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

Geoff McCausland



550 Wilsey Road | Fredericton, NB
Geoff McCausland



Property Highlights

NET RENT
$9.00 PSF

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

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Suite 104
12 Smythe Street,
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E2L 5G5

550 Wilsey Road | Fredericton, NB
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Property Details

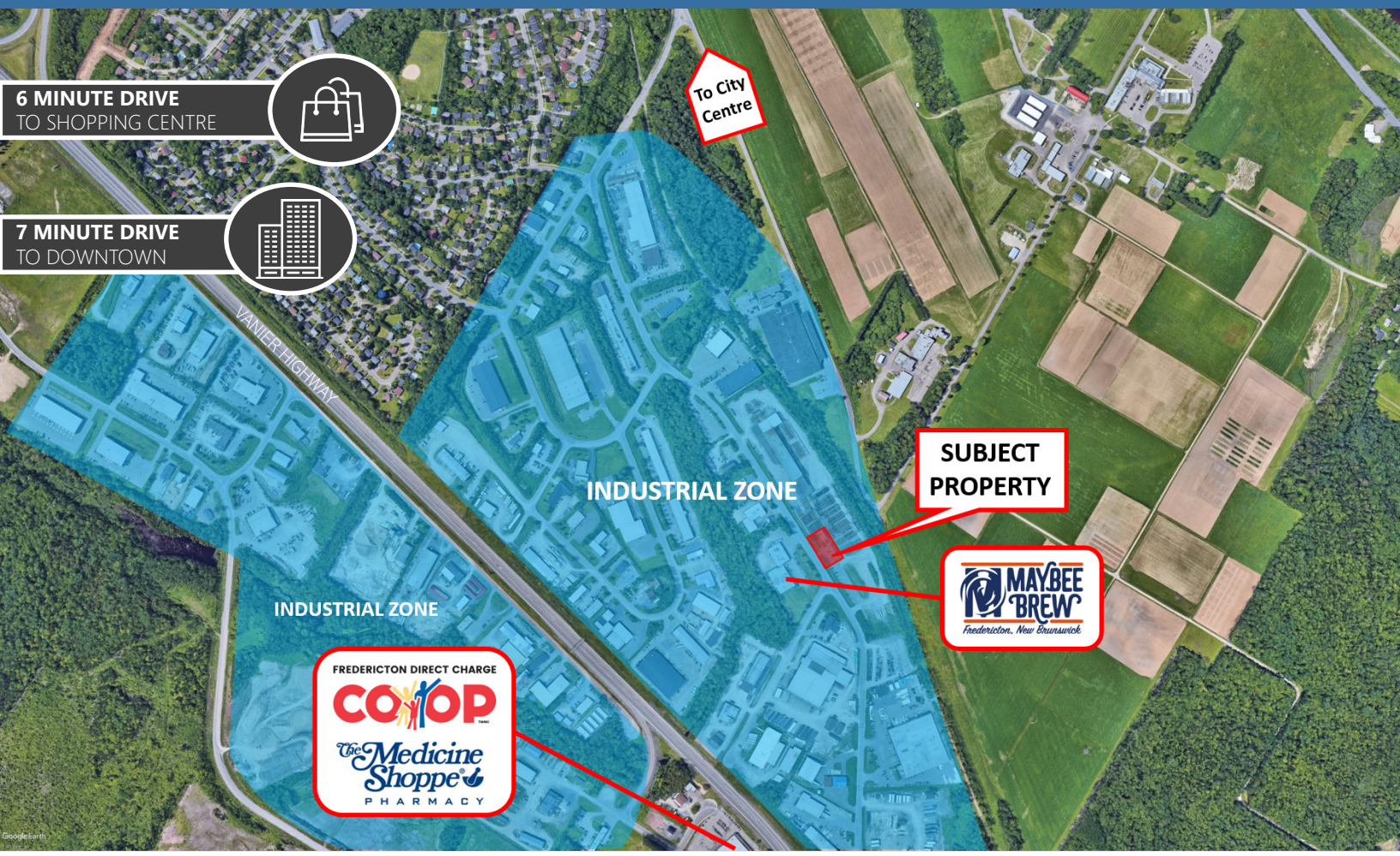
PID	01475227 (portion of)
PROPERTY TYPE	Industrial Office
ZONING	Heavy Industrial (HI)
NUMBER OF FLOORS	2
BUILDING SIZE	4,686 sf
HVAC	Heat: Natural Gas Boiler Hot Water Baseboard
PARKING	20+ surface spaces with overflow lot
AVAILABILITY	Immediately

