

FOR LEASE

525 BISHOP DRIVE FREDERICTON, NEW BRUNSWICK

Full building leasing opportunity well-located in uptown Fredericton



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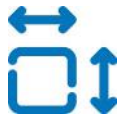


525 BISHOP DRIVE | FREDERICTON, NB

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

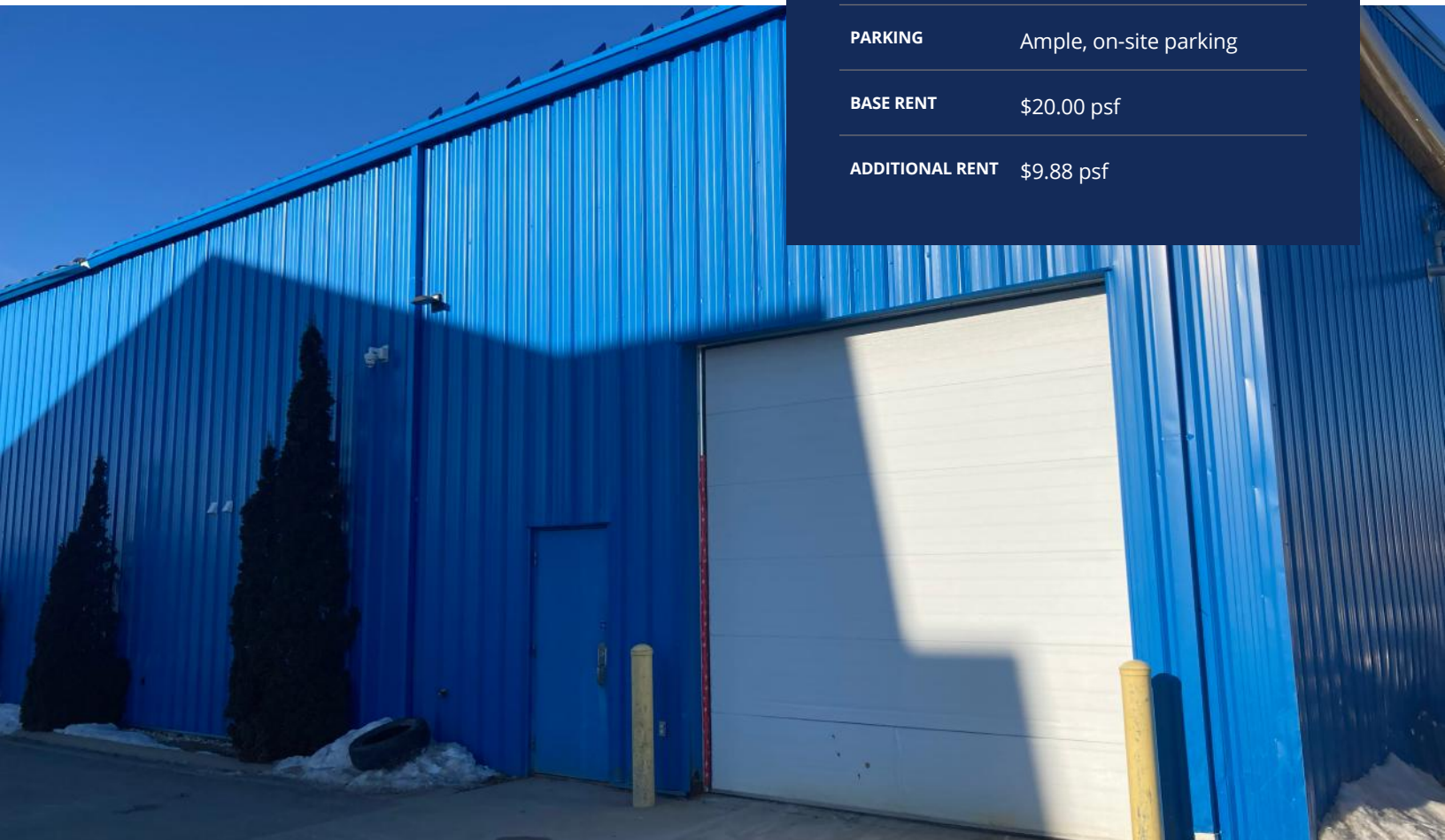


Grade Level
Loading Door



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

11.9 COMMERCIAL CORRIDOR ZONE TWO



11.9(1) PURPOSE

The COR-2 Zone:

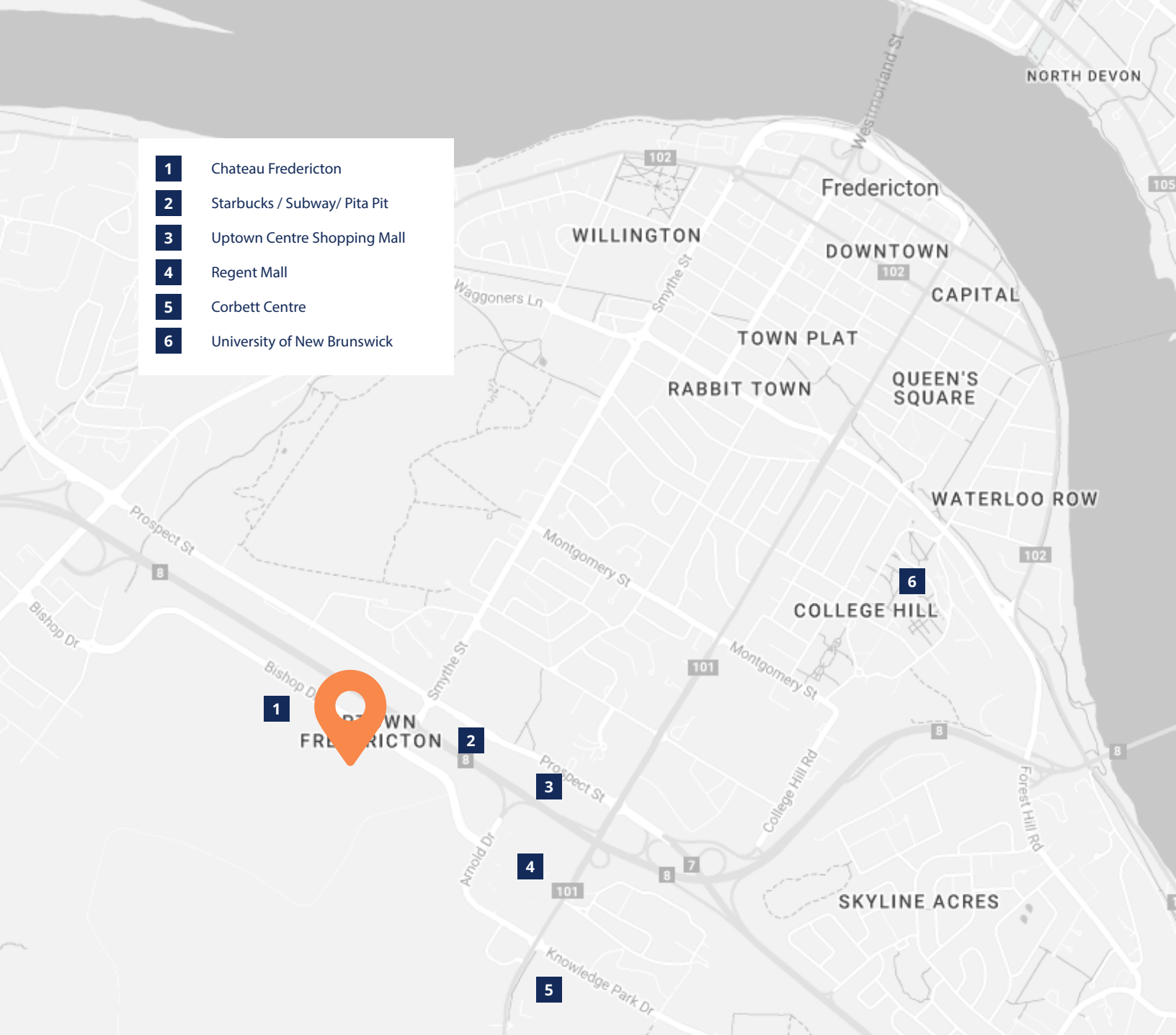
- accommodates commercial *development* including auto-oriented services;
- is generally located along major roads within primary commercial areas;
- is generally characterized by *buildings* located far back from the *street* with *parking* surrounding the *building*; and,
- allows more than 1 main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



11.9(2) USES

- | | | |
|---|---------|--|
| (a) Permitted Uses | | (25) <i>Personal Service - Apparel</i> |
| (1) <i>Car Wash</i> | | (26) <i>Personal Service - Appearance</i> |
| (2) <i>Catering Service</i> | | (27) <i>Pet Care Service</i> |
| (3) <i>Commercial Recreation Establishment</i> | | (28) <i>Printing Centre</i> |
| (4) <i>Convenience Store</i> | | (29) <i>Restaurant</i> |
| (5) <i>Contractor's Shop</i> | Z-5.143 | (30) <i>Restaurant - Licensed</i> |
| (6) <i>Counselling Service</i> | | (31) <i>Retail Store</i> |
| (7) <i>Dispatch Service</i> | | (32) <i>Sales Centre - Model Home</i> |
| (8) <i>Drinking Establishment</i> | | (33) <i>Service & Repair - Household</i> |
| (9) <i>Equipment Sales & Rental - Light</i> | | (34) <i>Social Organization</i> |
| (10) <i>Financial Institution</i> | | (35) <i>Special Function Tent</i> |
| (11) <i>Fitness Centre</i> | | (36) <i>Studio - Media</i> |
| (12) <i>Food Service - Take Out</i> | | (37) <i>Studio - Photographic</i> |
| (13) <i>Funeral Home</i> | | (38) <i>Temporary Vending Facility</i> |
| (14) <i>Grocery Store</i> | | (39) <i>Transit Service</i> |
| (15) <i>Health Services Laboratory</i> | | Z-5.16 |
| (16) <i>Hotel/Motel</i> | | (40) <i>Vehicle Sales - Seasonal</i> |
| (17) <i>Instructional Facility</i> | | (41) <i>Vehicle Service - Major</i> |
| (18) <i>Laboratory</i> | Z-5.116 | (42) <i>Vehicle Service - Minor</i> |
| (19) <i>Liquor Store</i> | | (43) <i>Veterinary Services</i> |
| (20) <i>Medical Clinic</i> | | (44) <i>Vocational/Technical School</i> |
| (21) <i>Medical Practice</i> | | (45) <i>Warehouse - Wholesale</i> |
| (22) <i>Micro-brewery</i> | | |
| (23) <i>Night Club</i> | | (b) Conditional Uses |
| (24) <i>Office</i> | | (1) <i>Drive-thru Facility</i> |
| | | (2) <i>Gas Bar</i> |
| | | (3) <i>Vehicle Rental</i> |
| | | (4) <i>Vehicle Sales</i> |

- 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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