

# BRUNSWICK

BROKERS

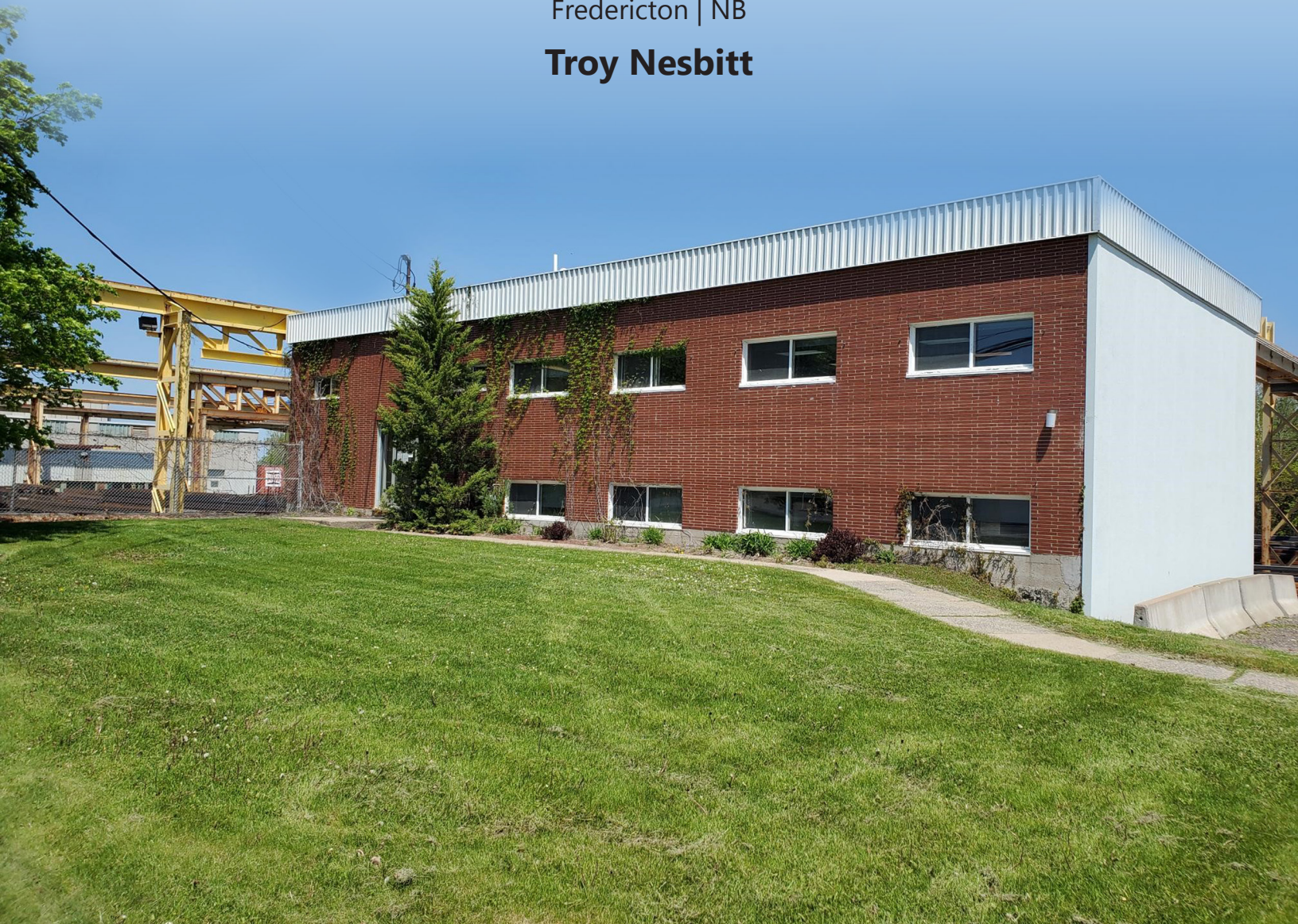
COMMERCIAL REAL ESTATE

**Spacious 2-Storey Office Space For Lease  
in Vanier Industrial Park**

**FOR LEASE  
YORK STEEL  
550 WILSEY ROAD**

Fredericton | NB

**Troy Nesbitt**





550 Wilsey Road | Fredericton, NB  
Troy Nesbitt



## Property Highlights

NET RENT  
TBD

This opportunity represents exceptional value for single tenant office space in the heart of the Vanier Industrial Park. 550 Wilsey Road is comprised of approximately 4,686 sf on two floors made up of a combination of enclosed offices, meeting