

FOR LEASE

819 ROYAL ROAD, BUILDING E FREDERICTON, NEW BRUNSWICK

Industrial leasing opportunity, totalling
6,350 sq. ft., in MIRA Business Park



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MIRA Business Park

MIRA Business Park is a redeveloped industrial and commercial property that has been repositioned to satisfy an acute need for quality industrial space available for lease in the City of Fredericton.

The property is located at 819 Royal Road on Fredericton's north side - located off the Ring Road (NB-105N) and only 7.5 km (10 minutes) from Fredericton's downtown core.

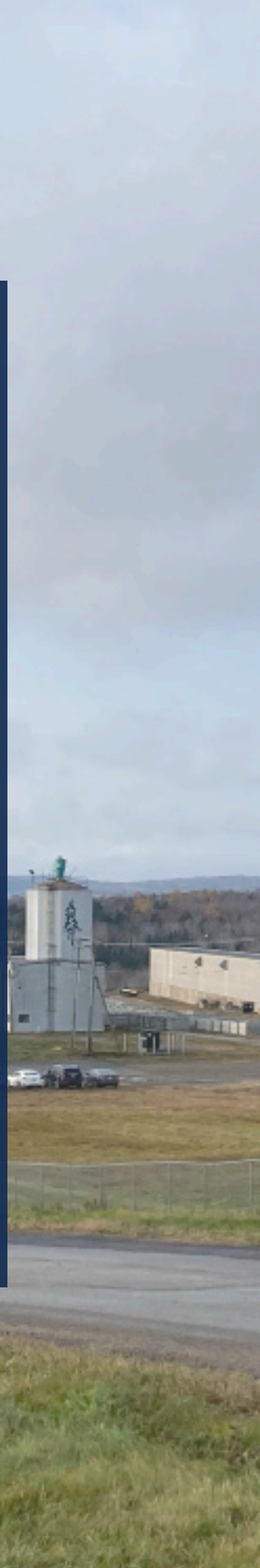
The Park is comprised of nine buildings representing almost 100,000 sq. ft. It sits on over 165-acres and provides users with not only excellent building infrastructure, but also easy off access and the potential for lay-down and compound areas.

Rentable areas range from approximately 1,500 square feet to 30,000 square feet of contiguous space. Many properties offer ceiling heights of over 25-foot clear with concrete floors, large overhead doors, metal exteriors and 3-Phase power, and several buildings also have certified cranes in place.

With a General Industrial (GI) Zoning, MIRA Business Park can accommodate over 45 permitted uses including Auction Facility; Contractor's Shop; Distribution Facility; Equipment Sales & Rental (Light and Heavy); Laboratory; Manufacturing (Light); Recycling Facility; Transportation Depot; Vehicle Storage; Warehouse Storage and Warehouse Wholesale among others.

The site has controlled access and is monitored regularly via a third-party security company providing tenants with peace of mind.

Join other quality tenants in this development who have already called MIRA Business Park home!



Industrial leasing opportunity, totalling 6,350 sq. ft., in MIRA Business Park

Building E, available for lease, encompasses 6,346 sq. ft. of thoughtfully designed space, seamlessly combining functionality with modern enhancements. This L-shaped structure comprises two distinct sections: a larger bay of 5,050 sq. ft., built in 1998, and a smaller 1,296 sq. ft. addition, constructed more recently in 2005.

The property is equipped with two 14-foot grade-level loading doors, offering clear heights of 13'8" in the smaller bay and 15'4" in the larger bay. It also features a convenient mezzanine that includes a private office and storage area, enhancing operational efficiency. Positioned strategically within the MIRA Business Park, the building benefits from ample on-site parking and excellent accessibility. Its adaptable design provides an ideal canvas for tenants to customize the space to suit a wide range of business requirements. Contact the listing agents for more details!



6,350 sq. ft.
Industrial
Property



Grade Loading



Full Building
For Lease

LISTING ID	25247
ADDRESS	819 Royal Road, Building E, Fredericton
LOCATION	MIRA Business Park
PROPERTY TYPE	Industrial
LOT SIZE	165-acres
BUILDING SIZE	6,346 sq. ft.
SIZE AVAILABLE	6,346 sq. ft.
ZONING	General Industrial (GI)
LOADING	Two (2) 14-foot grade loading doors
CLEAR HEIGHTS	13'8" in small bay; 15'4" in large bay
PARKING	Ample, on-site parking
AVAILABILITY	Immediately
RENTAL RATE	\$15.00 psf (semi-gross)



