NEW BRUNSWICK LISTING REPORT

MARCH 2021

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

partnersglobal.com

PARTNERS GLOBAL
CORPORATE REAL ESTATE

FEATURED LISTINGS

Click the property photos for more information

NEW | FOR LEASE | COMMERCIAL

150 SMYTHE STREET, FREDERICTON

Size	1,687 sf
Price	$4,000 per month + utilities
Features	• Flexible commercial space for lease in Fredericton's City Centre • High exposure location at the Victoria Circle roundabout • Features include ample parking and grade loading
Contact	John Bigger

FOR LEASE | COMMERCIAL

385 WILSEY ROAD, FREDERICTON

Size	3,750 sf
Price	$6.50 psf (net)
Features	• One unit remaining in this Fredericton Industrial Park strip plaza with excellent exposure • Suitable for industrial, office, or service-type retail • Features include grade loading, 9' to 22' clear heights, and on-site parking
Contact	Mark LeBlanc

FOR LEASE | ALL CLASSES

Click the property photos for more information

Address	150 Smythe Street, Fredericton
Size	1,687 sf
Price	$4,000 per month + utilities
Details	Flexible commercial space for lease in Fredericton's City Centre; high-exposure location at the Victoria Circle roundabout; grade loading; suitable for office or retail
Contact	John Bigger

Address	440 Wilsey Road, Fredericton
Size	1,841 sf
Price	$14.00 psf (gross)
Details	Second floor corner office space in the Fredericton Industrial Park with lots of natural light and abundant free on-site parking
Contact	Mark LeBlanc

Address	102 Main Street, Fredericton
Size	2,200 sf
Price	$21.00 psf (gross)
Details	Commercial sublet opportunity in busy Nashwaaksis Plaza, shadow-anchored by Atlantic Superstore; suitable to a variety of uses; ample on-site parking
Contact	John Bigger

Address	2398 Route 102, Lincoln
Size	Up to 15,000 sf
Price	$14.00 psf (gross)
Details	Full building opportunity; well-lit single-storey office; good street-front visibility; abundant free on-site parking; affordable rent; options to demise
Contact	Mark LeBlanc

Address	855 Bayside Drive, Saint John
Size	14,092 sf
Price	$6.50 psf (net)
Details	Quality single-user warehouse for sublet in Grandview Industrial Park; majority warehouse space with small office / showroom; grade and dock level loading
Contact	John Bigger

Address	654 Riverside Drive, Fredericton
Size	800 sf
Price	By negotiation
Details	Small footprint with big street-frontage on the Northside of Fredericton; open warehouse with two (2) 10' overhead doors; free on-site parking
Contact	Mark LeBlanc

Address	939 Main Street, Moncton
Size	9,000 sf
Price	$14.50 psf (net)
Details	Modern, move-in ready space in high-growth west end Moncton; paved surface parking available; remaining furniture negotiable; efficient suite layout
Contact	Mark LeBlanc

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

FOR LEASE | ALL CLASSES

Click the property photos for more information

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	Mark LeBlanc

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	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	Mark LeBlanc

Address	541 Riverside Drive, Fredericton
Size	Approx. 2,950 sf total
Price	Contact the listing agent
Details	Great combination of office, workshop and storage space on Fredericton's Northside; ample parking; available immediately; call for more details
Contact	John Bigger

Address	694 Riverside Drive, Fredericton
Size	Approx. 5,600 sf
Price	Contact the listing agent
Details	Industrial warehouse space for lease on Fredericton's Northside; grade loading, 9' to 22' ceiling heights; available immediately; call for more details
Contact	John Bigger

FOR SALE | ALL CLASSES

Click the property photos for more information

Address	67 Main Street, Fredericton
Size	5,200 sf
Price	$777,000
Details	Ideal owner-occupier opportunity in high-profile location with excellent exposure; office / warehouse combination; ample paved parking and a fenced-in compound
Contact	Mark LeBlanc

Address	14 East Main Street, Port Elgin
Size	1,616 sf
Price	$75,000
Details	Commercial property on main corridor in the village of Port Elgin; well-maintained building, formerly utilized as a post office branch; flexible mixed-use zoning
Contact	Mark LeBlanc & Connie Amero

Address	642-652 Union Street, Fredericton
Size	16,297 sf
Price	~~$160,000~~ $149,500
Details	Vacant land on the northside with approved development agreement in place for mixed-use building; shovel-ready site in great location
Contact	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	Mark LeBlanc

Address	400 William Street, Dalhousie
Size	5,389 sf
Price	$149,900
Details	Located in northern New Brunswick on a main commercial corridor; well-maintained building formerly utilized as a financial institution
Contact	Mark LeBlanc & Connie Amero

CONTACT US

Mark LeBlanc, *Principal & Broker*
D (506) 453-1119
M (506) 260-7203
mark@partnersglobal.com

John Bigger, *Senior Advisor*
D (506) 453-7880
M (506) 470-5057
john@partnersglobal.com

Mona Cockburn, *Office Administrator*
D (506) 453-0067
mona@partnersglobal.com

Alison Sowerby, *Marketing Coordinator*
M 902.580.0577
alison@partnersglobal.com

Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.

partnersglobal.com

PARTNERS GLOBAL
CORPORATE REAL ESTATE