rooms, a kitchenette, boardroom, several storage rooms, and lots of room for workstations and collaborative spaces. Other features include plenty of natural light, on-site surface parking, and options to include existing furniture and cubes. 550 Wilsey Road is in close proximity to major highways and city centre.



**NEAR MAJOR  
HIGHWAY**



**STORAGE  
SPACE**



**ON-SITE  
PARKING**



**FURNITURE  
NEGOTIABLE**



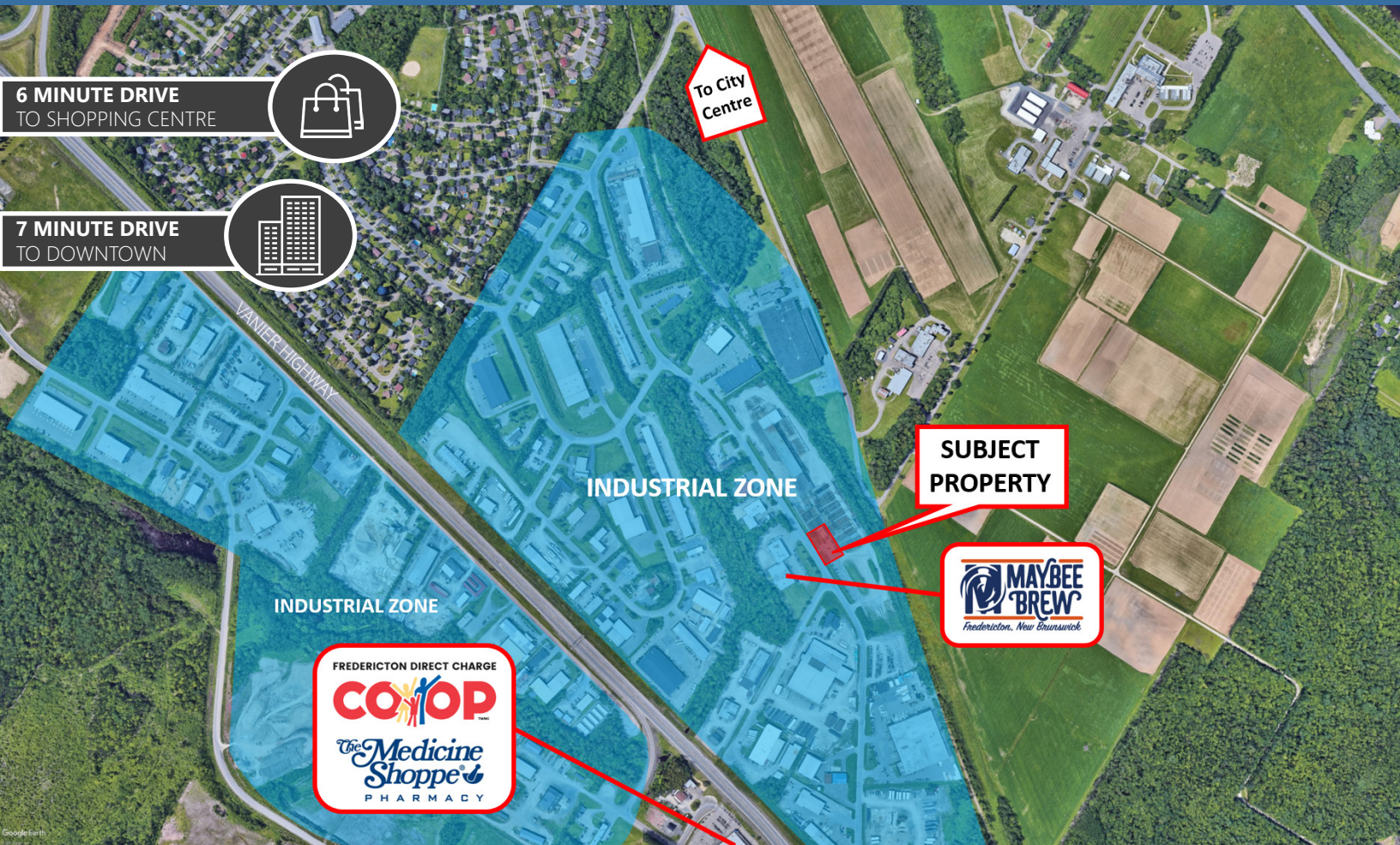
550 Wilsey Road | Fredericton, NB  
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## Property Details

