

# NEW BRUNSWICK LISTING REPORT

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**Partners Global Corporate Real Estate**

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## FEATURED LISTINGS



### 380 SAINT MARY'S STREET, FREDERICTON

<b>Size</b>	2,500 sf (building) 0.88 acres (lot)
<b>Price</b>	\$650,000
<b>Features</b>	<ul style="list-style-type: none"> <li>• Great visibility and easy highway access</li> <li>• Mix of storefront and garage space</li> <li>• COR-2 zoning offers wide variety of uses</li> <li>• Paved and fenced rear compound</li> </ul>

**Contacts** Mark LeBlanc



### 160 ALISON BOULEVARD, FREDERICTON

<b>Size</b>	3.83 acres
<b>Price</b>	\$975,000
<b>Features</b>	<ul style="list-style-type: none"> <li>• Conveniently located in the Alison Boulevard Corridor</li> <li>• Just 7kms from downtown Fredericton</li> <li>• Flexibly zoned General Industrial (GI)</li> </ul>

**Contacts** Mark LeBlanc



### 380 ALISON BOULEVARD, FREDERICTON

<b>Size</b>	2,020 sf
<b>Price</b>	\$24 psf (gross) + utilities
<b>Features</b>	<ul style="list-style-type: none"> <li>• High visibility location</li> <li>• quality finishes and mix of private office, open workspace, and meeting room space</li> <li>• Additional lower level storage available if required</li> <li>• Ample paved parking surrounding building</li> </ul>

**Contact** Mark LeBlanc



## FOR LEASE | ALL CLASSES



### 380 Alison Blvd, Fredericton

2,020 sf

\$24.00 psf + utilities

Office property

High visibility location; well laid out office space; available lower level storage if required; ample on-site parking

**Contact** Mark Leblanc



### 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



### 542 Riverside Drive, Fredericton

2,200 sf

\$16.00 psf (net)

Commercial Property

High traffic location; mix of high-end office and workshop area; fenced in yard and ample on-site parking

**Contact** John Bigger



### 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



### 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



### 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 B: 2,061 sf, Unit C: 2,061 sf

\$14.00 psf + utilities

Commercial property

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

**Contact** John Bigger

## FOR LEASE | ALL CLASSES



### 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



### 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



### 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



## NEW | COMMERCIAL

### 380 Saint Mary's Street, Fredericton

2,500 sf (building) 0.88 acres (lot)

\$650,000

Commercial building

High visibility commercial building with mix of showroom/office space and garage; fenced and paved compound

**Contact** Mark LeBlanc



## NEW | COMMERCIAL

### 668 Rue Principale, Neguac

~1,000 sf

\$25,000

Former Canada Post office

Located on Highway 11, a major provincial artery; flexible zoning; rock-solid construction; close to amenities

**Contact** Connie Amero & Mark LeBlanc



## NEW | SALE / LEASE

### 160 Alison Boulevard, Fredericton

3.83 acres

\$975,000

Land

Prime development land with easy access to downtown Fredericton and the highway; flexible zoning

**Contact** Mark LeBlanc



## NEW | LAND

### Lot 18-7 Divot Drive, Hanwell

4.00 acres

\$895,000

Land

Fully cleared, pad ready lot in Greenview Business Park; plans available for 20,000 sf industrial building

**Contact** Mark LeBlanc



### 95 Galloway Street, Moncton

5,334 sf building, 7.00 acre lot

\$1,495,000

Industrial

Industrial building with additional land for future development; nearly 2 acres of paved parking

**Contact** Mark LeBlanc



### 385 Urquhart Crescent, Fredericton

2.00 acres

\$184,900

Land

Located moments from the Trans-Canada and Vanier Highways; flexible zoning and 230 ft of road frontage

**Contact** John Bigger



### 140 Blizzard Street, Fredericton

2.83 acres

\$211,500

Land

Partially cleared lot in Vanier Industrial Park; flexible General Industrial zoning; 280 ft of road frontage

**Contact** John Bigger



## UNDER OFFER

### 25 Gillis Road, Fredericton

16,571 sf building, 3.36 acre lot

\$2,995,000

Industrial incl. offices, warehouse, shop

Fortress-built in prime location; full suite of amenities on site and municipal services; Unicorn opportunity

**Contact** Mark LeBlanc

## FOR SALE | ALL CLASSES



### 21 Fairway Drive, Hanwell

15,430 sf, 1 acre lot

\$2,100,000

Office and Industrial

New, high quality build; close to Trans-Canada Highway; approx. 75% leased; plenty of on-site parking

**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



### 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



### 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



### 400 William Street, Dalhousie

5,389 sf (building) 6,803 sf (Land)

\$89,000

Commercial Property

Located on main commercial corridor in town of Dalhousie; Single unit partial two storey building built in 1965

**Contact** Mark LeBlanc



### Greenview Drive, Hanwell

3.44 acres

\$389,500

Land

Excellent opportunity in Hanwell Industrial Park, easy access to Trans-Canada Highway; fantastic visibility

**Contact** Mark LeBlanc



# CONTACT US

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