

FOR LEASE

525 BISHOP DRIVE FREDERICTON, NEW BRUNSWICK

Full building leasing opportunity well-located in uptown Fredericton



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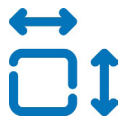


525 BISHOP DRIVE | FREDERICTON, NB

Full building leasing opportunity well-located in uptown Fredericton

Welcome to 525 Bishop Drive, a prime 7,500 sq. ft. retail/ industrial space in the heart of uptown Fredericton. Surrounded by a vibrant business community, with easy access to major transportation routes, this convenient location ensures unparalleled visibility and accessibility.

The property features a versatile layout featuring a blend of retail and industrial space with generous clear heights, private offices, a customizable lunchroom, and an efficient mezzanine. The space is equipped with a 12-foot grade level loading door, thirty parking spaces, and is powered by 400 amps and 240 volts of three-phase electricity. Seize the opportunity to lease an entire standalone building and make 525 Bishop Drive the home of your thriving business!



7,500 sq. ft.
Retail/Industrial

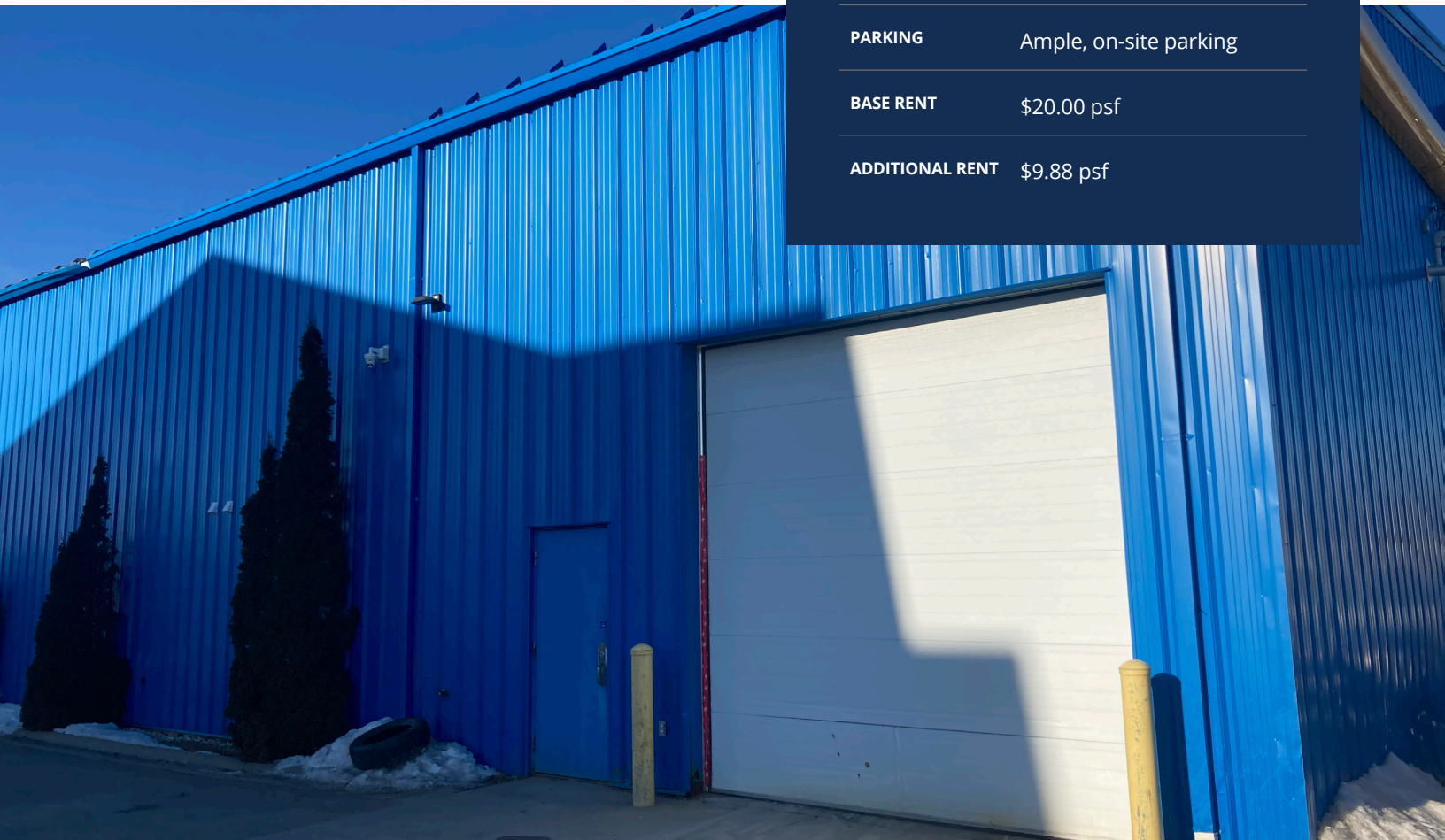


Grade Level
Loading Door



On-Site Parking

LISTING ID	25229
ADDRESS	525 Bishop Drive
LOCATION	Fredericton
PROPERTY TYPE	Retail / Industrial
LOT SIZE	32,819 sq. ft.
BUILDING SIZE	7,500 sq. ft.
SIZE AVAILABLE	7,500 sq. ft. with additional mezzanine
AVAILABILITY	November 1, 2025
ZONING	Commercial Corridor Zone Two (COR-2)
YEAR BUILT	2007
LOADING	One (1) grade level door
