

FOR LEASE

819 ROYAL ROAD, BUILDING H2 FREDERICTON, NEW BRUNSWICK

Up to 14,670 sq. ft. industrial leasing
opportunity 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.

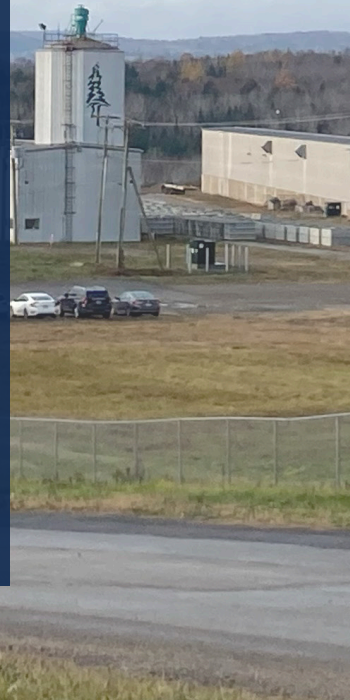
The Park is comprised of nine buildings representing almost 100,000 sq. ft. It sits on over 165-acres and provides users with not only excellent building infrastructure, but also easy off access and the potential for lay-down and compound areas.

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!

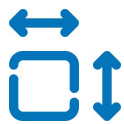


Up to 14,670 sq. ft. industrial leasing opportunity in MIRA Business Park

Building H2, available for lease, spans 14,658 sq. ft. and offers a blend of functionality and modern upgrades. Originally constructed in 1993, the building has been extensively updated to feature a 28-foot clear ceiling height, a new concrete floor, high-efficiency LED lighting, two grade-level overhead doors, perimeter construction heaters, and 3-Phase power.

As a repositioned Sorter Building, this property measures 30-feet in width and 485-feet in length. Entry is conveniently available at one end through a 14-foot overhead door, with additional access on the side through a newly added 16-foot overhead door.

Engineered with a durable combination of pre-engineered steel, a reinforced concrete foundation and slab, concrete block, metal siding, and an insulated metal roof, Building H2 is designed for lasting resilience. Offering versatility, the building can be subdivided into 5,000 sq. ft. sections, subject to lease terms, allowing for prospective tenants to tailor space to meet diverse operational needs.



Up to 14,658 sq.
ft. for Lease



Grade Loading



28' Clear
Heights

LISTING ID	25246
ADDRESS	819 Royal Road, Building H2, Fredericton
LOCATION	MIRA Business Park
PROPERTY TYPE	Industrial
LOT SIZE	165-acres
BUILDING SIZE	14,658 sq. ft.
SIZE AVAILABLE	Up to 14,658 sq. ft. (potential to demise into minimum 5,000 sq. ft. sections subject to lease terms)
ZONING	General Industrial (GI)
LOADING	Two (2) grade overhead doors
CLEAR HEIGHTS	28-foot
POWER	3-Phase Power
AVAILABILITY	Immediately
RENTAL RATE	\$15.00 psf (semi-gross)



MIRA Business Park Aerial Map



Subject property outlined in orange



EXTERIOR



SIDE LOADING DOOR



INTERIOR

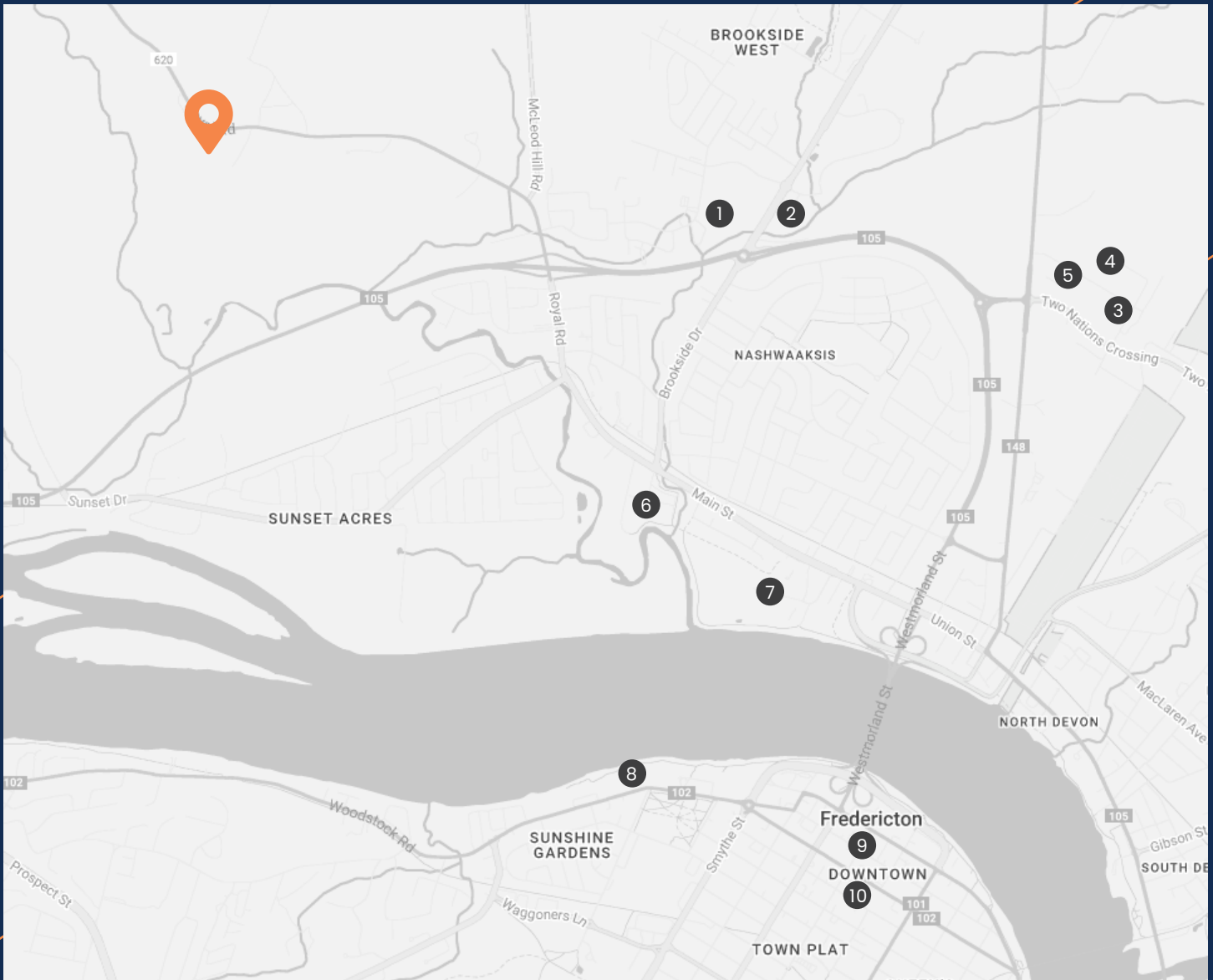


EXTERIOR & GRADE LOADING



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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