

9,900 SF



Atlantic
COMMERCIAL
PROPERTIES INC

40th
ANNIVERSARY

1982-2022

71 Loftus St, Unit C – Moncton NB

Highlights



9,900 SF (6,000 SF warehouse + 3,900 SF of 2nd floor office space)



+/- 20' Ceiling Height



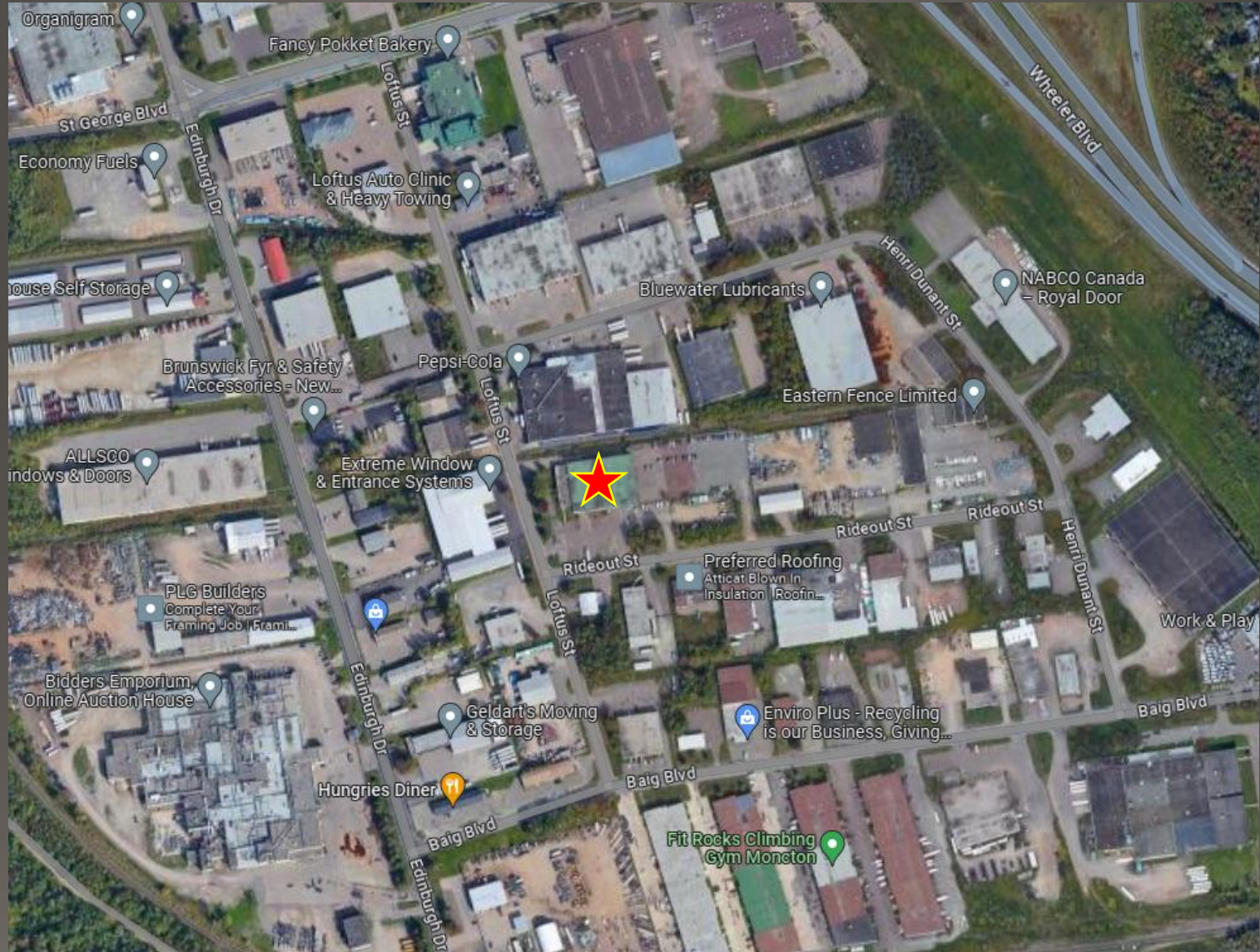
Loading doors: 2 dock + 1 grade level



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. 6,000 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