<b>PID</b>	01475227 (portion of)
<b>PROPERTY TYPE</b>	Industrial Office
<b>ZONING</b>	Heavy Industrial (HI)
<b>NUMBER OF FLOORS</b>	2
<b>BUILDING SIZE</b>	4,686 sf
<b>HVAC</b>	Heat: Natural Gas Boiler Hot Water Baseboard
<b>PARKING</b>	20+ surface spaces with overflow lot
<b>AVAILABILITY</b>	Immediately





## Fredericton

<b>2021 POPULATION</b>	108,610
<b>POPULATION INCREASE (2016 - 2021)</b>	5.8%
<b>MEDIAN AGE</b>	41.2
<b>AVERAGE HOUSEHOLD INCOME</b>	\$79,000



# Property Photos

550 Wilsey Road | Fredericton, NB  
Troy Nesbitt



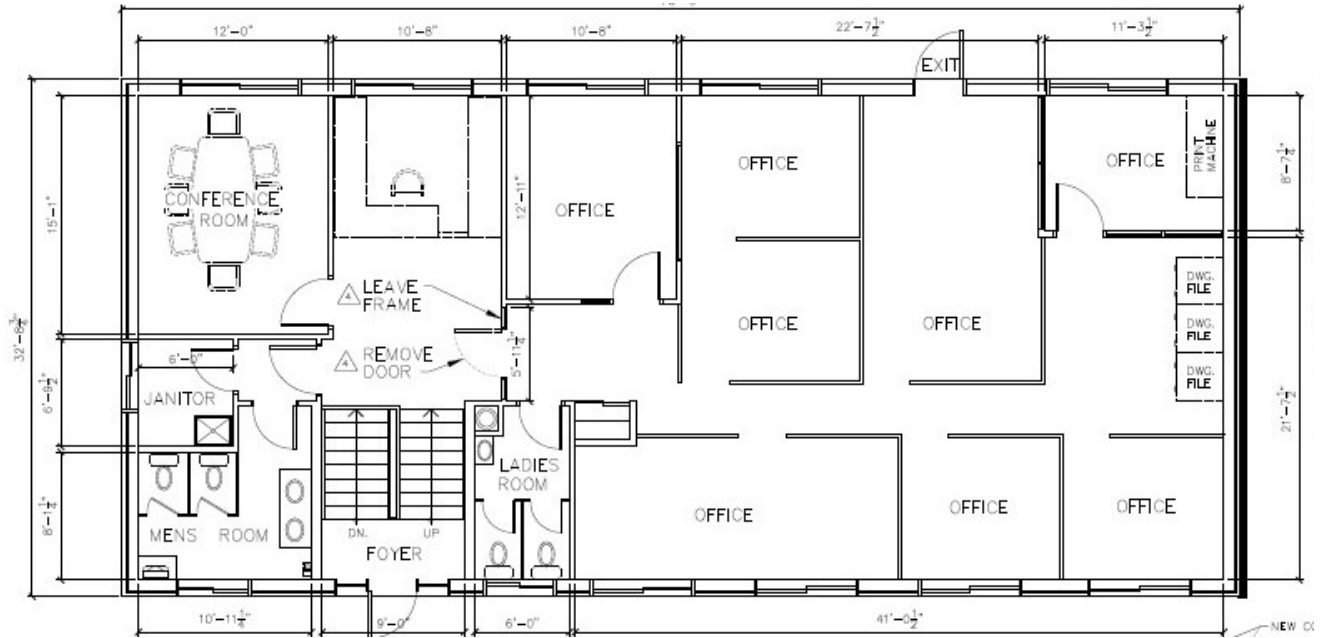


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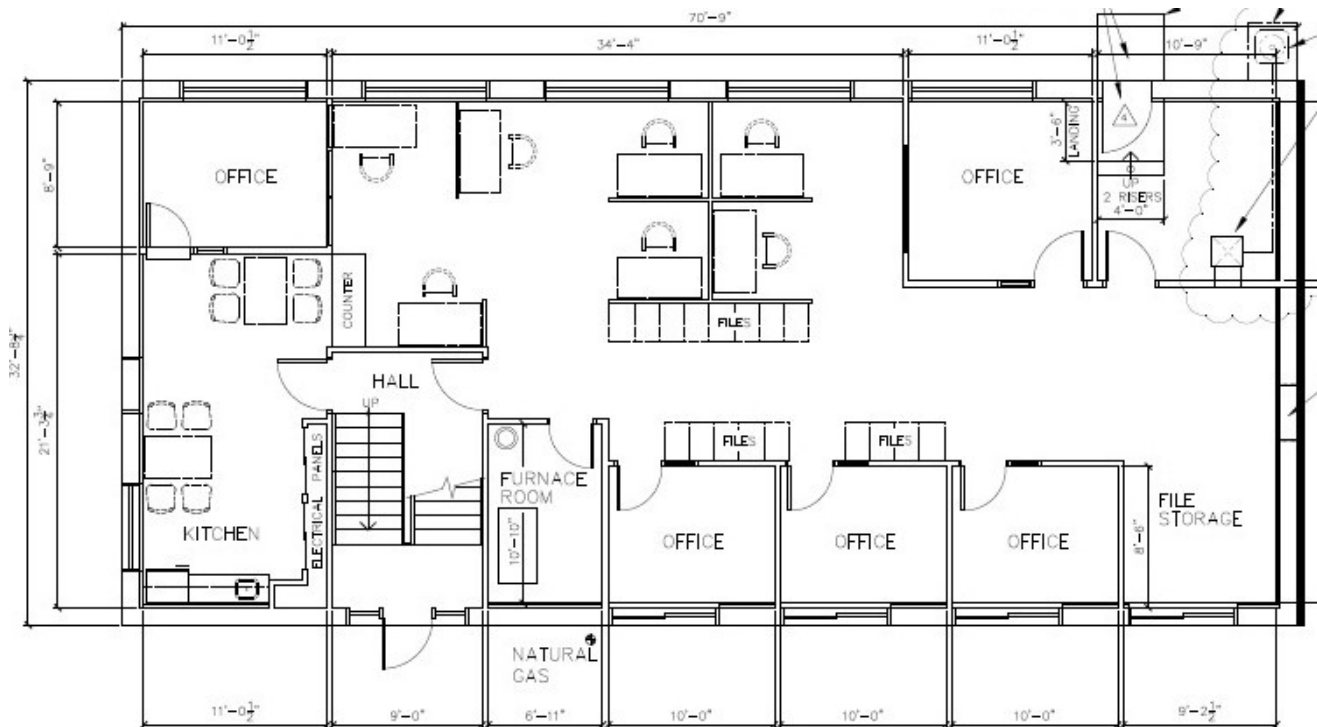
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## MAIN FLOOR



## BASEMENT



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# UNSWI



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