



# 160 ALISON BOULEVARD FREDERICTON, NB

## Land Development Opportunity

- 3.83 acres of prime development land
- Zoned General Industrial (GI)
- Available for single- or multiple-tenant occupancy

This opportunity includes approximately 3.83 acres of General Industrial (GI) zoned land available for a build-to-suit in the Alison Boulevard area. The site offers easy access to the Vanier Highway and is located just 7 kilometres from downtown.

The surrounding area comprises a mixture of office and light industrial type properties. Its General Industrial (GI) zoning allows for a wide variety of industrial purposes, along with office and retail as secondary uses.

Lease rates to be determined based on final building specifications and term on lease.

## FOR LEASE

By negotiation

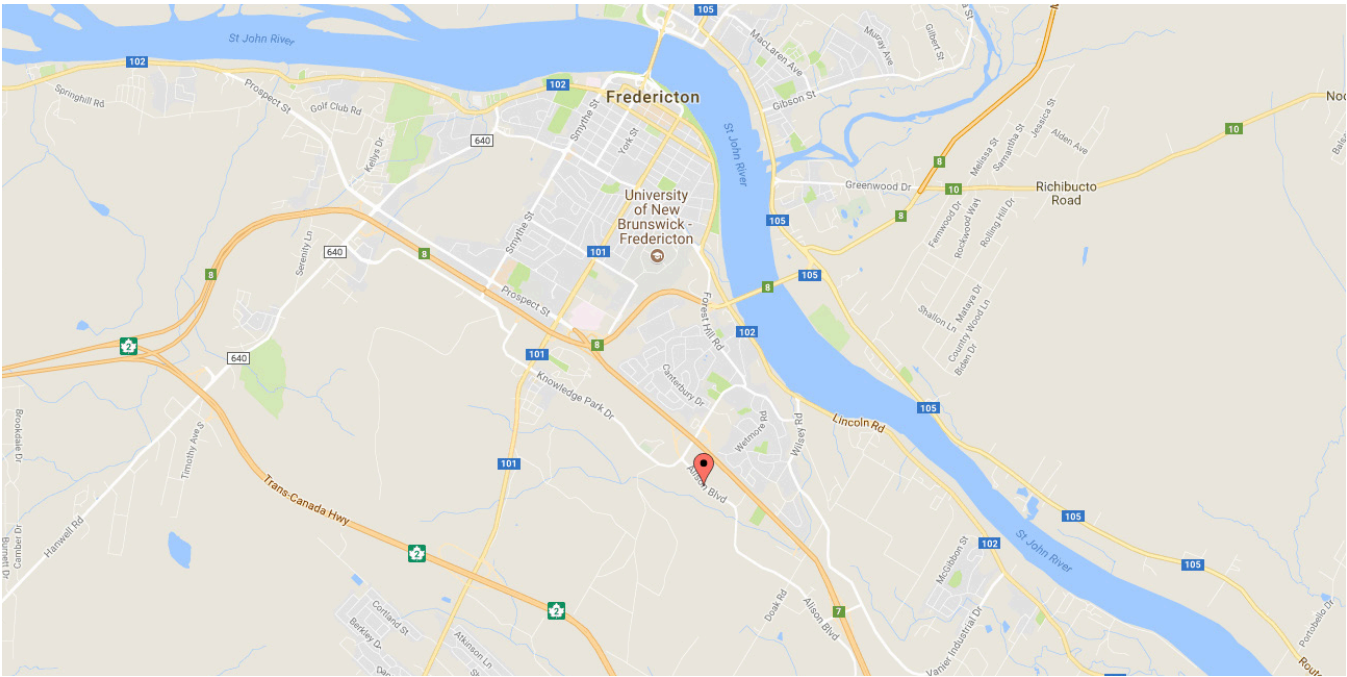
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# 160 Alison Boulevard | Fredericton, NB



LISTING ID	25140
ADDRESS	160 Alison Boulevard, Fredericton, NB
PID	75406884
ZONING	General Industrial (GI) Zone
LOT SIZE	3.83 acres (1.55 hectares)
CONSTRUCTION STATUS	Pre-leasing
BASE RENT	By negotiation
LEASE TERM	Negotiable



## ZONING

### Section 14

### Industrial Zones

### GI

#### 14.4

#### GENERAL INDUSTRIAL ZONE

GI

##### 14.4(1) PURPOSE

The GI Zone:

- (a) accommodates a wide range of general industrial and vehicle-oriented *uses* that may have an adverse impact on adjacent non-industrial land *uses*;
- (b) provides for *uses* where the majority of production and service activities take place within the *building* and may require outdoor areas for related loading or storage activities;
- (c) allows more than 1 main *building* on a *lot*.



##### 14.4(2) USES

###### (a) Permitted Uses

- |  |  |
|--|--|
| (1) <i>Animal Shelter</i>  | (24) <i>Recreation Facility - Outdoor</i>                                    |
| (2) <i>Auction Facility</i>  | (25) <i>Recycling Depot</i>  |
| (3) <i>Bulk Fuel Station</i>   | (26) <i>Recycling Facility</i>   |
| (4) <i>Catering Service</i>  | (27) <i>Restaurant</i>   |
| (5) <i>Commercial Recreation Establishment</i>                         | (28) <i>Restaurant - Licensed</i>  |
| (6) <i>Contractor's Shop</i>   | (29) <i>Retail Store only as a secondary use to the other permitted uses</i> |
| (7) <i>Dispatch Service</i>  | (30) <i>Self-Storage Facility</i>  |
| (8) <i>Distribution Facility</i>                                       | (31) <i>Service &amp; Repair - Industrial</i>                                |
| (9) <i>Dry Cleaning Plant</i>  | (32) <i>Special Function Tent</i>  |
| (10) <i>Equipment Sales &amp; Rental - Heavy</i>                       | (33) <i>Temporary Vending Facility</i>                                       |
| (11) <i>Equipment Sales &amp; Rental - Light</i>                       | (34) <i>Transit Service</i>  |
| (12) <i>Feed Mill</i>  | (35) <i>Transportation Depot</i>   |
| (13) <i>Food &amp; Beverage Processing Facility</i>                    | (36) <i>Towing Service</i>   |
| (14) <i>Food Service - Take-out</i>                                    | (37) <i>Vehicle Body &amp; Paint</i>   |
| (15) <i>Kennel</i>   | (38) <i>Vehicle Rental</i>   |
| (16) <i>Laboratory</i>   | (39) <i>Vehicle Sales</i>  |
| (17) <i>Landscape Material Supply</i>                                  | (40) <i>Vehicle Sales - Seasonal</i>   |
| (18) <i>Large Vehicle Sales &amp; Service</i>                          | (41) <i>Vehicle Service - Major</i>  |
| (19) <i>Manufacturing - Light</i>                                      | (42) <i>Vehicle Service - Minor</i>  |
| (20) <i>Medical Marijuana Production Facility</i> Z-5.25               | (43) <i>Vehicle Storage</i>  |
| (21) <i>Office only as a secondary use to the other permitted uses</i> | (44) <i>Veterinary Services</i>  |
| (22) <i>Publishing Facility</i>  | (45) <i>Warehouse - Storage</i>  |
| (23) <i>Recreation Facility - Indoor</i>                               | (46) <i>Warehouse - Wholesale</i>  |

##### 14.4(3) USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Industrial Uses (Section 13). In addition, the following rules apply:

- (a) *Recycling facility* shall only be permitted where all activities, functions and services take place within a *building*. Z-5.82

14-5

160 Alison Boulevard | Fredericton, NB

**ADDITIONAL PHOTOS**



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