

**FOR LEASE**

# 525 BISHOP DRIVE FREDERICTON, NEW BRUNSWICK

Full building leasing opportunity well-located in uptown Fredericton



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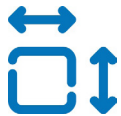


# 525 BISHOP DRIVE | FREDERICTON, NB

## 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

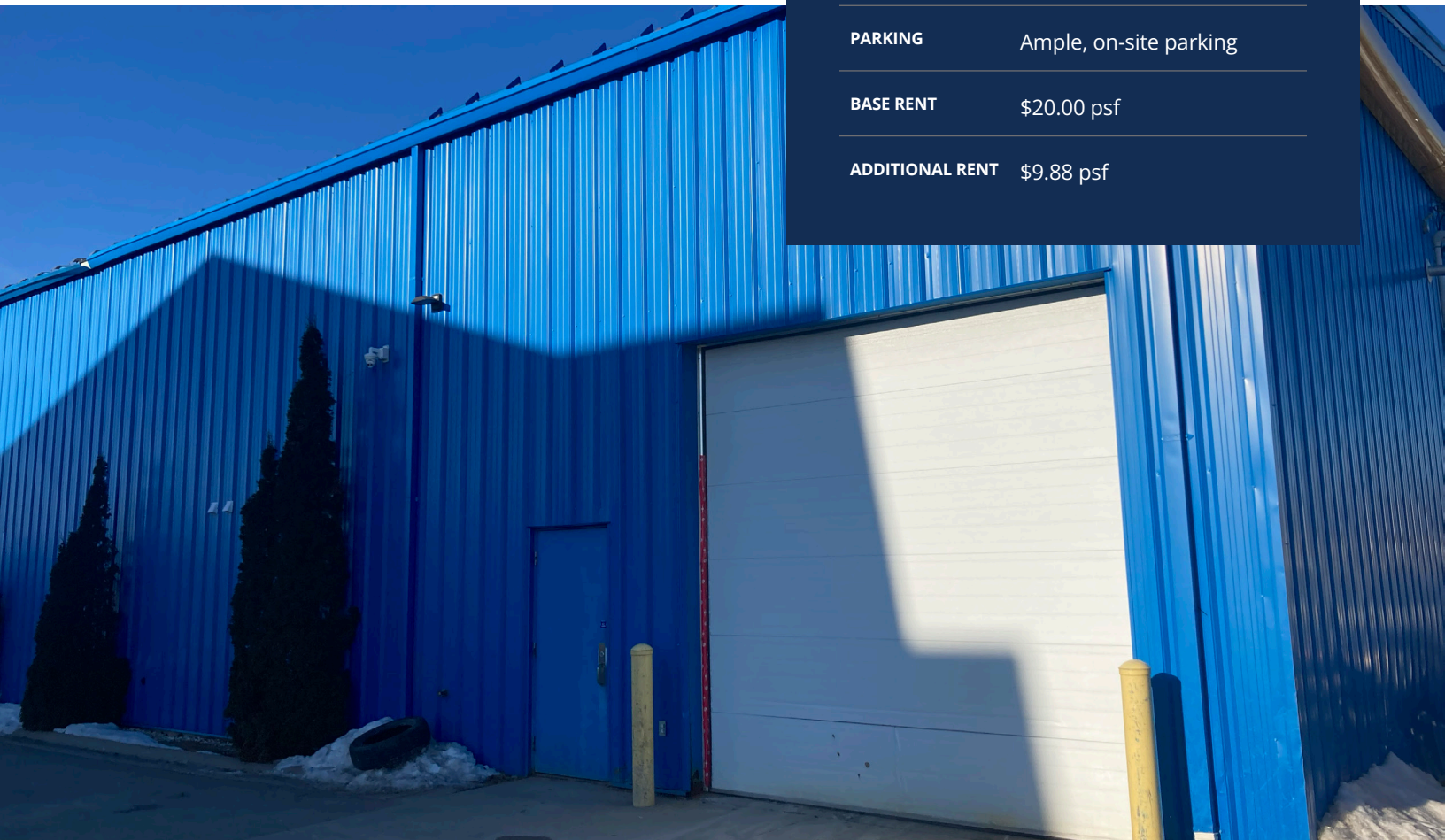


Grade Level  
Loading Door



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	Fall 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

