



FOR LEASE

*Up to 12,000 sq. ft of Versatile Space in
Fredericton's Premier Industrial Hub*

190 ALISON BOULEVARD

Fredericton, New Brunswick

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Up to 12,000 sq. ft of Versatile Space in Fredericton's Premier Industrial Hub

Don't miss the chance to secure space in one of Fredericton's best multi-tenant industrial buildings! Located just off Highway 7 near Knowledge Park Drive, 190 Alison Boulevard offers excellent visibility with easy access to major transportation routes while being close to the city center.

The available unit spans just over 12,000 sq. ft. featuring 22' clear height, two dock-level doors with levelers and room for 53' trailer loading at the rear. The front and side of the building provide ample, free paved parking for clients and staff.

Zoned General Industrial (GI), the property supports a wide range of uses like distribution, equipment sales and rentals, laboratories, office (secondary use), recreation, retail, and warehouse storage. The building itself is solid, built on concrete structural slabs, with a pre-engineered steel frame, aluminum exterior siding with cultured stone, commercial glazed windows, metal insulated roof and LED lighting. The building is heated by natural gas and is equipped with fire alarm and a sprinkler system for added safety. Whether you're expanding, relocating or starting something new, 190 Alison is ready to meet your needs.



Up to 12,000 sq.
ft Available



GI Zoning



Desired
Location

LISTING ID	25267
PID	75282319
ADDRESS	190 Alison Boulevard
LOCATION	Fredericton
PROPERTY TYPE	Industrial
ZONING	General Industrial (GI)
LOT SIZE	3.29-acres
BUILDING SIZE	29,000 sq. ft.
MAX CONTIGUOUS SPACE	12,012 sq. ft.
MIN CONTIGUOUS SPACE	4,912 sq.ft.
PARKING	Ample, free parking
CLEAR HEIGHTS	20' - 22'
DOCK DOORS	Two (2)
AVAILABLE	Immediately
BASE NET RENT	12.50 psf



Aerial View



Rear View





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