

NEW BRUNSWICK LISTING REPORT

December 2021

Partners Global Corporate Real Estate Inc.

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FEATURED LISTINGS



CYBER CENTRE, KNOWLEDGE PARK DRIVE, FREDERICTON

Size	5,000 - 31,570 sf
Price	Price by negotiation (contact the listing agent)
Features	<ul style="list-style-type: none">• Class A office facility within a premier established office node and Atlantic Canada's only Research and Technology Campus• Level II security capabilities• Easily accessible and close to a vast array of amenities• Resilient building design and infrastructure• Ample free on site surface parking• Flexible floor plans and room for growth• Build-to-suit space, immediately ready for tenant fit-up• Tenant inducements available
Contacts	Mark LeBlanc & John Bigger



Click the property photos for more information

FOR LEASE | ALL CLASSES



Cyber Centre, Fredericton

5,000 - 31,570 sf

Price by negotiation (contact listing agent)

Office property

Class A office facility; resilient building design and infrastructure; build-to-suit space; tenant inducements available

Contacts Mark LeBlanc & John Bigger



385 Wilsey Road, Unit 4, Fredericton

2,270 sf

\$6.50 psf (net)

Industrial property

Located in Fredericton Industrial Park; grade loading with 10' loading door; ample on-site parking; 12" clear heights

Contact Mark LeBlanc



140 Alison Blvd, Unit 4, Fredericton

7,200 sf

\$12.00 psf (net)

Office property

Fully built-out modern office space; 18' ceiling heights; exterior signage opportunities; available immediately

Contact Mark LeBlanc



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



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 building; 17' ceiling heights; on-site parking; built-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

FOR LEASE | ALL CLASSES



LEASED

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



LEASED

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



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



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 LEASE | ALL CLASSES



67 Main Street, Fredericton

5,200 sf

Price by negotiation (contact listing agent)

Industrial property

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

Contact Mark LeBlanc



Fredericton

6,856 sf

Price by negotiation (contact listing agent)

Office property

Downtown, accessible space; great visibility and high ceilings, City Centre Zoning, available February 1, 2022

Contact John Bigger

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



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



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



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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