

FOR LEASE

140 ALISON BOULEVARD FREDERICTON, NB

High Visibility Commercial Space
for Lease on Alison Boulevard



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140 ALISON BOULEVARD | FREDERICTON, NEW BRUNSWICK

High Visibility Commercial Space for Lease on Alison Boulevard

Situated along Alison Boulevard, this 3,450 sf fully built-out storefront showroom/office space is complete with a washroom, kitchenette, LAN room and warehouse.

Strategically located off Route 7 Vanier Highway and in close proximity to uptown Fredericton, 140 Alison Boulevard also offers your employees easy access to walking trails, shopping and restaurants.

Serviced by a 16' grade-level loading door with concrete ramp, this building has been a favorite for many tenants and rarely has vacancy. Built in 2007, the space offers 18' clear ceiling height, rooftop HVAC for office space, large turning radius for loading and unloading, ample free surface parking and great visibility.

Available January 2023, this space won't last long! There is an opportunity to combine with the adjacent unit (currently vacant) for a total of 10,650 sf. Don't miss this opportunity - book a viewing today!



3,450 sf - 10,650
sf of Space

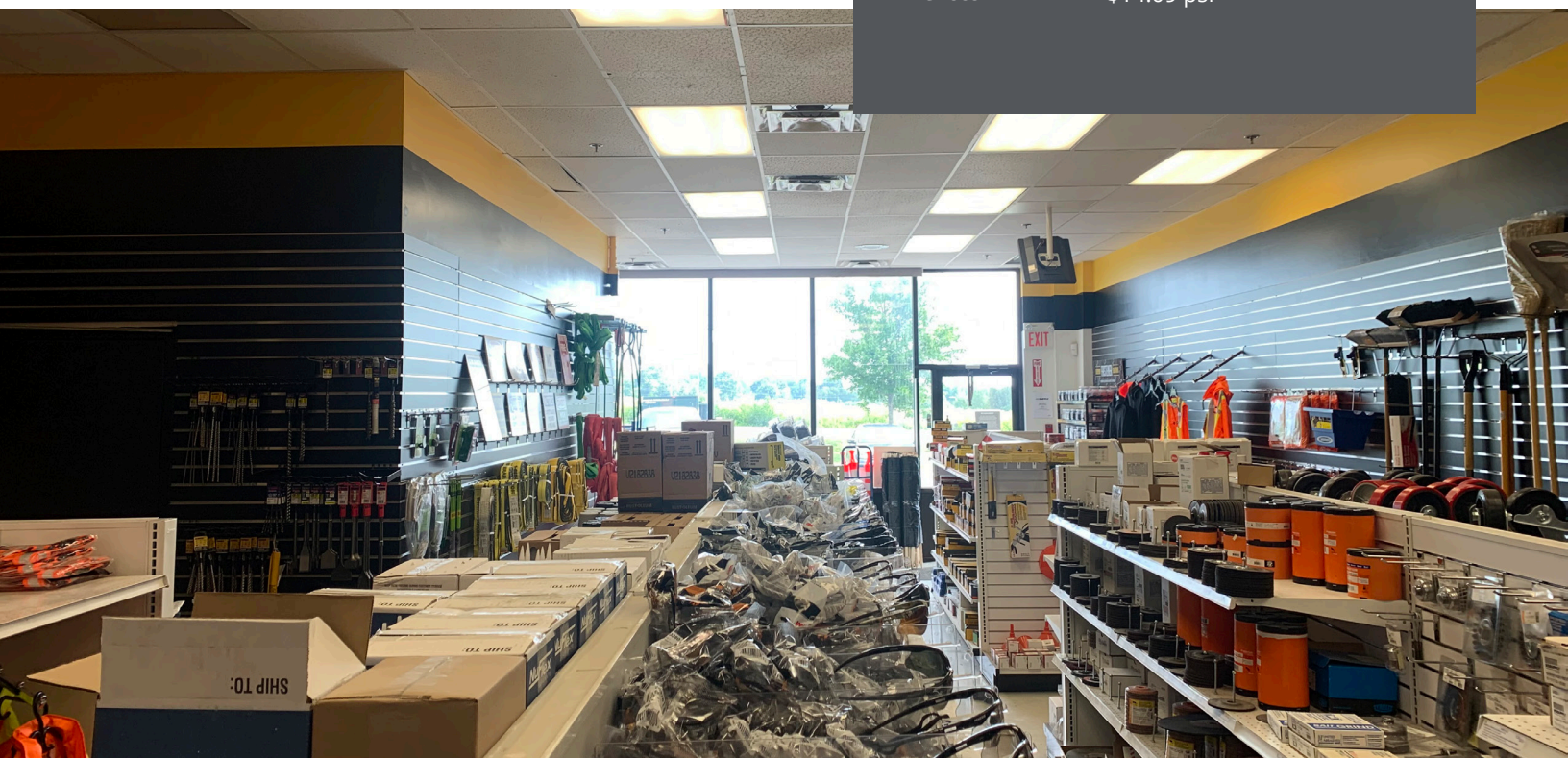


18' Ceilings

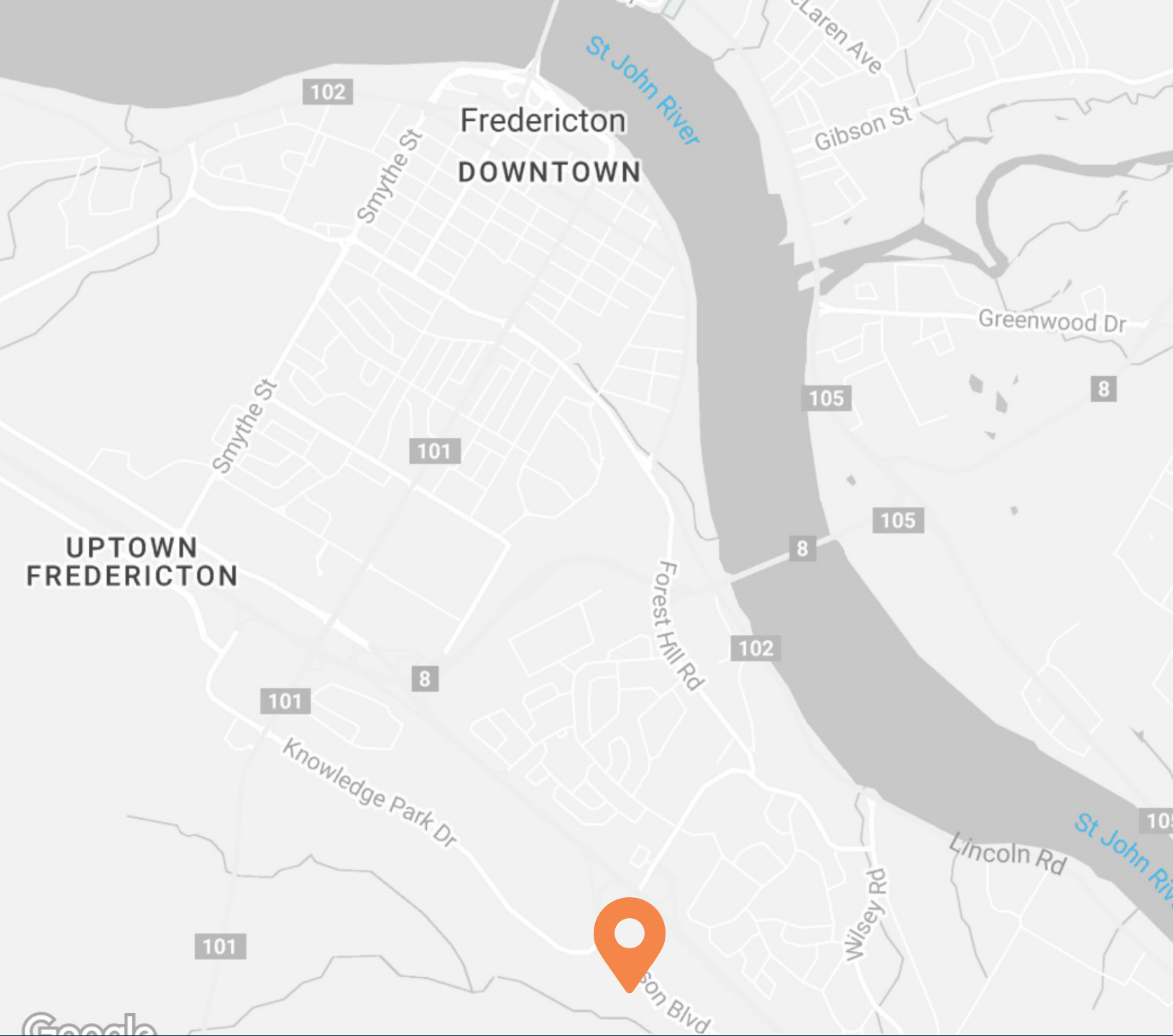


Ample on-site
parking

LISTING ID	25199
ADDRESS	140 Alison Boulevard
LOCATION	Fredericton
PROPERTY TYPE	Retail/Industrial
ZONING	General Industrial
BUILDING SIZE	47,130 sf
MAX CONTIGUOUS SPACE AVAILABLE	10,650 sf
MIN CONTIGUOUS SPACE AVAILABLE	3,450 sf
AVAILABILITY	January 2023
PARKING	Ample on-site paved parking
BASE RENT	\$8.50 psf
ADDITIONAL RENT	\$5.59 psf
GROSS RENT	\$14.09 psf







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