

FOR LEASE

140 PEPIN ROAD FREDERICTON, NEW BRUNSWICK

Rare industrial leasing opportunity
in a newly constructed building



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Rare industrial leasing opportunity in a newly constructed building

Situated in Vanier Industrial Park, 140 Pepin Road is a newly-constructed, single-storey industrial building offering tenants high-quality, build-to-suit options.

This conveniently located leasing opportunity comprising 5,500 sf is zoned General Industrial, permitting a broad range of uses, including distribution, equipment sales and service, laboratory, industrial service and repair, and warehouse. Property features include two (2) dock level doors, free on-site parking, exterior signage opportunities and large windows providing ample natural light.

Available March 1, 2022 for tenant fit-up, this is a rare leasing opportunity in Fredericton's tight industrial market!



**5,500
Square Feet
Available**



Build-to-Suit



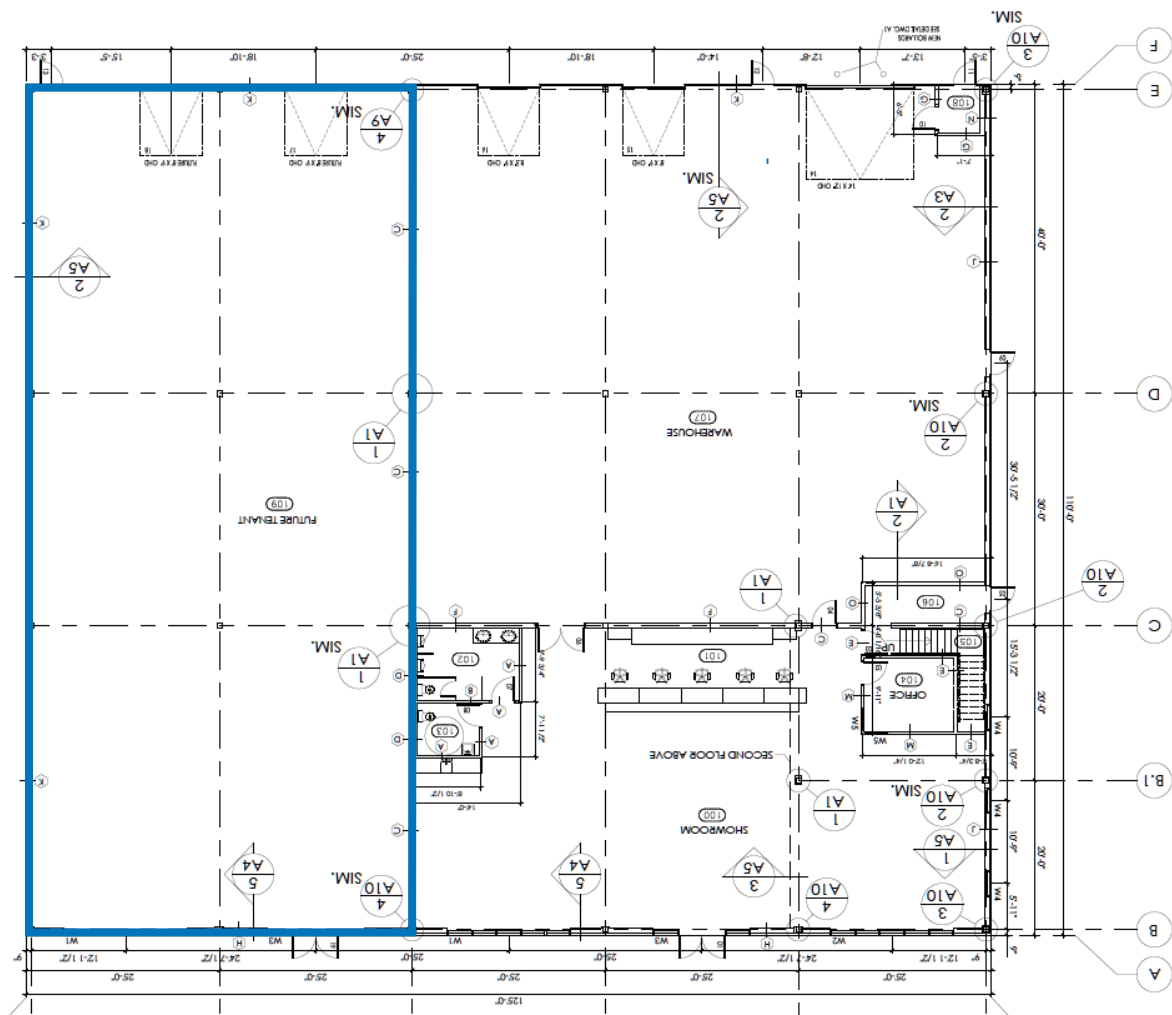
**Free, On-Site
Parking**

LISTING ID	25178
ADDRESS	140 Pepin Road, Fredericton
LOCATION	Vanier Industrial Park
PROPERTY TYPE	Industrial
PID	60058757
ZONING	General Industrial Zone
BUILDING SIZE	13,750 sf
SIZE AVAILABLE	5,500 sf
LOADING	Two (2) dock level doors
CLEAR HEIGHT	22'
PARKING	On-site parking (free)
AVAILABILITY	March 1, 2022
BASE RENT	\$12.00 psf (net)
ADDITIONAL RENT (ESTIMATE)	\$5.00 psf



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Floor Plan



Exterior Photo





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