



# UNIT 203, 440 WILSEY ROAD FREDERICTON, NB

## Walk-up, Open Concept Office Space in Fredericton Industrial Park

- 1,841 sf available now
- Ample free paved parking
- Well-maintained and professionally managed building

Located in the Fredericton Industrial Park, this 1,841 sf second floor corner office space offers an open working environment with loads of natural light. The property also provides use of a common area boardroom to help save on unnecessary added expenses.

The building has received recent capital upgrades to the roof, as well as a new insulated exterior panel wall system and common area entrance. Additional property features include an abundance of free parking at the property and across the street, and common area washrooms just outside the space.

Zoned Business Industrial, the property allows for many commercial uses including health services laboratory, instructional facility, light manufacturing, studio, vocational / technical school and supporting office space.

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## FOR LEASE

\$14.00 psf (gross)

**Mark LeBlanc**

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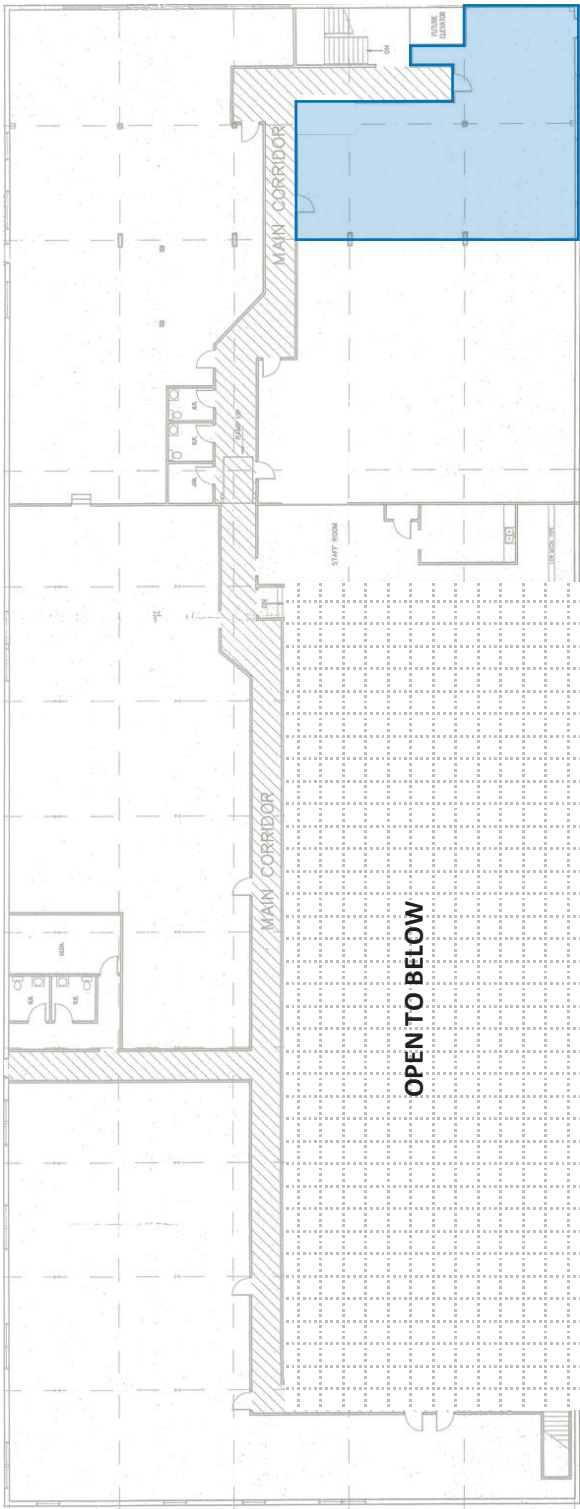
## Unit 203, 440 Wilsey Road | Fredericton, NB



<b>LISTING ID</b>	25145
<b>ADDRESS</b>	440 Wilsey Road, Fredericton, New Brunswick
<b>LOCATION</b>	Fredericton Industrial Park
<b>PROPERTY TYPE</b>	Warehouse / Office
<b>ZONING</b>	Business Industrial (BI)
<b>BUILDING SIZE (GLA)</b>	44,604 sf
<b>YEAR BUILT</b>	c. 1970's (renovated in 2016)
<b>SIZE AVAILABLE (SF)</b>	Unit 203: 1,841 sf
<b>FLOOR LOCATION</b>	Second floor
<b>CEILING HEIGHT</b>	9'
<b>PARKING</b>	Free on-site paved surface parking
<b>AVAILABILITY</b>	Immediately
<b>GROSS RENT</b>	\$14.00 psf (includes heat, A/C, and electricity)

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FLOOR PLAN







For more information please contact:

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