

FOR LEASE

385 WILSEY ROAD, UNIT 11 FREDERICTON, NEW BRUNSWICK

Versatile 1,000 sq. ft. space for lease
in Fredericton Industrial Park



John Bigger

☎ (506) 453-7880

📠 (506) 470-5057

✉ john@partnersglobal.com

partnersglobal.com

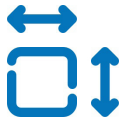


PARTNERS GLOBAL
CORPORATE REAL ESTATE

Versatile 1,000 sq. ft. space for lease in Fredericton Industrial Park

385 Wilsey Road, Unit 11, offers 1,000 sq. ft. of space available for immediate lease. Situated within a retail/ industrial building, the unit was previously utilized as office and storage space. It features a private office, a spacious open work area, and a warehouse section at the rear. The original overhead warehouse door was removed by the previous tenant but can be easily reinstalled for at-grade loading if required.

The office and work areas feature dropped T-bar ceilings and flush-mounted fluorescent lighting, while the warehouse features an open truss ceiling with suspended fluorescent fixtures and a 12-foot height. Flooring includes carpet tiles in the office, VCT in the open area, and painted concrete in the warehouse. Heating is provided by a combination of hot water and electric baseboard systems in the office areas, with a hot water unit heater serving the warehouse section. This unit offers a practical and flexible layout suited to a variety of business needs.



1,000 sq. ft.
Available



Convenient
Highway Access



Ample, On-Site
Parking

LISTING ID	25250
ADDRESS	385 Wilsey Road, Unit 11, Fredericton
LOCATION	Fredericton Industrial Park
PROPERTY TYPE	Office / Industrial / Retail
BUILDING SIZE	31,510 sq. ft.
SIZE AVAILABLE	1,000 sq. ft.
FLOOR LOCATION	Ground
ZONING	Business Industrial Zone
PARKING	Ample, on-site parking
HEATING	Combination of hot water and electrical baseboard
CEILING HEIGHTS	12-foot (warehouse portion)
AVAILABILITY	Immediately
NET RENT	\$10.50 psf
ADDITIONAL RENT	\$4.50 psf (2024)



Property Highlights

- Versatile 1,000 sq. ft. layout for lease; available immediately
- 12-foot clear heights in warehouse portion
- Original overhead warehouse was removed but can be easily reinstalled for at-grade loading if required
- Strong existing tenant mix
- Ample, free on-site parking available for tenants and clients/customers
- Building constructed in 1974 and renovated in 1995
- Supported by Business Industrial Zoning
- Prominent exterior signage opportunities
- Well-maintained and tastefully finished exterior
- Convenient location with quick access to Vanier Highway, downtown Fredericton and numerous amenities





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

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



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John Bigger

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-  john@partnersglobal.com

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