

FOR LEASE

385 WILSEY ROAD FREDERICTON, NEW BRUNSWICK

Rare leasing opportunity in Fredericton
Industrial Park available July 2024



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385 WILSEY ROAD | FREDERICTON, NB

Rare leasing opportunity in Fredericton Industrial Park available July 2024

Nestled within Fredericton Industrial Park, 385 Wilsey Road presents a rare leasing opportunity in the city's tight industrial market! Now available for pre-leasing starting July 2024, this single-storey, light industrial building offering seamless access to Vanier Highway, Trans-Canada Highway, and Fredericton's City Centre. Impeccably maintained, the property offers ample on-site parking and exterior signage opportunities.

The front section of the space features an open reception and work area featuring a dropped T-bar ceiling grid, VCT flooring, and expansive front windows. The back area is designed for efficient functionality, complete with a 10' grade loading door, ensuring seamless product delivery.

The property is supported by Business Industrial Zoning, permitting over fifty uses, providing the ultimate in flexibility for your business needs. Secure your spot in this prime location before it's too late!



2,270 sq. ft.
Available



Grade Loading



Ample, On-Site
Parking

LISTING ID	25228
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	July 1, 2024
PARKING	Ample, on-site parking
GRADE DOORS	One (1)
BASE RENT	\$9.75 psf
ADDITIONAL RENT (2024)	\$4.50 psf
GROSS RENT	\$14.25 psf



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- ✓ 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





- 1** Vanier Highway
- 2** Regent Mall
- 3** Corbett Centre
- 4** University of New Brunswick
- 5** Downtown Fredericton



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