

# NEW BRUNSWICK LISTING REPORT

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Partners Global Corporate Real Estate  
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# FEATURED LISTINGS

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## NEW | FOR LEASE

21 FAIRWAY DRIVE, HANWELL



<b>Size</b>	1,369 - 7,703 sf
<b>Price</b>	\$14.00 psf (semi-gross)
<b>Features</b>	<ul style="list-style-type: none"> <li>• Combination of office and warehouse layouts with grade loading</li> <li>• 17' ceiling heights in warehouse</li> <li>• Build-to-suit options for tenants in fast-growing location</li> </ul>
<b>Contact</b>	Mark LeBlanc

## NEW | FOR SALE

576 NEW MARYLAND HIGHWAY, NEW MARYLAND



<b>Size</b>	1,500 sf plus 20 storage units (10' x 20')
<b>Price</b>	\$325,000
<b>Features</b>	<ul style="list-style-type: none"> <li>• Twenty (20) fully leased, heated storage units with grade loading</li> <li>• Freestanding 1,500 sf building</li> <li>• Newly constructed facility</li> <li>• Quick access to Trans-Canada Highway</li> </ul>
<b>Contact</b>	Mark LeBlanc

# FOR LEASE | ALL CLASSES

Click the property photos for more information



<b>Address</b>	21 Fairway Drive, Hanwell
<b>Size</b>	1,369 - 7,703 sf
<b>Price</b>	\$14.00 psf (semi-gross)
<b>Details</b>	Combination of office and warehouse layouts; 17' ceilings heights in warehouse; on-site parking; build-to-suit options for tenants; exterior signage opportunities
<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>	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

# FOR LEASE | ALL CLASSES

*Click the property photos for more information*



<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>	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



<b>Address</b>	891 Riverside Drive, Fredericton
<b>Size</b>	3,072 sf
<b>Price</b>	\$14.00 - \$16.00 psf + utilities
<b>Details</b>	Office space in convenient location; available immediately; leasing availability on ground floor and second floor; ample on-site paved parking
<b>Contact</b>	John Bigger

# FOR SALE | ALL CLASSES

Click the property photos for more information



<b>Address</b>	576 New Maryland Hwy, New Maryland
<b>Size</b>	1,500 sf plus twenty (20) storage units
<b>Price</b>	\$325,000
<b>Details</b>	Twenty (20) fully leased, heated storage units with grade level overhead doors; additional freestanding 1,500 sf steel building; constructed in 2019
<b>Contact</b>	Mark LeBlanc



<b>Address</b>	Lot 14-2 Timothy Ave South, Hanwell
<b>Size</b>	3.00 acres
<b>Price</b>	\$225,000
<b>Details</b>	Cleared land located in Greenview Industrial Park; quick access to Trans-Canada Highway and Hanwell Road; Industrial Zoning
<b>Contact</b>	Mark LeBlanc



<b>Address</b>	367 Union Street, Fredericton
<b>Size</b>	4,090 sf
<b>Price</b>	\$640,000
<b>Details</b>	Situated within close proximity to downtown; excellent multi-family redevelopment opportunity; zoned Multi-Residential Four (MR-4)
<b>Contact</b>	Mark LeBlanc



<b>Address</b>	Lot 13-1 Timothy Ave South, Hanwell
<b>Size</b>	1.00 acre
<b>Price</b>	\$75,000
<b>Details</b>	Cleared land located in Greenview Industrial Park; premium land and excellent location; Industrial Zoning; quick access to Trans-Canada Highway
<b>Contact</b>	Mark LeBlanc



<b>Address</b>	231 Saunders Street, Fredericton
<b>Size</b>	2,875 sf
<b>Price</b>	\$459,000
<b>Details</b>	Located just outside the downtown core; offers ton of charm and character; zoned Residential Town Plat (TP-4); large parking area/driveway
<b>Contact</b>	Mark LeBlanc



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



<b>Address</b>	Greer Street, Hanwell
<b>Size</b>	27.80 acres
<b>Price</b>	\$700,000
<b>Details</b>	Development land located in one of New Brunswick's fastest growing municipalities; Residential Zone Five (R-5) Zoning
<b>Contact</b>	Mark LeBlanc



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

# FOR SALE | ALL CLASSES

*Click the property photos for more information*



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



<b>Address</b>	14 East Main Street, Port Elgin
<b>Size</b>	1,616 sf
<b>Price</b>	\$75,000
<b>Details</b>	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
<b>Contact</b>	Mark LeBlanc & Connie Amero



<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</b>	Mark LeBlanc



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

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