

# NEW BRUNSWICK LISTING REPORT



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Partners Global Corporate Real Estate  
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# FEATURED LISTINGS

*Click the property photos for more information*

## NEW | FOR SALE

21 FAIRWAY DRIVE, HANWELL



Size	14,281 sf
Price	\$2,100,000
Features	<ul style="list-style-type: none"><li>• Brand-new, high quality build in Greenview Business Park</li><li>• Efficient layouts with excellent curb appeal</li><li>• Grade-level loading with 14' ceiling heights (warehouse)</li><li>• Immediate cash flow through a partial sale lease-back</li></ul>
Contact	Mark LeBlanc

## NEW | FOR SALE

490-494 QUEEN STREET, FREDERICTON



Size	14,357 sf
Price	\$2,100,000
Features	<ul style="list-style-type: none"><li>• Central location with excellent connectivity</li><li>• Exceptional exposure, boasting 92' of frontage along historic Queen Street</li><li>• Fully leased, multi-tenant, mixed-used building</li><li>• City Centre Zoning (CC)</li></ul>
Contact	Mark LeBlanc



# FOR LEASE | ALL CLASSES

*Click the property photos for more information*



<b>Address</b>	100 Woodside Lane, Fredericton
<b>Size</b>	+/- 3,000 sf
<b>Price</b>	\$18.00 psf + utilities
<b>Details</b>	Bright commercial space features open work space, two offices and kitchenette; on-site parking, zoned Commercial Corridor Zone Two
<b>Contact</b>	John Bigger



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



<b>Address</b>	150 Smythe Street, Fredericton
<b>Size</b>	1,687 sf
<b>Price</b>	\$4,000 per month + utilities
<b>Details</b>	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
<b>Contact</b>	John Bigger



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



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



<b>Address</b>	2398 Route 102, Lincoln
<b>Size</b>	+/- 8,000 sf
<b>Price</b>	\$14.00 psf (gross)
<b>Details</b>	Well-lit single-storey office leasing opportunity; good street-front visibility; abundant free on-site parking; affordable rent; options to demise
<b>Contact</b>	Mark LeBlanc



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



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

# FOR LEASE | ALL CLASSES

*Click the property photos for more information*



<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



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



<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</b>	Mark LeBlanc



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



<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</b>	Mark LeBlanc



<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</b>	Mark LeBlanc



# FOR SALE | ALL CLASSES

*Click the property photos for more information*



Address	21 Fairway Drive, Hanwell
Size	14,281 sf
Price	\$2,100,000
Details	Recently completed, high-quality construction with easy access to Trans-Canada Highway; multi-tenanted building with ample on-site parking
Contact	Mark LeBlanc



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	490-494 Queen Street, Fredericton
Size	14,357 sf
Price	\$2,100,000
Details	Multi-tenant, mixed-used building centrally located on historic Queen Street; well maintained with recent upgrades; excellent exposure
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	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	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



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



# CONTACT US

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