

# \$ - 170 Doak Road, Fredericton

MLS® #NB113069

\$

0 Bedroom, 0.00 Bathroom,  
Other on 19 Acres

N/A, Fredericton, New Brunswick

This 14,639-square-foot warehouse is ideal for storage and distribution, offering prime accessibility and ample space for various industrial needs. Located behind the Fredericton Direct Charge Co-op off Doak Road, the property provides easy access to the Trans-Canada Highway, making it a convenient hub for transportation and logistics. The site can accommodate 53-foot trailers and offers ample parking. The building features a 30-foot ceiling clearance, an open-span layout, one office, and one washroom. It includes two dock-level receiving doors and one grade-level receiving door, ensuring efficient loading and unloading. Constructed with a durable steel structure and a concrete slab foundation, the warehouse is equipped with ceiling-hung electric space heaters throughout. The annual net rent is \$13 per square foot, plus \$6.15 per square foot for operating costs and property taxes. As the capital of New Brunswick, Fredericton is a thriving commercial and industrial center with a strong economy, excellent infrastructure, and a skilled workforce. Its strategic location along major transportation routes makes it an ideal place for businesses seeking efficient access to regional and national markets. (id:6289)



## Essential Information

Listing #	NB113069
Bathrooms	0.00

Acres	18.84
Type	Other

### **Community Information**

Address	170 Doak Road
Subdivision	N/A
City	Fredericton
Province	New Brunswick
Postal Code	E3C2G2

### **Interior**

Heating	Electric
---------	----------

### **Listing Details**

Listing Office	Colliers International New Brunswick
----------------	--------------------------------------

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association.