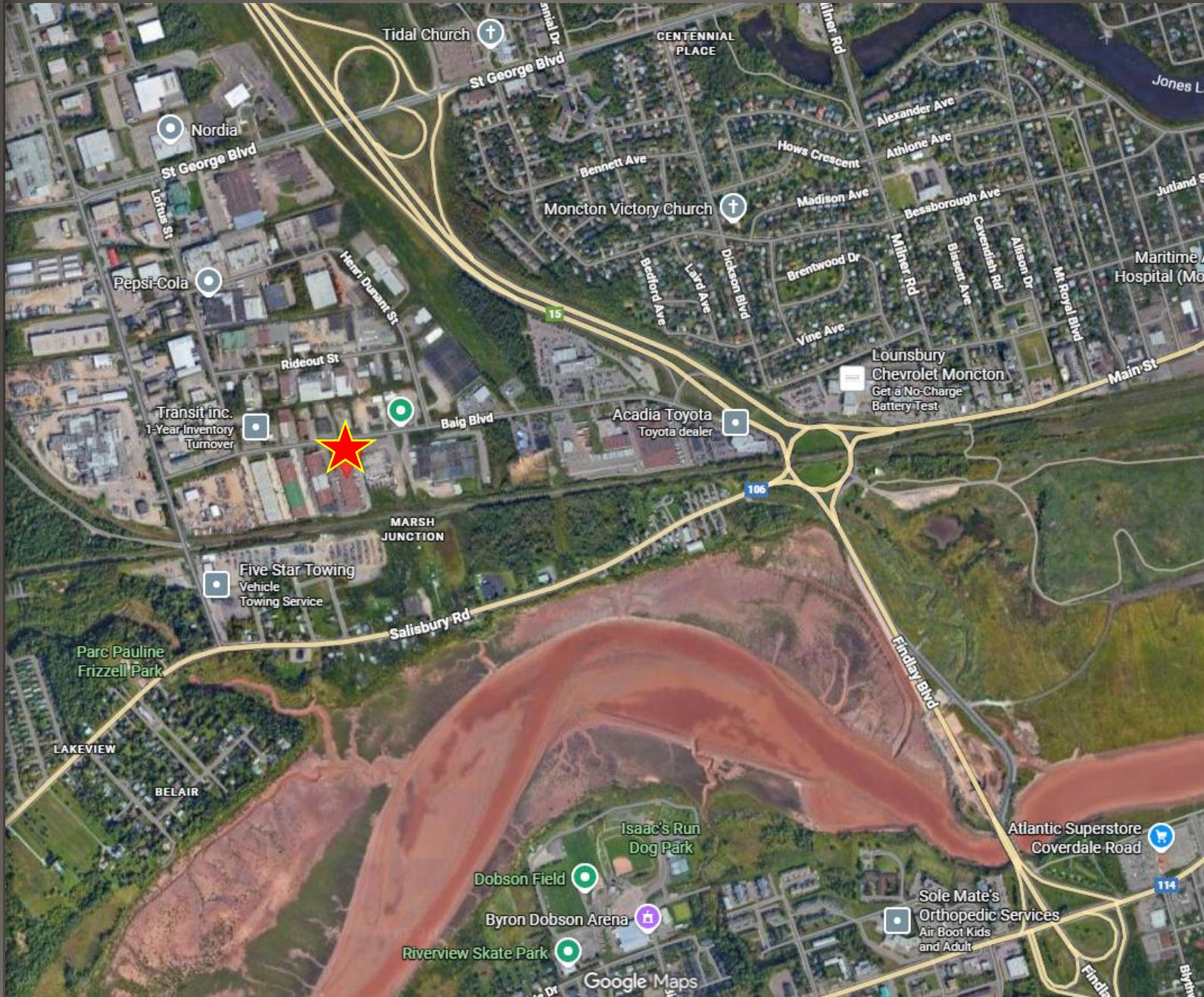
Plenty of windows & natural lighting



Prime location in the Baig Business Centre (Moncton Industrial Park)