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Fredericton

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

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Property Photos

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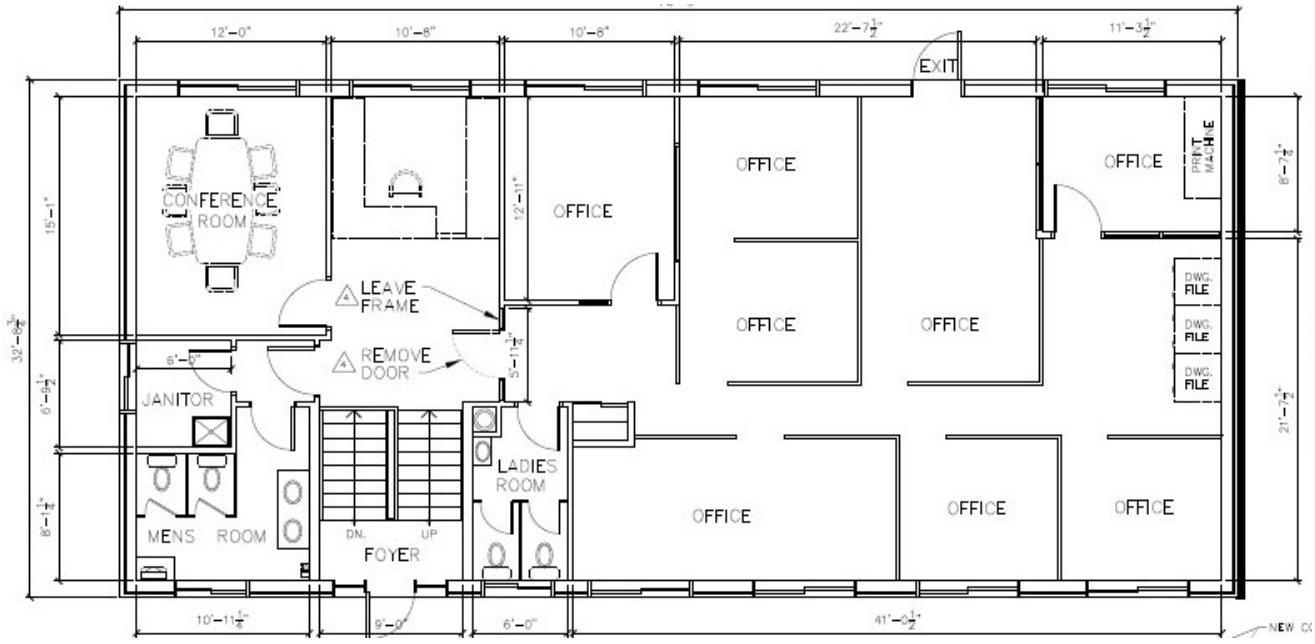
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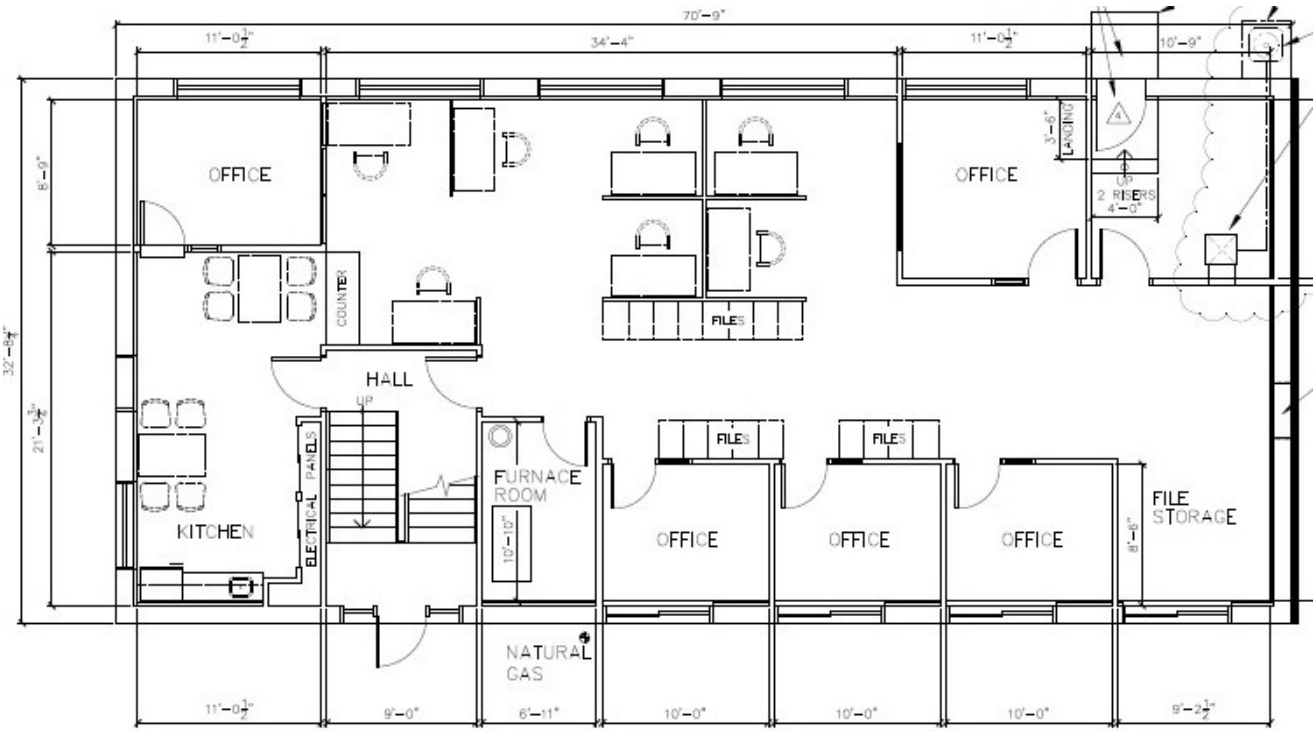
Floor Plans

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MAIN FLOOR



BASEMENT



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