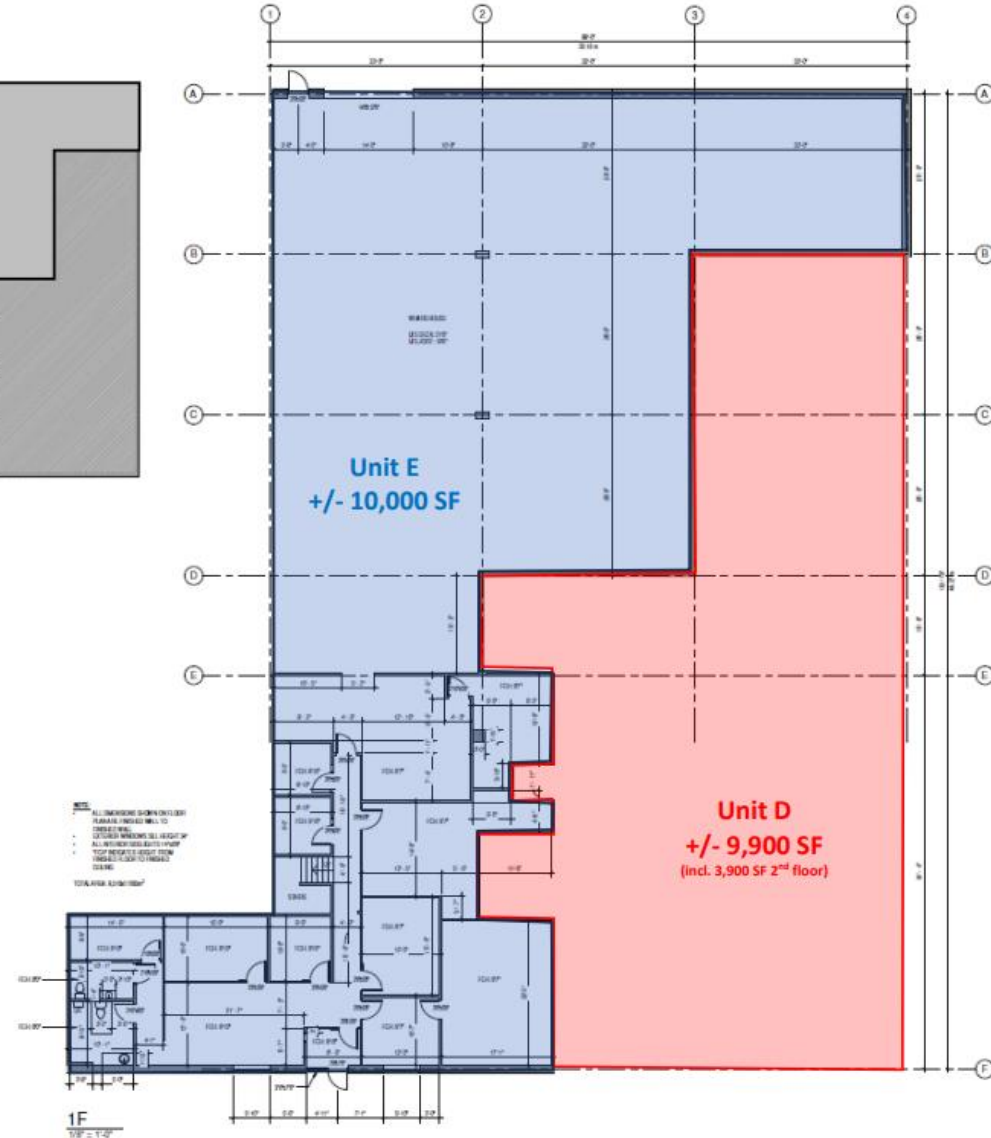
Floor Plan Unit C

6,000 SF warehouse
3,900 SF office (2nd floor)