PARKING	Ample, on-site parking
BASE RENT	\$20.00 psf
ADDITIONAL RENT	\$9.88 psf



Property Highlights

- Prime retail and industrial building in uptown Fredericton
- Standalone, full building leasing opportunity
- 7,500 sq. ft. commercial property situated on a 32,819 sq. ft. lot
- Featuring 26'10" ceiling height and 22'3" clearance to beam
- 12' grade level loading door
- Rooftop HVAC unit for optimal efficiency
- Powered by 400 amps and 240 volts of three-phase electricity
- Various equipment, including forklifts and racking, are negotiable
- Exterior signage opportunities
- Meticulously maintained property
- Expansive storefront windows
- Natural gas availability
- Energy-efficient LED lighting
- Thirty (30) surface parking spaces, located at the front and rear of the building
- Well-located in Uptown Fredericton, with convenient access to major highways and various amenities
- Conveniently located a ten-minute drive from downtown Fredericton



Aerial View





RETAIL SPACE



GRADE LOADING DOOR



REAR EXTERIOR



FRONT EXTERIOR



WAREHOUSE SPACE

Commercial Corridor Zone Two

Section 11

Commercial Zones

COR-2

11.9 COMMERCIAL CORRIDOR ZONE TWO

COR-2

11.9(1) PURPOSE

The COR-2 Zone:

- accommodates commercial *development* including auto-oriented services;
- is generally located along major roads within primary commercial areas;
- is generally characterized by *buildings* located far back from the *street* with *parking* surrounding the *building*; and,
- allows more than 1 main commercial *building* on a *lot*.



