

Partners Global Corporate Real Estate 364 York Street, Suite 205, Fredericton, NB **P** (506) 453-7880 | fredericton@partnersglobal.com

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FEATURED LISTINGS

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FOR LEASE | INDUSTRIAL

230 Hodgson Road, Fredericton

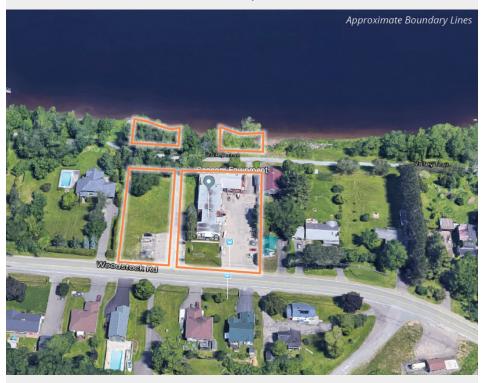




Size	Unit 4: 3,200 sf
Price	\$9.50 psf (semi-gross; utilities extra)
Features	 One unit remaining in multi-tenant building near Vanier Highway Property offers great exposure and quick access Features include 22' ceiling height and a large overhead grade door
Contact(s)	Mark LeBlanc

FOR SALE | BUILDING + LAND

1475 & 1489 Woodstock Road, Fredericton



Size	Approx. 11,442 rsf, set on +/- 1.37 acres
Price	\$1,125,000
Features	 Unique package opportunity - commercial building with waterfront surplus land Building offers a combination of office and shop space Currently zoned R-2, with an exception for 'Construction Companies' (potential to re-zone)
Contact(s)	Mark LeBlanc



FOR LEASE | ALL TYPES

Click the property photos for more information



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



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



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 Highway; location offers great access and exposure; 22' clear heights and grade level loading
Contact(s)	Mark LeBlanc



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



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



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



	Address	385 Wilsey Road, Fredericton
	Size	3,750 sf
Ò	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



FOR SALE | ALL TYPES

Click the property photos for more information



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



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



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



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



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

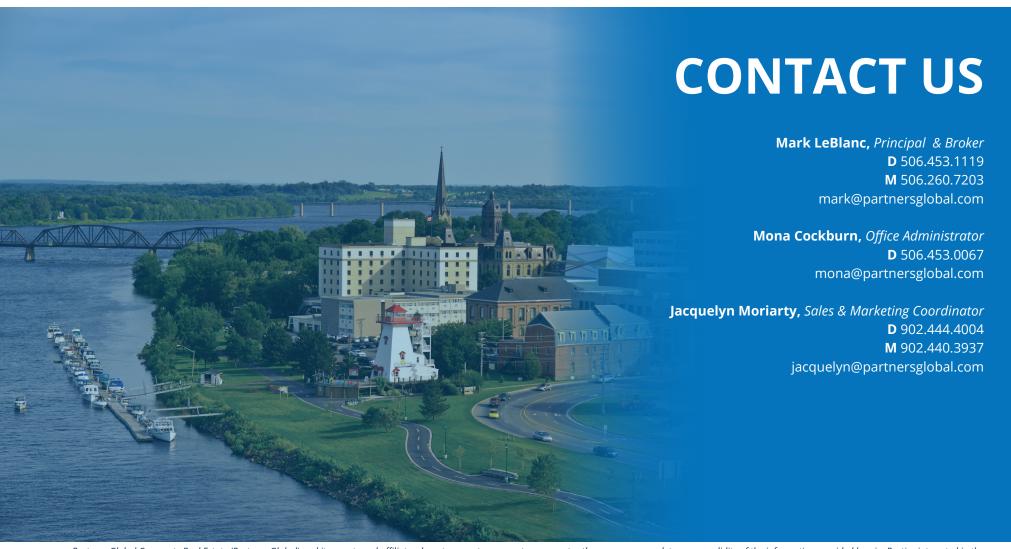


	Address	Reynolds Street, Fredericton
in the	Size	+/- 55 acres
de 4	Price	\$1,650,000
mt Rue Say	Details	Prime residential development with access to full city services; zoning is a combination of R-2, R-3 and R-5
o kri	Contact(s)	Stephanie Turner (506.333.3442; stephanie@partnersglobal.com)



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





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