



125 WHITING ROAD FREDERICTON, NB

Fredericton Industrial Park – Move-in Ready Office / Warehouse

- 2,891 sf available now
- Excellent signage opportunities
- Zoned Business Industrial (BI)

This opportunity includes 2,891 sf of space in Fredericton Industrial Park for warehouse and office purposes. Its location offers easy access and excellent visibility to Vanier Highway.

Unit 2A provides a nice combination of dropped ceiling office, lab / open work space, a higher ceiling area ideal for racking / storage, two washrooms and double man-doors to assist with loading.

The property's Business Industrial zoning allows for a variety of uses, including a contractor's workshop, laboratory, light manufacturing, household service and repair, and more. This is one of the last remaining vacancies in the landlord's extensive portfolio – don't miss this opportunity!

partnersglobal.com

FOR LEASE

\$12.50 psf (gross)

Mark LeBlanc

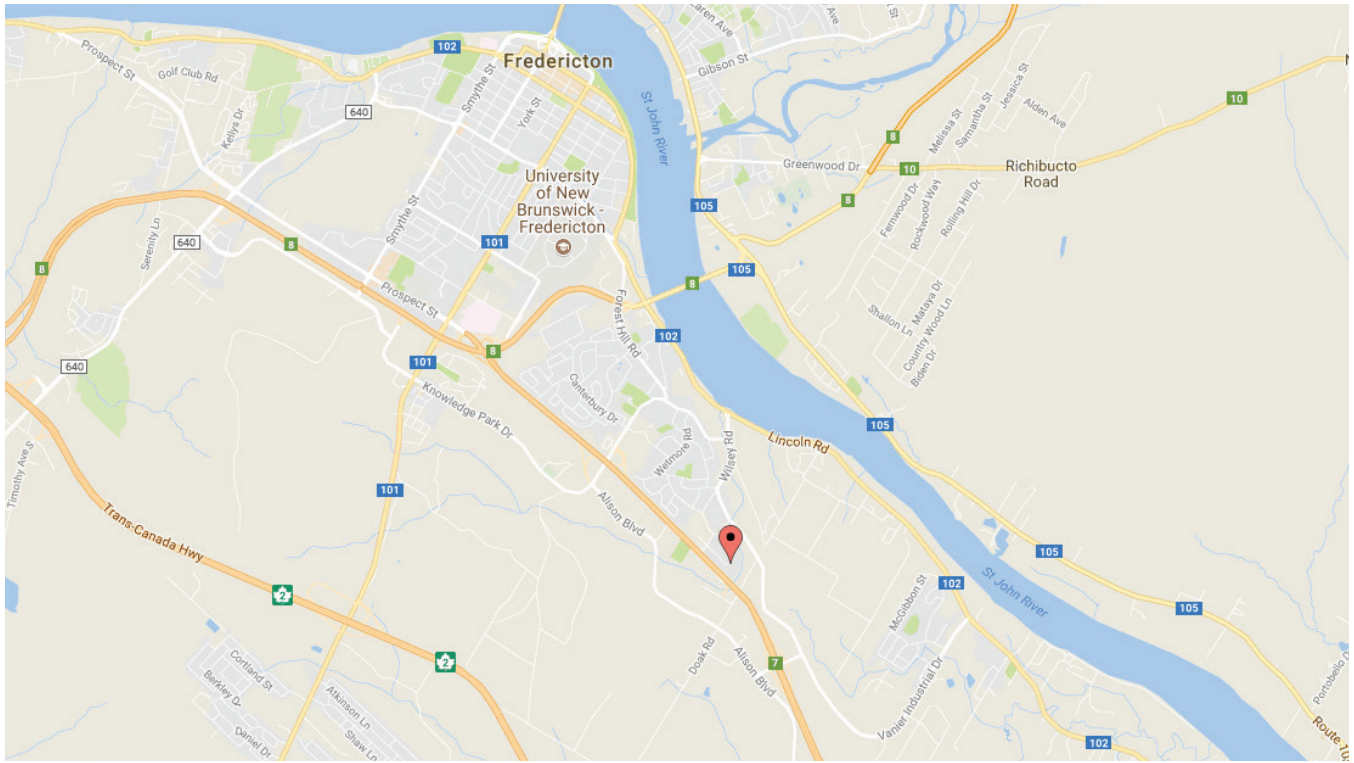
M (506) 260-7203

D (506) 453-1119

mark@partnersglobal.com

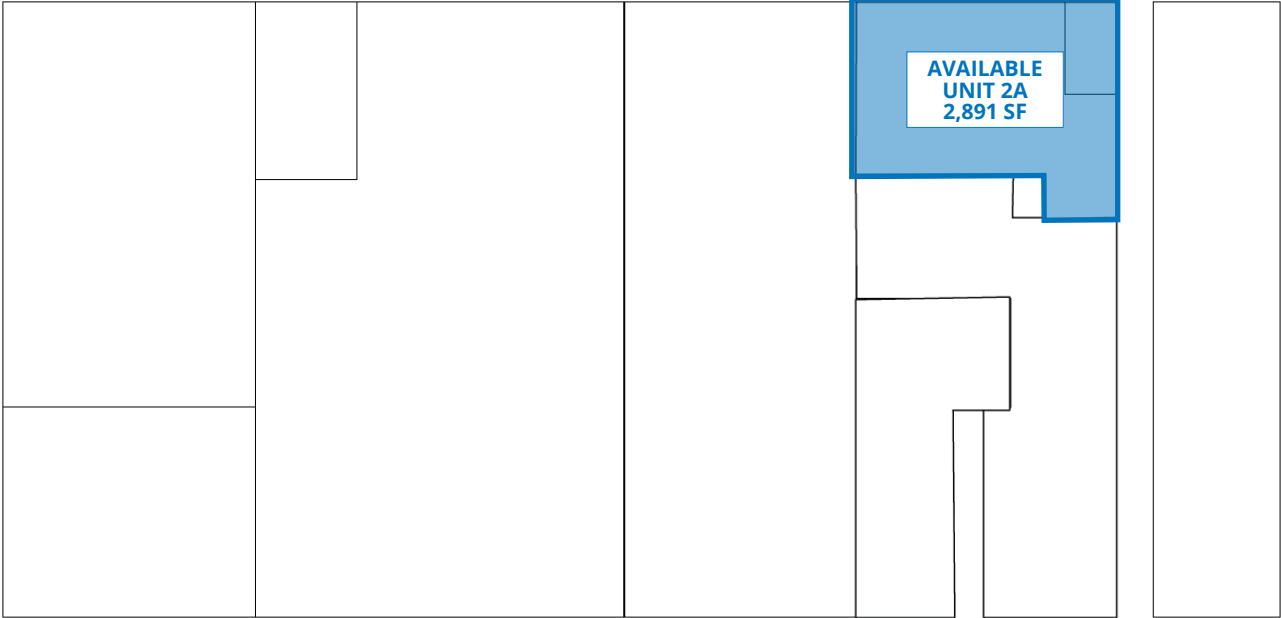


125 Whiting Road | Fredericton, NB



LISTING ID	25138
ADDRESS	125 Whiting Road, Fredericton, New Brunswick
LOCATION	Fredericton Industrial Park
ZONING	Business Industrial (BI)
PROPERTY TYPE	Warehouse / Office
BUILDING SIZE (GLA)	45,000 sf
YEAR BUILT	1975, with recent capital upgrades (2016) including new roof and insulated exterior panel wall system
SIZE AVAILABLE (SF)	Unit 2A: 2,891 sf
LOADING	Double man-door
CLEAR HEIGHT	9' to 20'
HEATING	Natural gas, forced air heating system
PARKING	Ample on-site surface parking
AVAILABILITY	Immediately
GROSS RENT	\$12.50 psf

125 Whiting Road | Fredericton, NB



14.3

BUSINESS INDUSTRIAL ZONE

BI

14.3(1) PURPOSE

The BI Zone:

- (a) accommodates a mix of light industrial, service and commercial *uses* that would have minimal adverse impact on adjacent non-industrial land *uses*;
- (b) provides for *uses* where all production and service activities take place within the *building* and may require outdoor area for related display or storage activities;
- (c) allows more than 1 main *building* on a *lot*.