Aerial Overview

- Located near industrial suppliers
- Directly off Wheeler Blvd (access to TCH)
- Close proximity to Downtown Moncton
- Near amenities



Building Floor Plan

Suite A1 - 3,350 SF

Baig Business Centre

5,900	A16
3,750	A15
3,600	A14
3,600	A13
3,750	A12
11,250	A10
3,750	A8
3,750	A7
3,750	A6
3,600	A4
3,600	A3
7,500	A2
3,350	A1

270

B16	5,050
B15	7,900
B14	7,500
B12	5,250
B10	5,750
B8	5,900
B7	1,500
B6	3,750
B5	6,050
B4	5,000
B2	3,750
B1	4,350

290

13,888	C12
3,750	C11
15,000	C8
3,750	C7
7,500	C6
3,600	C5
3,600	C4
3,750	C3
7,200	C1

300

Baig Boulevard

AVAILABLE

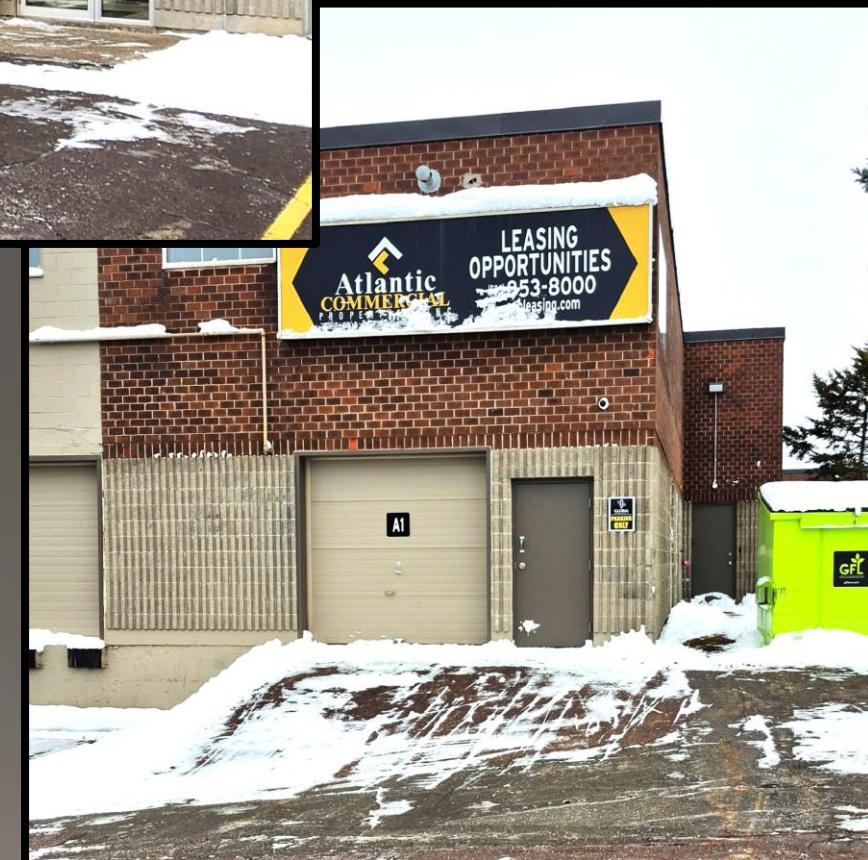
Exterior Highlights

- 1 Ramp door (10'x10')
- LED ext. lighting
- Multi-tenant complex
- Conventional steel frame construction



