

FOR LEASE

212 HODGSON ROAD FREDERICTON, NB

Built-to-suit warehouse space
available for lease



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Built-to-suit warehouse space available for lease

Situated off Alison Boulevard, 212 Hodgson Road is conveniently located to service tenants’ needs in a busy and well-established industrial node. Available immediately for tenant fit-up, this leasing opportunity features 2,160 sf, equipped with a 14’ grade-level overhead door, an insulated roof, and natural gas on site. The space can be finished with high-quality build-outs to meet tenants’ requirements, including additional glazing facing the Vanier Highway for ample natural light.

Offering fantastic visibility and exposure, the property is supported by General Industrial Zoning, permitting a wide variety of uses, including laboratory, light manufacturing, contractor’s shop, distribution facility and more!



2,160 SF
At Grade



Storage
Available



Free On-Site
Parking

LISTING ID	25176
ADDRESS	212 Hodgson Road, Fredericton
PROPERTY TYPE	Industrial / Warehouse
PID	75526301
ZONING	General Industrial Zone
BUILDING SIZE	8,800 sf
SIZE AVAILABLE	2,160 sf
FLOOR	Ground
LOADING	Grade
CLEAR HEIGHT	14'
PARKING	Free on-site
AVAILABILITY	Immediately
GROSS RENT	\$18.00 psf





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