

# NEW BRUNSWICK LISTING REPORT

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February 2022

**Partners Global Corporate Real Estate**

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## FEATURED LISTINGS



### 385 WILSEY ROAD, UNIT 17, FREDERICTON

<b>Size</b>	3,750 sf
<b>Price</b>	\$10.78 psf (gross)
<b>Features</b>	<ul style="list-style-type: none"> <li>• 2,250 sf of office/showroom plus 1,500 sf of warehouse space</li> <li>• Central location in Fredericton Industrial Park</li> <li>• Dock-level loading with a 12' loading door</li> <li>• Ample on-site parking</li> <li>• Available immediately</li> </ul>
<b>Contacts</b>	Mark LeBlanc



### 515 KING STREET, DOWNTOWN FREDERICTON

<b>Size</b>	6,856 sf
<b>Price</b>	\$18 psf (net)
<b>Features</b>	<ul style="list-style-type: none"> <li>• Centrally located in the heart of Downtown Fredericton</li> <li>• Bright, open space with abundant natural light</li> <li>• Close to business, shopping, dining, culture and the river</li> <li>• Vaulted ceilings</li> <li>• City Centre Zoning designation permits many uses</li> </ul>
<b>Contact</b>	John Bigger



### 85 ENGLEHART STREET, DIEPPE

<b>Size</b>	1.80 acres (lot) - 7,134 sf (building)
<b>Price</b>	\$1,850,000
<b>Features</b>	<ul style="list-style-type: none"> <li>• High quality, professional office space in Dieppe Business &amp; Technology Park</li> <li>• Current lot coverage is roughly 50%, creating a potentially significant opportunity for future expansion of the property</li> <li>• 15 offices plus open space for approx. 8 workstations on main</li> </ul>
<b>Contacts</b>	Mark LeBlanc



## FOR LEASE | ALL CLASSES



**NEW LISTING**

### 515 King Street, Fredericton

6,856 sf

\$18.00 psf (net)

Office property

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

**Contact** John Bigger



**NEW LISTING**

### 385 Wilsey Road, Unit 17, Fredericton

3,750 sf

\$10.78 psf (gross)

Industrial property (Office & Warehouse)

Fredericton Industrial Park; dock loading with 12' loading door; ample on-site parking; 18' 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



### 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



### 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 C: 2,060 sf

\$14.00 psf + utilities

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



### 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



### 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



### 385 Wilsey Road, Unit 4, Fredericton

2,270 sf

\$7.00 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



# FOR SALE | ALL CLASSES



## 85 Englehart Street, Dieppe

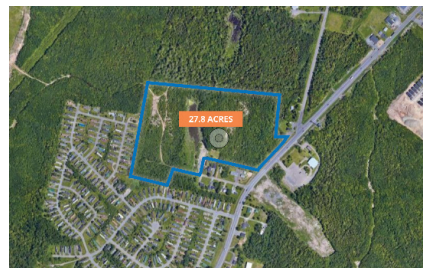
7,134 sf

\$1,850,000

Office property

Quality built office in the heart of Dieppe's Business Technology Park; 15 offices, 8 workstations, 5 washrooms

**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



## 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



## 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

3.44 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



## 380 Alison Boulevard, Fredericton

3,940 sf

\$650,000

Office permitted as primary use

Ideally-located commercial property; leverage potential rental income to offset mortgage payments

**Contact** Mark LeBlanc



## 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

# CONTACT US

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