MIRA Business Park Aerial Map



Subject property outlined in orange



EXTERIOR



OFFICE



GRADE LOADING

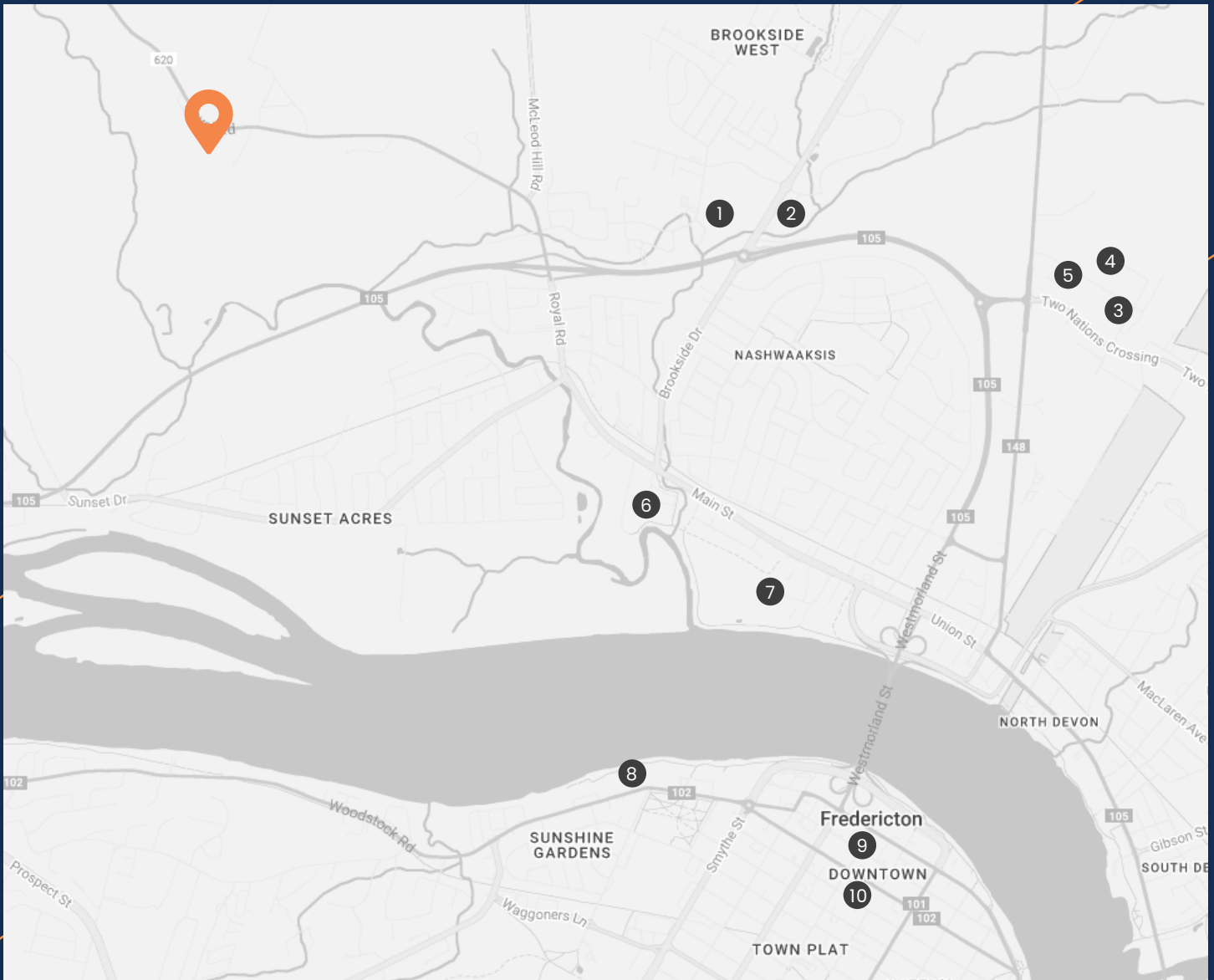


EXTERIOR & GRADE LOADING



INTERIOR

Surrounding Area



- | | |
|---------------------------------------|----------------------------|
| ① Brookside Mall | ⑥ Atlantic Superstore |
| ② Mama's Brew Pub | ⑦ Trailway Brewing Co |
| ③ Walmart Supercentre | ⑧ Delta Hotels Fredericton |
| ④ Kent Building Supplies | ⑨ Kings Place Mall |
| ⑤ Upcoming Highland Plaza Development | ⑩ Downtown Fredericton |

Downtown Fredericton
DRIVE TIME: 12-15 MINUTES

Trans-Canada Highway
DRIVE TIME: 18-22 MINUTES

Fredericton International
Airport
DRIVE TIME: 24-26 MINUTES

Oromocto
DRIVE TIME: 28-30 MINUTES



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