

**FOR LEASE**

# 385 WILSEY ROAD, UNIT 1 FREDERICTON, NEW BRUNSWICK

2,350 sq. ft. of light industrial office  
space in Fredericton Industrial Park



**John Bigger**

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# 385 WILSEY ROAD, UNIT 1 | FREDERICTON, NEW BRUNSWICK

## 2,350 sq. ft. of light industrial office space in Fredericton Industrial Park

385 Wilsey Road is a well-maintained, single-storey light industrial building in the heart of the Fredericton Industrial Park. Unit 1 offers 2,350 sq. ft. of functional space, combining private offices, an open work area, a kitchen, a boardroom, and two washrooms providing a versatile layout ideal for a wide range of businesses in Fredericton's tight industrial market. The professional office area is finished with t-bar 9' ceilings, flush-mounted fluorescent lighting, and carpeted flooring.

With seamless access to the Vanier Highway, the Trans-Canada Highway, and the City Centre, the location supports efficient operations and easy connectivity. The property features free on-site parking and exterior signage opportunities. Zoned business industrial, the space is ideal for a service-based business looking for a functional, accessible, and well-connected operational base. The property is available for immediate leasing.



Sigange  
Opportunités



Ready to tenant  
improvement



Free, on-site  
parking

LISTING ID	25273
ADDRESS	385 Wilsey Road, Unit 1
LOCATION	Fredericton, NB
PROPERTY TYPE	Commercial
CLASS	C
SIZE AVAILABLE	2,350 sq. ft.
FLOOR LOCATION	Ground floor
AVAILABILITY	Immediate
PARKING	Free, on-site parking
HEATING	Electric baseboard
ZONING	Light Industrial
BASE RENT	\$15.00 psf
ADDITIONAL RENT	\$5.18 psf





**BOARDROOM**



**STORAGE**



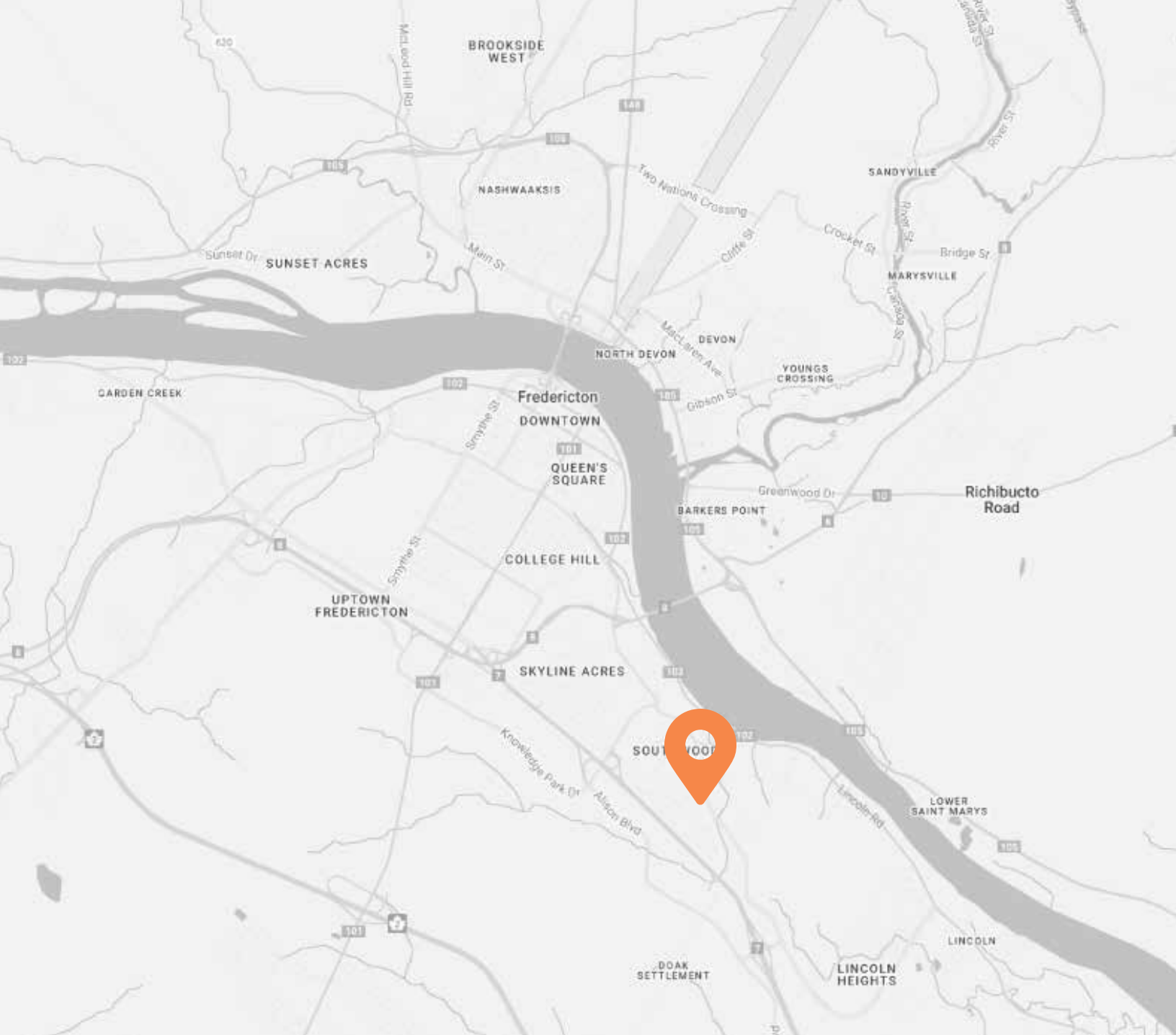
**RECEPTION**



**PRIVATE OFFICE**



**COMMON AREA**



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