11.9(2) USES

(a) Permitted Uses

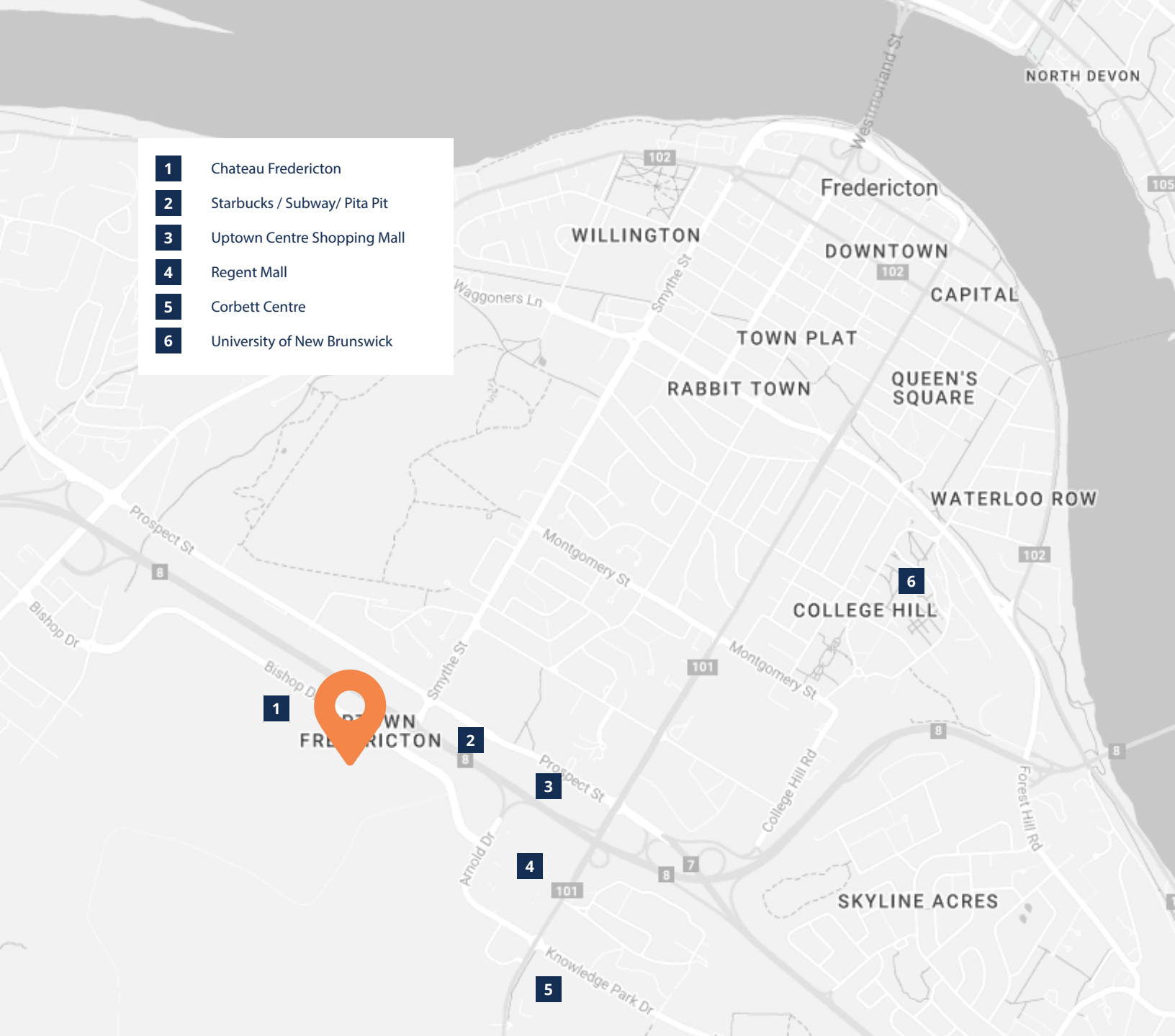
- (1) Car Wash
- (2) Catering Service
- (3) Commercial Recreation Establishment
- (4) Convenience Store
- (5) Contractor's Shop Z-5.143
- (6) Counselling Service
- (7) Dispatch Service
- (8) Drinking Establishment
- (9) Equipment Sales & Rental - Light
- (10) Financial Institution
- (11) Fitness Centre
- (12) Food Service - Take Out
- (13) Funeral Home
- (14) Grocery Store
- (15) Health Services Laboratory
- (16) Hotel/Motel
- (17) Instructional Facility
- (18) Laboratory Z-5.116
- (19) Liquor Store
- (20) Medical Clinic
- (21) Medical Practice
- (22) Micro-brewery
- (23) Night Club
- (24) Office

- (25) Personal Service - Apparel
- (26) Personal Service - Appearance
- (27) Pet Care Service
- (28) Printing Centre
- (29) Restaurant
- (30) Restaurant - Licensed
- (31) Retail Store
- (32) Sales Centre - Model Home
- (33) Service & Repair - Household
- (34) Social Organization
- (35) Special Function Tent
- (36) Studio - Media
- (37) Studio - Photographic
- (38) Temporary Vending Facility
- (39) Transit Service Z-5.16
- (40) Vehicle Sales - Seasonal
- (41) Vehicle Service - Major
- (42) Vehicle Service - Minor
- (43) Veterinary Services
- (44) Vocational/Technical School
- (45) Warehouse - Wholesale

(b) Conditional Uses

- (1) Drive-thru Facility
- (2) Gas Bar
- (3) Vehicle Rental
- (4) Vehicle Sales

- 1 Chateau Fredericton
- 2 Starbucks / Subway/ Pita Pit
- 3 Uptown Centre Shopping Mall
- 4 Regent Mall
- 5 Corbett Centre
- 6 University of New Brunswick



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