



385 WILSEY ROAD FREDERICTON, NB

Commercial Space in Fredericton Industrial Park Strip Plaza

- 3,750 sf available now
- Excellent exposure on Wilsey Road
- Well-maintained building

This opportunity includes 3,750 sf of space in Fredericton Industrial Park for industrial, office, or retail purposes. 385 Wilsey Road offers easy access to the Vanier and Trans Canada Highways, along with great exterior signage opportunities. Additional features include on-site parking, good clear height and an efficient unit layout.

The complex has a strong existing tenant mix that includes: Belfor Canada, United Way, Molly Maid, Carmichael Engineering, MayDay Printing, Atlantic Fire & Safety, Dramis, Biomatcan, Buckingham Appliances, Fundy Pros Specialty Construction, ADI, Rogers, and Valley Graphics.

FOR LEASE

\$6.50 psf (net)

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385 Wilsey Road | Fredericton, NB



LISTING ID	25143
ADDRESS	385 Wilsey Road, Fredericton, New Brunswick
LOCATION	Fredericton Industrial Park
PROPERTY TYPE	Warehouse / Office
BUILDING SIZE (GLA)	31,510 sf
YEAR BUILT	1974; Phases complete in 1995
SIZE AVAILABLE (SF)	Unit 18: 3,750 sf
LOADING	Grade level loading
CLEAR HEIGHT	9' - 22'
PARKING	On-site paved surface parking
HVAC	Natural gas radiant heat
AVAILABILITY	Immediately
BASE RENT	\$6.50 psf
ADDITIONAL RENT	\$3.81 psf

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FLOOR PLANS & EXTERIOR PHOTO



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