

**FOR LEASE**

# 245 HILTON ROAD, UNIT 25 FREDERICTON, NEW BRUNSWICK

2,742 sq. ft. of commercial space for  
lease in Fredericton Industrial Park



**John Bigger**

- 📞 (506) 453-7880
- 📠 (506) 470-5057
- ✉️ john@partnersglobal.com

[partnersglobal.com](https://partnersglobal.com)



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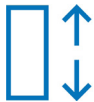
This unit, at 245 Hilton Road, is well-located in the Fredericton Industrial Park. With 2,742 sq. ft. of space, it offers ample space for both office/reception work and functional workspaces. A grade level loading door ensures efficient product delivery, and recent interior renovations provides a fresh 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!



2,742 sq. ft.  
of Space



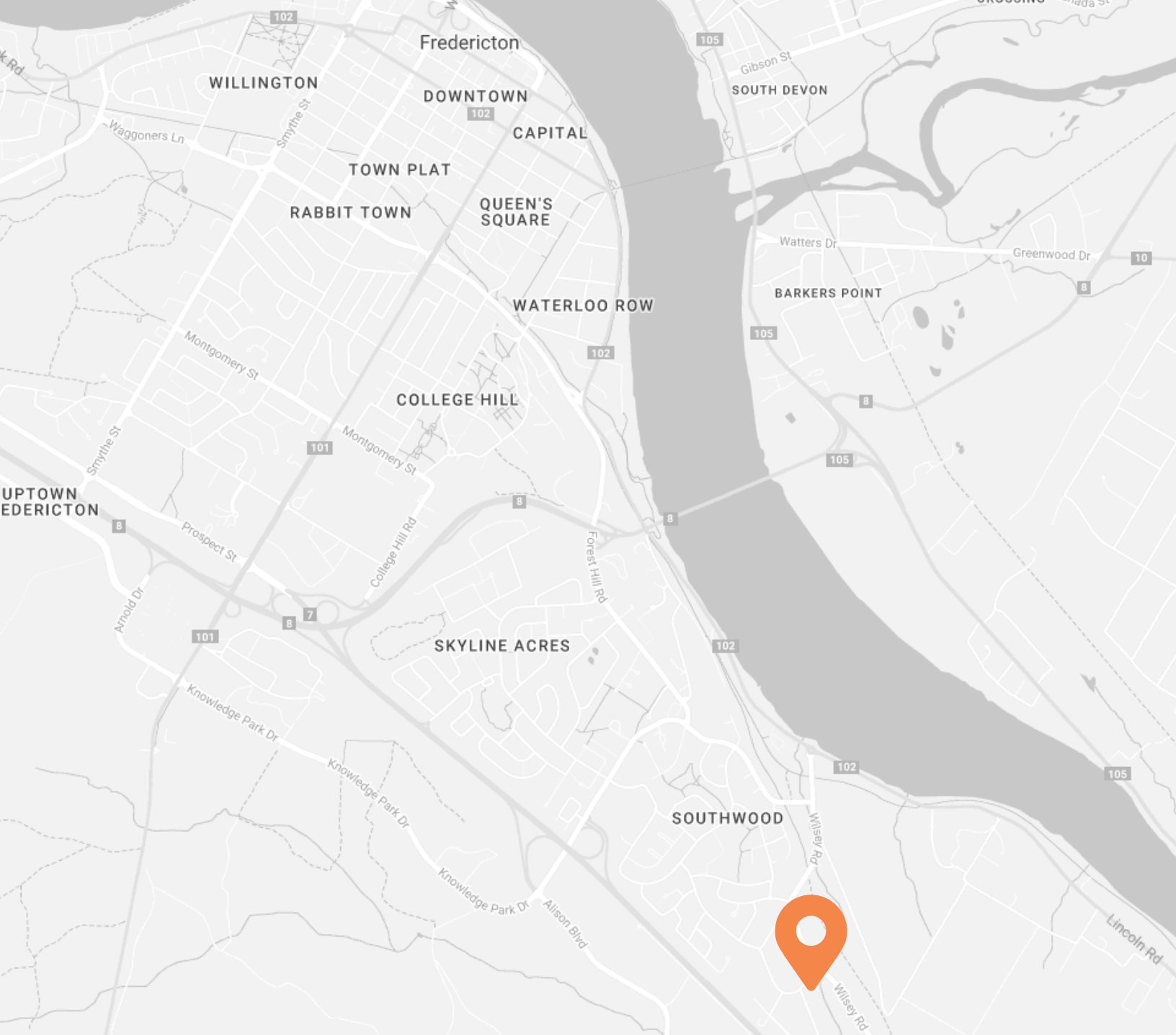
15' - 16' Clear  
Height



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	2,742 sq. ft.
AVAILABILITY	Immediate
LOADING	One (1) grade level loading door
PARKING	Ample free parking on site
NET RENT	\$9.75 psf





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