



UNIT A, 2398 ROUTE 102 LINCOLN, NEW BRUNSWICK

Make This South Side Commercial Space Your Own!

- 8,000+ sf available now
- Abundant free parking for clients and employees
- Flexible commercial zoning allocation

Located in Lincoln, just 12 km (15 minutes) from the downtown core of Fredericton, this opportunity represents 8,100 sf of well-lit, end-cap office space in a single-storey, multi-tenanted building.

The property offers good street-front visibility and ample free parking. Unit A is currently built out with a great blend of open and enclosed offices, however the Landlord is willing to negotiate modifications to suit a tenant's specific use.

The property's commercial zoning permits a wide variety of uses. In a tight commercial leasing market, opportunities such as this need to be taken advantage of!

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FOR LEASE

\$14.00 psf (gross)

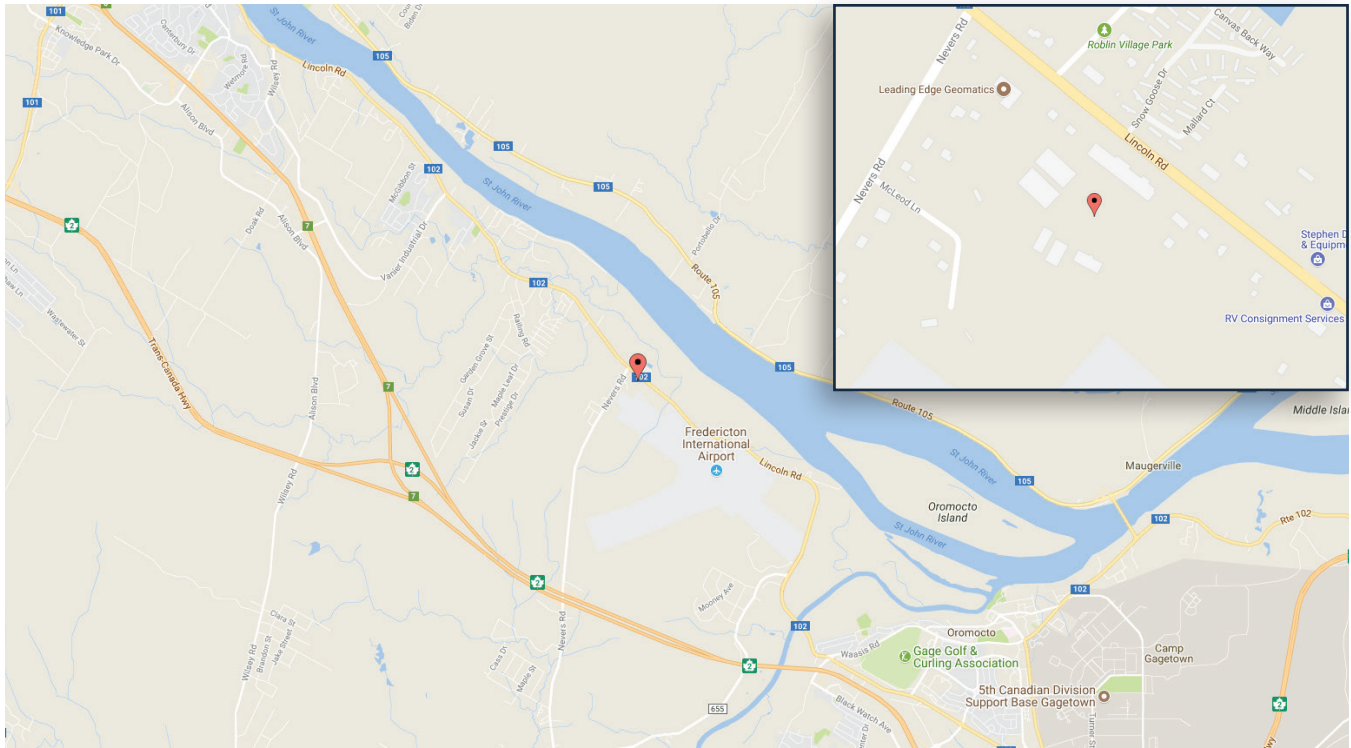
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Unit A, 2398 Route 102 | Lincoln, New Brunswick



LISTING ID	25133
ADDRESS	2398 Route 102, Lincoln, New Brunswick
LOCATION	South Side
ZONING	Commercial 1 (C1) Zone
BUILDING SIZE	20,000 sf
TOTAL NO. FLOORS	One (1)
SIZE AVAILABLE	Unit A: 8,100 sf
FLOOR LOCATION	Ground
LOADING	One (1) x 8' overhead door
CLEAR HEIGHT	9.5'
PARKING	Ample free paved surface parking
AVAILABILITY	Immediately
GROSS RENT	\$14.00 psf (includes CAM and electricity)

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INTERIOR PHOTOS



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