

# FREDERICTON NEW BRUNSWICK

## MONTHLY LISTING REPORT

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April 2020

Partners Global Corporate Real Estate  
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# FEATURED LISTINGS

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## NEW | FOR LEASE | INDUSTRIAL

125 Whiting Road, Fredericton



Size	Unit 2A: 2,891 sf
Price	\$12.50 psf (gross)
Features	<ul style="list-style-type: none"> <li>• Move-in ready office / warehouse space in Fredericton Industrial Park</li> <li>• High-quality space with Business Industrial (BI) zoning</li> <li>• Professionally-managed building - one of the last remaining vacancies in the landlord's portfolio</li> </ul>
Contact(s)	Mark LeBlanc

## NEW | FOR SALE | INDUSTRIAL

490 Hodgson Road, Fredericton



Size	9,423 sf
Price	\$1,200,000
Features	<ul style="list-style-type: none"> <li>• Rare owner-occupier opportunity in tight market</li> <li>• 9,400+ sf set on close to 4.00 acres, located just off Alison Boulevard</li> <li>• Fully-fenced facility with great access; offers additional development potential</li> </ul>
Contact(s)	Mark LeBlanc



# FOR LEASE | ALL TYPES

Click the property photos for more information



**NEW!**

Address	125 Whiting Road, Fredericton
Size	Unit 2A: 2,891 sf
Price	\$12.50 psf (gross)
Details	Move-in ready office / warehouse space in Fredericton Industrial Park available now; high-quality space with Business Industrial (BI) zoning
Contact(s)	Mark LeBlanc



**NEW!**

Address	230 Hodgson Road, Fredericton
Size	3,200 sf
Price	\$9.50 psf (semi-gross)
Details	One availability at this multi-tenant building near Vanier Industrial Park; location offers great access and exposure; 22' clear heights and grade level loading
Contact(s)	Mark LeBlanc



**BUILD-TO-SUIT!**

Address	160 Alison Boulevard, Fredericton
Size	3.83 acres
Price	By negotiation (contact the listing agent)
Details	Build-to-suit land development opportunity; available for single- or multiple-tenant occupancy; location offers easy access to highway and downtown
Contact(s)	Mark LeBlanc



**COMMERCIAL!**

Address	385 Wilsey Road, Fredericton
Size	3,750 sf
Price	\$6.50 psf (net)
Details	Flexible space for industrial, office or retail purposes in Fredericton Industrial Park; well-maintained building, with 22' ceiling height and on-site parking
Contact(s)	Mark LeBlanc



**BUILD-TO-SUIT!**

Address	311 Doak Road, Fredericton
Size	+/- 4.75 acres
Price	By negotiation (contact the listing agent)
Details	Prime commercial land available for development; build-to-suit opportunity; corner property with direct access to Trans-Canada Hwy
Contact(s)	Mark LeBlanc



**LAND LEASE!**

Address	Knowledge Park Drive, Fredericton
Size	18+ acres
Price	By negotiation (contact the listing agent)
Details	Premier retail, commercial and residential development site; Knowledge park commercial node is already home to Costco, Home Depot, Winners and more
Contact(s)	Mark LeBlanc



**SUBLEASE!**

Address	214-218 Brunswick Street, Fredericton
Size	Unit 202: 1,794 sf
Price	By negotiation (contact the listing agent)
Details	Highly functional, modern sublease space near downtown in mixed-use building; some on-site parking available; elevator access and ample natural light
Contact(s)	Mark LeBlanc



**SUBLEASE!**

Address	649 Queen Street, Fredericton
Size	Suite 2: 1,500 sf
Price	\$20.00 psf (gross)
Details	Downtown office sublet with loads of character; ideal space for IT-related business or consulting, sales, administrative, or back-office support
Contact(s)	Mark LeBlanc

# FOR SALE | ALL TYPES

Click the property photos for more information



<b>Address</b>	490 Hodgson Road, Fredericton
<b>Size</b>	9,423 sf
<b>Price</b>	\$1,200,000
<b>Details</b>	Rare owner-occupier opportunity; 9,400+ sf set on close to 4.00 acres; fully-fenced facility with great access; offers additional development potential
<b>Contact(s)</b>	Mark LeBlanc



<b>Address</b>	1475 & 1489 Woodstock, Fredericton
<b>Size</b>	+/- 11,442 rsf
<b>Price</b>	\$1,125,000
<b>Details</b>	Unique package opportunity - commercial building with surplus land; set on +/- 1.37 acres; combination of office, shop space and excess land
<b>Contact(s)</b>	Mark LeBlanc



<b>Address</b>	642-652 Union Street, Fredericton
<b>Size</b>	16,297 sf
<b>Price</b>	\$160,000
<b>Details</b>	Vacant land on the northside with approved development agreement in place for mixed-use building; shovel-ready site in great location
<b>Contact(s)</b>	Mark LeBlanc



<b>Address</b>	Greenview Drive, Hanwell
<b>Size</b>	3.38 acres
<b>Price</b>	\$389,500
<b>Details</b>	High-profile commercial land in Hanwell Industrial Park; well-shaped with great visibility and exposure to the Trans-Canada Highway
<b>Contact(s)</b>	Mark LeBlanc



<b>Address</b>	91 Timothy Avenue South, Hanwell
<b>Size</b>	9,077 sf, set on 5.97 acres
<b>Price</b>	\$1,100,000
<b>Details</b>	Two parcels totalling 2.41 hectares; 9,000+ sf industrial building plus adjacent vacant land, suitable for development; zoned Industrial (I)
<b>Contact(s)</b>	Mark LeBlanc & Steve Morrison



<b>Address</b>	411 Saint Mary's Street, Fredericton
<b>Size</b>	4 commercial + 8 residential units
<b>Price</b>	\$1,450,000
<b>Details</b>	Rare mixed-use investment opportunity within City limits; ground floor commercial with walk-up residential above
<b>Contact(s)</b>	Mark LeBlanc



<b>Address</b>	Reynolds Street, Fredericton
<b>Size</b>	+/- 55 acres
<b>Price</b>	\$1,650,000
<b>Details</b>	Prime residential development with access to full city services; zoning is a combination of R-2, R-3 and R-5
<b>Contact(s)</b>	Stephanie Turner (506.333.3442; <a href="mailto:stephanie@partnersglobal.com">stephanie@partnersglobal.com</a> )



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