

# FREDERICTON NEW BRUNSWICK

## MONTHLY LISTING REPORT

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June 2020

Partners Global Corporate Real Estate  
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# FEATURED LISTINGS

Click the property photos for more information

## FOR LEASE | INDUSTRIAL

230 Hodgson Road, Fredericton



Size	Unit 4: 3,200 sf
Price	\$9.50 psf (semi-gross; utilities extra)
Features	<ul style="list-style-type: none"> <li>One unit remaining in multi-tenant building near Vanier Highway</li> <li>Property offers great exposure and quick access</li> <li>Features include 22' ceiling height and a large overhead grade door</li> </ul>
Contact(s)	Mark LeBlanc

## FOR SALE | BUILDING + LAND

1475 & 1489 Woodstock Road, Fredericton



Size	Approx. 11,442 rsf, set on +/- 1.37 acres
Price	\$1,125,000
Features	<ul style="list-style-type: none"> <li>Unique package opportunity - commercial building with waterfront surplus land</li> <li>Building offers a combination of office and shop space</li> <li>Currently zoned R-2, with an exception for 'Construction Companies' (potential to re-zone)</li> </ul>
Contact(s)	Mark LeBlanc

# FOR LEASE | ALL TYPES

Click the property photos for more information

**INDUSTRIAL!**


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

**BUILD-TO-SUIT!**


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

**INDUSTRIAL!**


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

**LAND LEASE!**


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

**BUILD-TO-SUIT!**


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

**SUBLEASE!**


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

**COMMERCIAL!**


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



# FOR SALE | ALL TYPES

Click the property photos for more information



## MIXED-USE!

Address	411 Saint Mary's Street, Fredericton
Size	4 commercial + 8 residential units
Price	\$1,450,000 + HST
Details	Rare mixed-use investment opportunity within city limits; ground floor commercial with walk-up residential above; built in 2012; 100% occupied
Contact(s)	Mark LeBlanc



## INDUSTRIAL!

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



## BLDG + LAND!

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



## LAND!

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



## LAND!

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



## INDUSTRIAL!

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



## LAND!

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



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