Private
Front
Entrance

Private
Back
Entrance



Office Highlights

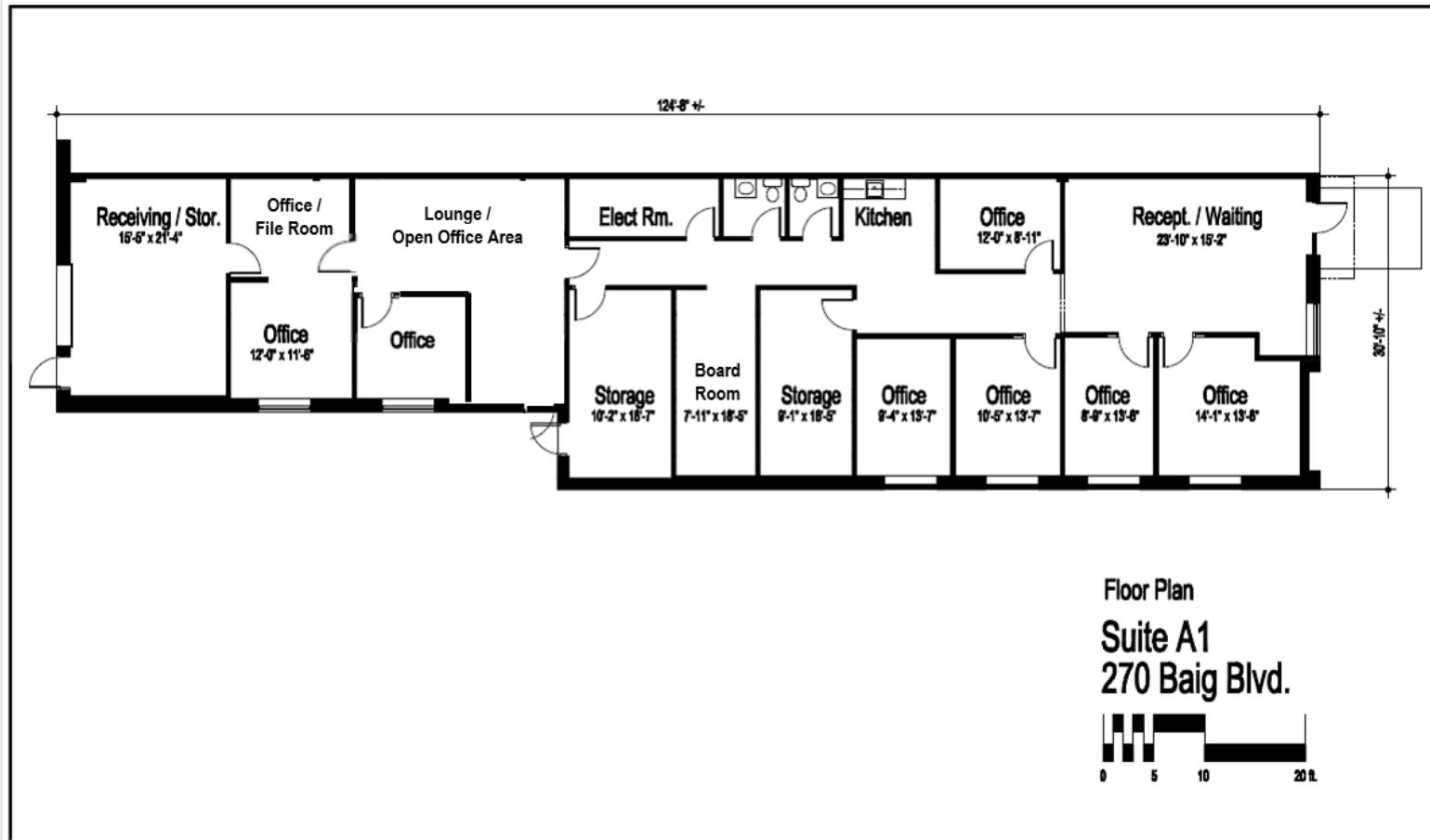
- +/- 2,900 SF
- Reception area
- 7 Private offices
- Large file room
- Kitchenette / lounge area
- Lots of windows
- Boardroom
- 2 Washrooms







Suite A1 Floor Plan



Warehouse Highlights

- +/- 450 SF
- 1 Ramp door
- Suspended heater (propane)
- 18' clear ceiling height
- Dimensions - 25' X 18'



Atlantic Commercial Properties



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