## 11.9 COMMERCIAL CORRIDOR ZONE TWO



### 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**

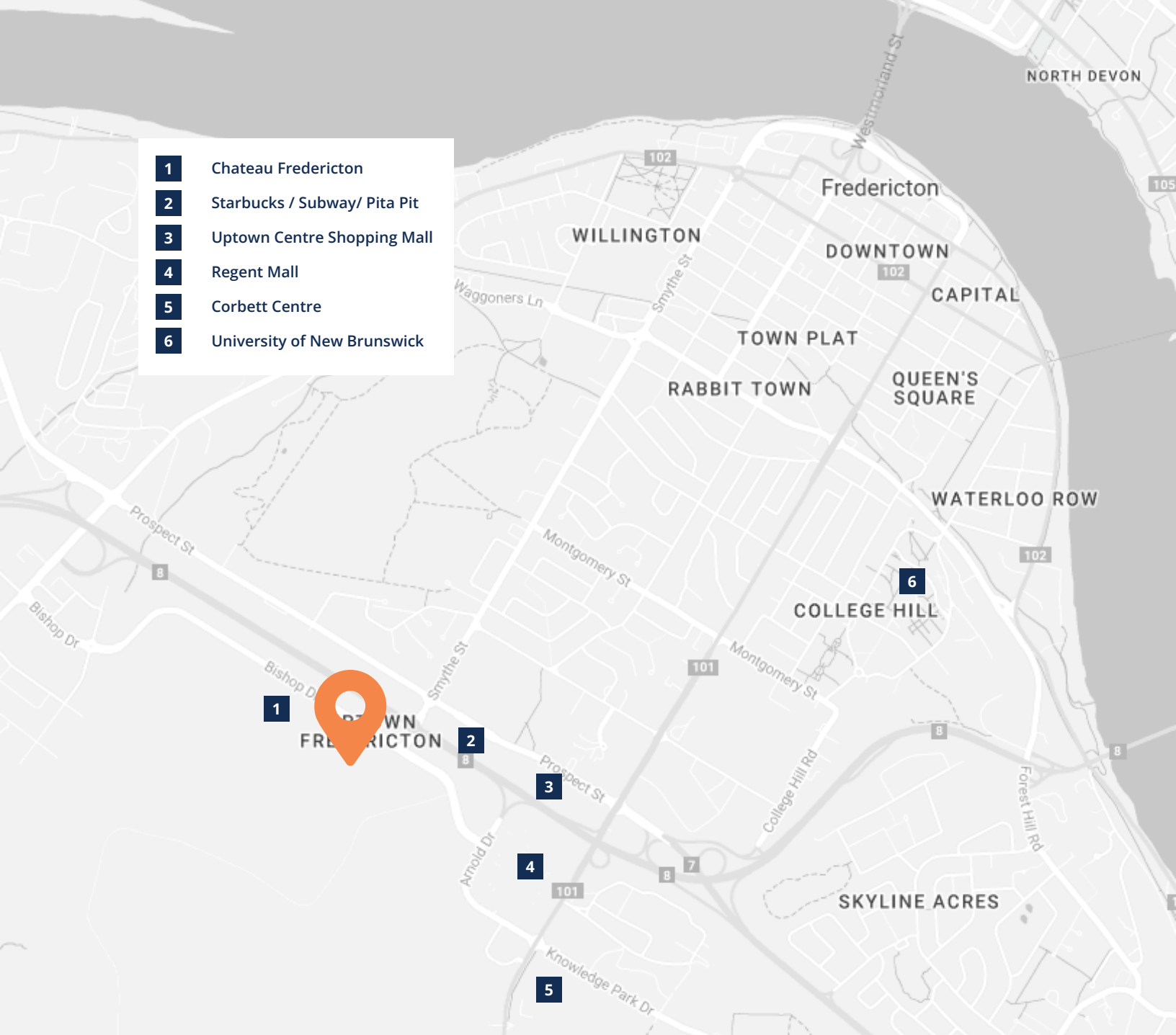
- (1) *Car Wash*
- (2) *Catering Service*
- (3) *Commercial Recreation Establishment*
- (4) *Convenience Store*
- (5) *Contractor's Shop* Z-5.143
- (6) *Counselling Service*
- (7) *Dispatch Service*
- (8) *Drinking Establishment*
- (9) *Equipment Sales & Rental - Light*
- (10) *Financial Institution*
- (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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