

FOR LEASE



320 Wilsey Road

Fredericton New Brunswick



John Bigger

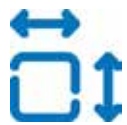
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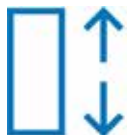
2,400 sq. ft. of industrial space available in Fredericton's sought-after industrial park

Welcome to 320 Wilsey Road, located in the heart of the Fredericton Industrial Park. The 2,400 sq. ft. space offers an opportunity for businesses looking for quality space with secure yard access. Mature vegetation along Wisley Road creates a natural barrier offering extra privacy. Just minutes from major transportation routes, this property sits in a high-traffic industrial corridor and is a rare commodity in Fredericton's thriving industrial market.

This building was built to last, featuring a durable concrete foundation and solid steel-frame construction offering a sleek industrial look. It features a 12' x 14' grade-level door and 22' clear ceiling height, ideal for warehousing, light manufacturing, or serviced based operations. Situated on a spacious 2.74 acre lot, tenants will benefit from ample front-facing parking and exclusive access to a gated, fenced compound shared by other tenants. The fenced yard is locked nightly for enhanced security and peace of mind. Minimum lease term is three (3) years, seize the opportunity to secure space in one of Fredericton's most competitive and in demand industrial zones!



2,400 sq. ft.
Available



22' Clear Height



Ample, On-Site
Parking

LISTING ID	25258
PID	75506576
ADDRESS	320 Wilsey Road - Unit 3
LOCATION	Fredericton Industrial Park
PROPERTY TYPE	Industrial
SIZE AVAILABLE	2,400 sq. ft.
CLEAR HEIGHT	22'
LOADING	12' x 14' grade-level door
POWER AMPS	400
ZONING	General Industrial (GI)
PARKING	Ample, free on-site parking
AVAILABILITY	Immediately
BASE RENT	\$13.00 psf
ADDITIONAL RENT	\$5.00 psf
GROSS RENT	\$18.00 psf

V



Aerial Shot



Boundaries are approximate



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