

212 HODGSON ROAD FREDERICTON, NEW BRUNSWICK

Versatile industrial space for lease
situated in Fredericton Business Park



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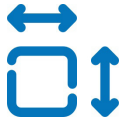
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Versatile industrial space for lease situated in Fredericton Business Park

Situated at 212 Hodgson Road, this leasing opportunity offers 4,720 sq. ft. of industrial space conveniently located in Fredericton Business Park. Equipped with on-site parking, two 8-foot grade-level loading doors, a private office, three-phase power, and abundant functional workspace, this unit guarantees efficiency for business operations. It also offers exceptional exposure and options for exterior signage. Furthermore, it can be subdivided into two separate 2,360 sq. ft. spaces to accommodate tenant's specific requirements.

Supported by General Industrial Zoning, the property permits nearly fifty different uses, providing exceptional flexibility to cater to various business endeavors. Given the scarcity of vacancies in Fredericton's tight industrial market, take advantage of this rare leasing opportunity! Reach out to the listing agent to learn more.



4,720 sq. ft.
Available



Two Grade
Loading Doors



Ample, On-Site
Parking

LISTING ID	25232
ADDRESS	212 Hodgson Road, Fredericton
LOCATION	Fredericton Business Park
PROPERTY TYPE	Industrial / Warehouse
LOT SIZE	82,000 sq. ft.
BUILDING SIZE	9,400 sq. ft.
NO. OF FLOORS	One (1)
SIZE AVAILABLE	4,720 sq. ft.; unit can easily be demised into two 2,360 sq. ft. units
ZONING	General Industrial Zone (GI)
LOADING	Two (2) grade doors
PARKING	Ample, free on-site parking
AVAILABILITY	Immediately
GROSS RENT	\$18.00 psf plus utilities





RETAIL / OFFICE SPACE



REAR DOOR



FRONT ENTRANCE



GRADE LOADING DOOR



EXTERIOR

General Industrial Zone

14.4 GENERAL INDUSTRIAL ZONE

GI

14.4(1) PURPOSE

The GI Zone:

- accommodates a wide range of general industrial and vehicle-oriented *uses* that may have an adverse impact on adjacent non-industrial land *uses*;
- provides for *uses* where the majority of production and service activities take place within the *building* and may require outdoor areas for related loading or storage activities; and,
- allows more than 1 main *building* on a *lot*.



14.4(2) USES

(a) Permitted Uses

- | | |
|---|--|
| (1) <i>Animal Shelter</i> | (21) <i>Office only as a secondary use to the other permitted uses</i> |
| (2) <i>Auction Facility</i> | (22) <i>Publishing Facility</i> |
| (3) <i>Bulk Fuel Station</i> | (23) <i>Recreation Facility - Indoor</i> |
| (4) <i>Cannabis Production Facility</i> Z-5.143 | (24) <i>Recreation Facility - Outdoor</i> |
| (5) <i>Catering Service</i> | (25) <i>Recycling Depot</i> |
| (6) <i>Commercial Recreation Establishment</i> | (26) <i>Recycling Facility</i> |
| (7) <i>Contractor's Shop</i> | (27) <i>Restaurant</i> |
| (8) <i>Dispatch Service</i> | (28) <i>Restaurant - Licensed</i> |
| (9) <i>Distribution Facility</i> | (29) <i>Retail Store only as a secondary use to the other permitted uses</i> |
| (10) <i>Dry Cleaning Plant</i> | (30) <i>Sales Centre - Model Home</i> Z-5.216 |
| (11) <i>Equipment Sales & Rental - Heavy</i> | (31) <i>Self-Storage Facility</i> |
| (12) <i>Equipment Sales & Rental - Light</i> | (32) <i>Service & Repair - Industrial</i> |
| (13) <i>Feed Mill</i> | (33) <i>Special Function Tent</i> |
| (14) <i>Food & Beverage Processing Facility</i> | (34) <i>Temporary Vending Facility</i> |
| (15) <i>Food Service - Take-out</i> | (35) <i>Transit Service</i> |
| (16) <i>Kennel</i> | (36) <i>Transportation Depot</i> |
| (17) <i>Laboratory</i> | (37) <i>Towing Service</i> |
| (18) <i>Landscape Material Supply</i> | (38) <i>Vehicle Body & Paint</i> |
| (19) <i>Large Vehicle Sales & Service</i> | (39) <i>Vehicle Rental</i> |
| (20) <i>Manufacturing - Light</i> | (40) <i>Vehicle Sales</i> |
| | (41) <i>Vehicle Sales - Seasonal</i> |
| | (42) <i>Vehicle Service - Major</i> |

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



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