14.3(2) USES

(a) Permitted Uses

- | | |
|--|--|
| (1) <i>Animal Shelter</i> | (30) <i>Restaurant - Licensed</i> |
| (2) <i>Auction House</i> | (31) <i>Retail Store only as a secondary use to the other permitted uses</i> |
| (3) <i>Car Wash</i> | (32) <i>Retail Warehouse</i> |
| (4) <i>Catering Service</i> | (33) <i>Sales Centre - Model Home</i> |
| (5) <i>Child Care Centre - Large</i> | (34) <i>Self-Storage Facility</i> |
| (6) <i>Convenience Store</i> | (35) <i>Service Centre</i> |
| (7) <i>Contractor's Shop</i> | (36) <i>Service & Repair - Household</i> |
| (8) <i>Dispatch Service</i> | (37) <i>Social Organisation</i> |
| (9) <i>Drinking Establishment</i> | (38) <i>Special Function Tent</i> |
| (10) <i>Commercial Recreation Establishment</i> | (39) <i>Studio - Artisan</i> |
| (11) <i>Equipment Sales & Rental - Light</i> | (40) <i>Studio - Media</i> |
| (12) <i>Financial Institution</i> | (41) <i>Studio - Photographic</i> |
| (13) <i>Fitness Centre</i> | (42) <i>Temporary Vending Facility</i> |
| (14) <i>Food & Beverage Processing Facility</i> | (43) <i>Vehicle Body & Paint</i> |
| (15) <i>Food Service - Take-out</i> | (44) <i>Vehicle Sales - Seasonal</i> |
| (16) <i>Funeral Home</i> | (45) <i>Vehicle Service - Major</i> |
| (17) <i>Garden Centre</i> | (46) <i>Vehicle Service - Minor</i> |
| (18) <i>Health Services Laboratory</i> | (47) <i>Veterinary Services</i> |
| (19) <i>Instructional Facility</i> | (48) <i>Vocational/Technical School</i> |
| (20) <i>Kennel</i> | (49) <i>Warehouse - Storage</i> |
| (21) <i>Laboratory</i> | (50) <i>Warehouse - Wholesale</i> |
| (22) <i>Manufacturing - Light</i> | |
| (23) <i>Office only as a secondary use to the other permitted uses</i> | |
| (24) <i>Personal Service - Apparel</i> | |
| (25) <i>Pet Care Service</i> | |
| (26) <i>Printing Centre</i> | |
| (27) <i>Publishing Facility</i> | |
| (28) <i>Recreation Facility - Indoor</i> | |
| (29) <i>Restaurant</i> | |

(b) Conditional Uses

- (1) *Drive-thru Facility*
- (2) *Gas Bar*
- (3) *Recycling Depot*
- (4) *Vehicle Rental*
- (5) *Vehicle Sales*

Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.