

NEW BRUNSWICK LISTING REPORT

October 2021

Partners Global Corporate Real Estate Inc.

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FEATURED LISTINGS



140 PEPIN ROAD, FREDERICTON

Size	5,500 sf
Price	\$12.00 psf (net)
Features	<ul style="list-style-type: none">• Brand new construction situated in Vanier Industrial Park• Available March 1, 2022 offering tenants high-quality, build-to-suit options• Free on-site parking• Two (2) dock level doors• Exterior signage opportunities and large windows• Supported by General Industrial Zoning• Available March 2022
Contact	Mark LeBlanc



67 MAIN STREET, FREDERICTON

Size	5,200 sf
Price	\$777,000
Features	<ul style="list-style-type: none">• Ideal owner-occupier opportunity with proximity to downtown• High traffic location with excellent exposure• 5,200 sf office/warehouse combination• Zoned Commercial Corridor Zone One (COR-1)• Ample paved parking• Fenced-in storage compound
Contact	Mark LeBlanc

FOR LEASE | ALL CLASSES



140 Pepin Road, Fredericton

5,500 sf

\$12.00 psf (net)

Industrial property

Newly constructed building; build-to-suit options; two (2) dock level doors; available March 2022

Contact Mark LeBlanc



67 Main Street, Fredericton

5,200 sf

Price by negotiation (contact listing agent)

Industrial property

Combination of office / warehouse; zoned Commercial Corridor Zone One; on-site parking and fenced-in storage

Contact Mark LeBlanc



212 Hodgson Road, Fredericton

2,160 sf

\$18.00 psf (gross)

Industrial property

Conveniently located; built-to-suit; 14' grade-level overhead door; natural gas on-site; fantastic exposure

Contact Mark LeBlanc



891 Riverside Drive, Fredericton

1,700 sf

\$2,100 per month + utilities

Commercial property

Convenient location; ground-level office and storage space available immediately; paved on-site parking

Contact John Bigger



21 Fairway Drive, Hanwell

Unit E: 1,766 sf

\$14.00 psf (semi-gross)

Commercial property

Newly constructed; 17' ceiling heights; on-site parking; build-to-suit options for tenants

Contact Mark LeBlanc



100 Woodside Lane, Fredericton

Up to 3,000 sf

\$18.00 psf + utilities

Commercial property

Bright space features open work space, offices and kitchenette; on-site parking; zoned Commercial Corridor Zone Two

Contact John Bigger



150 Smythe Street, Fredericton

1,687 sf

\$4,000 per month + utilities

Commercial property

Flexible space in city centre; high-exposure location; grade loading; suitable for office or retail

Contact John Bigger



102 Main Street, Fredericton

2,200 sf

\$21.00 psf (gross)

Commercial property

Sublet opportunity in busy Nashwaaksis Plaza; shadow-anchored by Atlantic Superstore; ample on-site parking

Contact John Bigger

FOR LEASE | ALL CLASSES



855 Bayside Drive, Saint John

14,092 sf

\$6.50 psf (net)

Warehouse property

Quality single-user warehouse for sublet in Grandview Industrial Park; grade and dock level loading

Contact John Bigger



939 Main Street, Moncton

9,000 sf

\$14.50 psf (net)

Office property

Modern, move-in ready space; paved parking available; remaining furniture negotiable; efficient suite layout

Contact Mark LeBlanc



440 Wilsey Road, Fredericton

1,841 sf

\$14.00 psf (gross)

Office property

Second floor corner office space in the Fredericton Industrial Park; ample natural light; free on-site parking

Contact Mark LeBlanc



2398 Route 102, Lincoln

+/- 8,000 sf

\$14.00 psf (gross)

Office property

Well-lit single storey leasing opportunity; good street-front visibility; free on-site parking; options to demise

Contact Mark LeBlanc



160 Alison Boulevard, Fredericton

3.83 acres

Price by negotiation (contact listing agent)

Build-to-suit

Build-to-suit land development; available for single or multiple tenant occupancy; convenient location

Contact Mark LeBlanc



385 Wilsey Road, Fredericton

3,750 sf

\$6.50 psf (net)

Commercial property

Flexible space for industrial, office or retail; well-maintained building; 22' ceiling height; on-site parking

Contact Mark LeBlanc



214-218 Brunswick Street, Fredericton

Unit 202: 1,794 sf

Price by negotiation (contact listing agent)

Office property

Highly functional, modern sublease space near downtown; some on-site parking available; elevator access

Contact Mark LeBlanc

FOR SALE | ALL CLASSES



367 Union Street, Fredericton

4,090 sf

\$640,000

Retail / land / multi-residential property

Situated within close proximity to downtown; excellent multi-family redevelopment opportunity

Contact Mark LeBlanc



231 Saunders Street, Fredericton

3,875 sf

\$459,000

Mixed-use property

Located just outside the downtown core; offers ton of charm and character; zoned Residential Town Plat (TP-4)

Contact Mark LeBlanc



Greer Street, Hanwell

27.80 acres

\$700,000

Land

Development land located in one of New Brunswick's fastest growing areas; Residential Zone Five zoning

Contact Mark LeBlanc



Lot 14-2 Timothy Ave South, Hanwell

3.00 acres

\$225,000

Land

Cleared land located in Greenview Industrial Park; quick access to Trans-Canada Hwy, Industrial Zoning

Contact Mark LeBlanc



Lot 13-1 Timothy Ave South, Hanwell

1.00 acre

\$75,000

Land

Cleared land located in Greenview Industrial Park; premium land and excellent location, Industrial Zoning

Contact Mark LeBlanc



490-494 Queen Street, Fredericton

14,357 sf

\$2,100,000

Mixed-use property

Multi-tenant, mixed-used building centrally located; well maintained with recent upgrades, excellent exposure

Contact Mark LeBlanc



67 Main Street, Fredericton

5,200 sf

\$777,000

Industrial property

Ideal owner-occupier opportunity with excellent exposure; office / warehouse combination; fenced-in compound

Contact Mark LeBlanc



14 East Main Street, Port Elgin

1,616 sf

\$75,000

Commercial property

Commercial property on main corridor in Port Elgin; well-maintained building; flexible mixed-use zoning

Contacts Mark LeBlanc & Connie Amero

Click the property photos for more information

FOR SALE | ALL CLASSES



Greenview Drive, Hanwell

3.38 acres

\$389,500

Land

High-profile land in Hanwell Industrial Park; well-shaped with great visibility and exposure to Trans-Canada Hwy

Contact Mark LeBlanc



400 William Street, Dalhousie

5,389 sf

\$89,000

Commercial property

Located on main commercial corridor in Dalhousie; well-maintained building formerly utilized as financial institution

Contacts Mark LeBlanc & Connie Amero

CONTACT US

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