

FOR LEASE

245 HILTON ROAD, UNIT 25 FREDERICTON, NEW BRUNSWICK

**3,892 sf of Commercial Space for
Lease in Fredericton Industrial Park**



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245 HILTON ROAD, UNIT 25 | FREDERICTON, NEW BRUNSWICK

3,892 sf of Commercial Space for Lease in Fredericton Industrial Park

This unit, at 245 Hilton Road, is well-located in the Fredericton Industrial Park. With 3,892 sf of space, it offers ample space for both office/reception work and functional workspaces. A grade level loading door ensures efficient product delivery, and recent interior renovations provides a fresh and modern work space.

The property is supported by a Business Industrial Zoning, allowing for a vast amount of uses such ranging from health services laboratory, instructional facility, light manufacturing, studio, and vocational / technical school.

Contact the listing agent for more information!



3,892 sf
Of Space



15' - 16' Clear
Height



Ample On-site
Parking

LISTING ID	25202
ADDRESS	245 Hilton Rd, Unit 25
LOCATION	Fredericton, NB
PROPERTY TYPE	Office/commercial
YEAR BUILT	1975
YEAR RENOVATED	2022
ZONING	Business Industrial Zone (BI)
SIZE AVAILABLE	3,892 sf
AVAILABILITY	Immediate
LOADING	One (1) grade level loading door
PARKING	Ample free parking on site
RENT	Contact Listing Agent





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