

FOR LEASE

385 WILSEY ROAD FREDERICTON, NEW BRUNSWICK

Rare industrial leasing opportunity
in Fredericton Industrial Park



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Rare industrial leasing opportunity in Fredericton Industrial Park

Well-located in the Fredericton Industrial Park at 385 Wilsey Road, this 2,270 sf leasing opportunity is on the market for the first time in over a decade! The front area of the space includes an open reception and work area accented with a dropped T-bar ceiling grid, VCT flooring and large front windows. The back area offers a functional working space, supported with a 10' grade loading door for seamless delivery of product.

The property is supported by Business Industrial Zoning, permitting over fifty uses, providing the ultimate in flexibility for your business needs. With limited vacancies in Fredericton's tight industrial market, do not miss out on this rare leasing opportunity!



2,270 sf Available

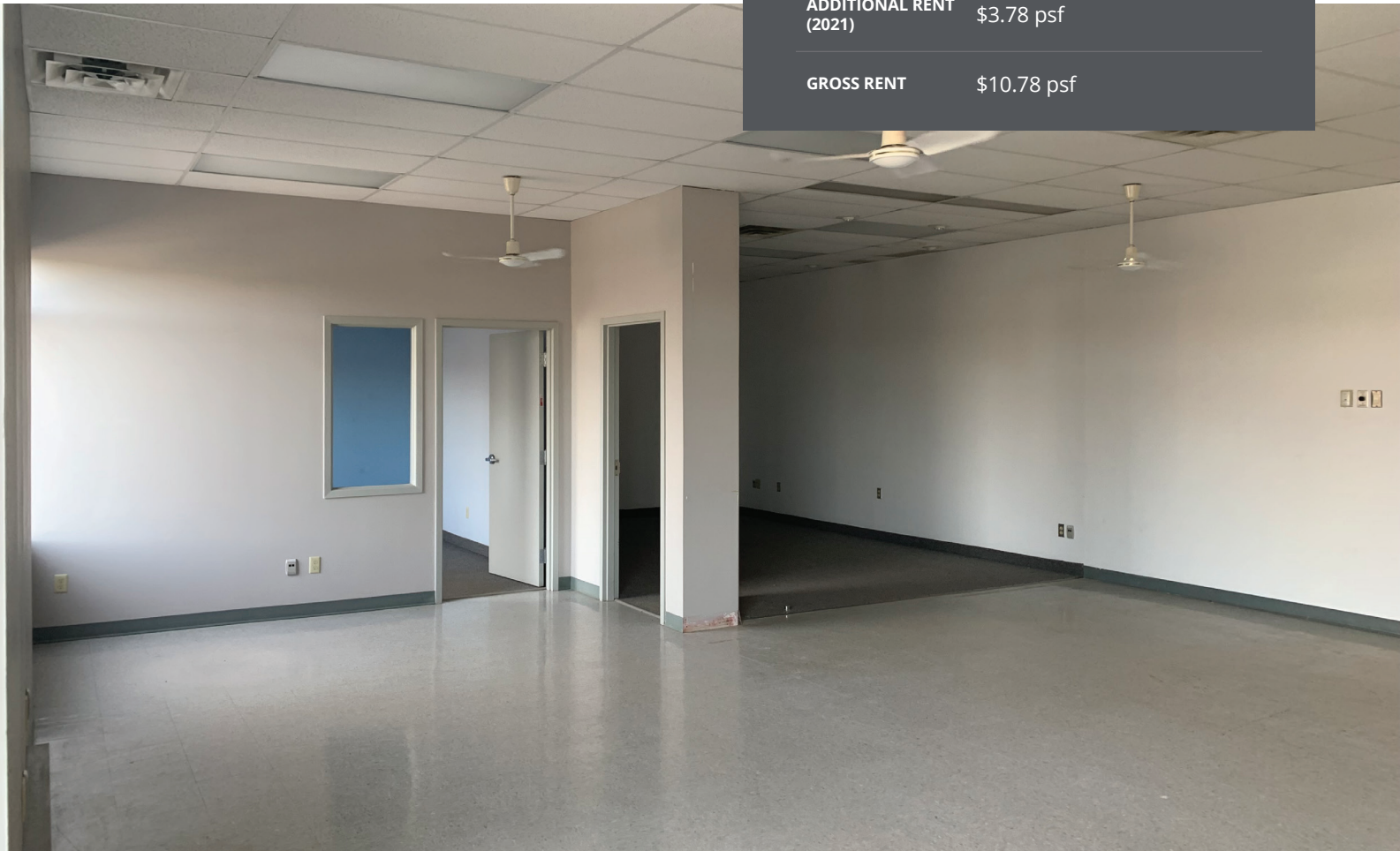


Grade Loading



Parking Available

LISTING ID	25179
ADDRESS	385 Wilsey Road, Unit 6
LOCATION	Fredericton Industrial Park
PROPERTY TYPE	Industrial
ZONING	Business Industrial Zone
BUILDING SIZE	31,510 sf
SIZE AVAILABLE	2,270 sf
FLOOR LOCATION	Ground
AVAILABILITY	Immediately
PARKING	Ample, on-site parking
GRADE DOORS	One (1)
BASE RENT	\$7.00 psf
ADDITIONAL RENT (2021)	\$3.78 psf
GROSS RENT	\$10.78 psf



385 WILSEY ROAD | FREDERICTON, NB

- ✓ Grade level with 10' loading door
- ✓ Built in 1974; renovated in 1995
- ✓ Rooftop cooling and heating system
- ✓ Business Industrial Zoning
- ✓ Exterior signage opportunities
- ✓ Two standard exit-doors at rear of building
- ✓ 12' clear heights
- ✓ Excellent natural light in front work area
- ✓ Convenient location and great exposure
- ✓ Well-maintained and tastefully finished exterior





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