Total = 9,900 SF

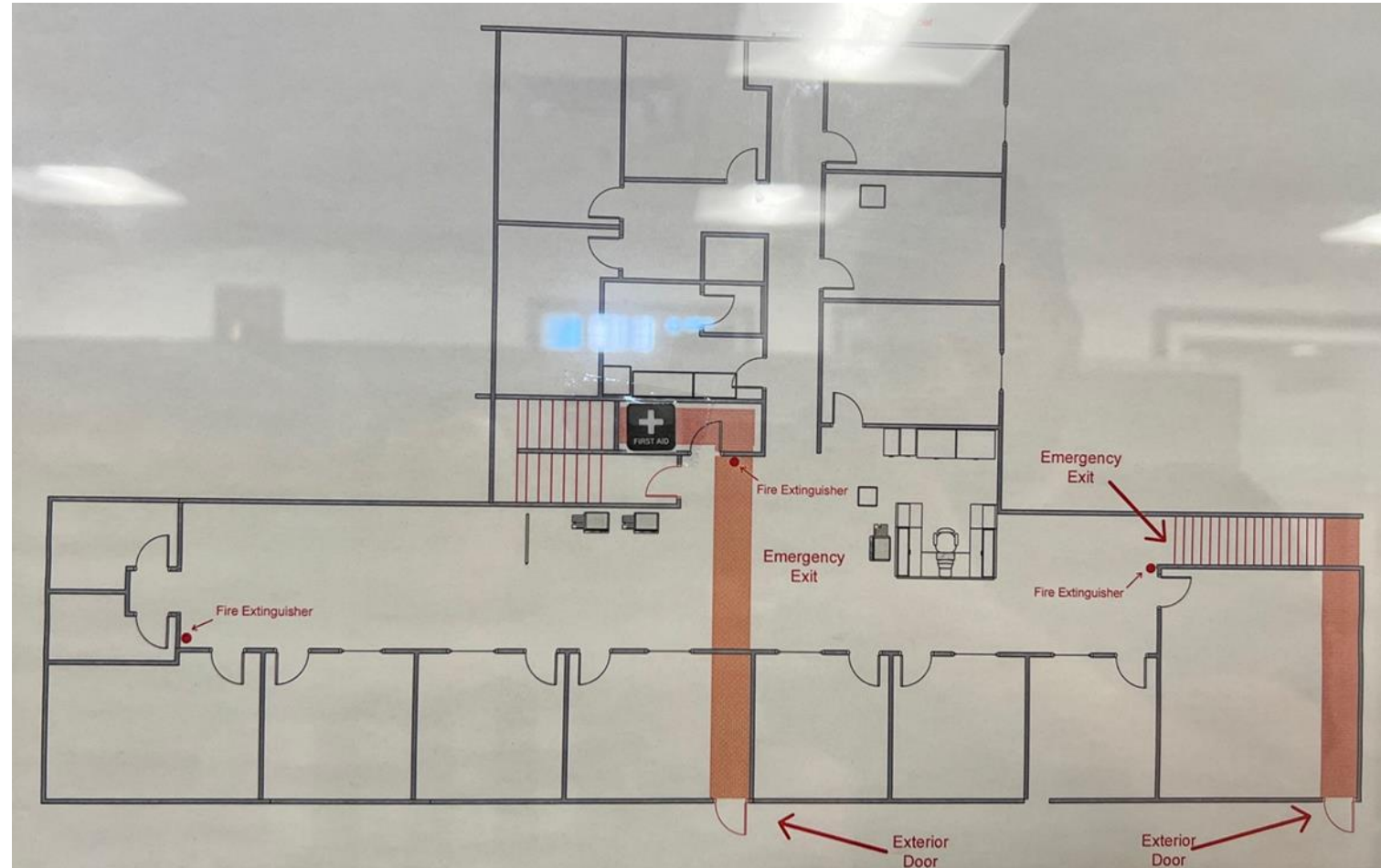


KEY PLAN
1" = 20'-0"



Floor Plan (2nd floor)

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



Atlantic Commercial Properties



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