

NEW BRUNSWICK LISTING REPORT

October 2022

Partners Global Corporate Real Estate

380 Alison Blvd, Suite 2, Fredericton, NB

☎ (506) 453-7880

✉ fredericton@partnersglobal.com

FOR LEASE | ALL CLASSES



140 Alison Boulevard, Fredericton

3,450 sf

\$14.09 psf plus utilities

Retail/Industrial Property

Retail/warehouse space; grade level loading; 18' ceilings; can be combined with adjacent unit for 10,650 sf of space

Contact Mark LeBlanc



212 Hodgson Road, Fredericton

2,160 sf

\$18.00 psf (gross)

Industrial Property

Well located industrial space; ample parking; grade level overhead door; flexible zoning

Contact Mark LeBlanc



10 Divot Drive, Hanwell

1,600 sf

\$12.00 psf + utilities

Retail/Industrial property

Newly constructed industrial space; ready for final improvements by tenant; 16' ceilings; 12' x 14' overhead door

Contact John Bigger



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



515 King Street, Fredericton

6,856 sf

\$18.00 psf (net)

Office property

Downtown, wheelchair accessible, great visibility and high ceilings; City Centre Zoning

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



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

FOR LEASE | ALL CLASSES



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

FOR SALE | ALL CLASSES



334 Queen Street, Fredericton

17,340 sf (building), 0.25 acres (lot)

\$1,700,000

Office Building

Two storey walk-up office building; centrally located in the heart of Downtown; quality existing leaseholds

Contact Mark LeBlanc



464 Golf Club Road, Fredericton

+/- 37 acres

\$7,500,000

Office Building

Rare development opportunity in Fredericton; approx. 37 cleared acres in residential area minutes to downtown

Contact Mark LeBlanc



231 Regent Street, Fredericton

12,600 sf (building) 0.52 acres (lot)

\$2,295,000

Office Building

Three storey walk-up office building; 30 on-site parking spaces; located in residential area steps from downtown

Contact Mark LeBlanc



642 Union Street, Fredericton

Two lots totaling 16,297 sf

\$199,500

Land

Two lots on opposite corners; development agreement for mixed use building on one lot & parking on other

Contact Mark LeBlanc



99 Westmorland Drive, Fredericton

0.65 acres

\$1,950,000

Land

Rare development opportunity in downtown Fredericton; previously approved for 9-storey mixed-use project

Contact Mark LeBlanc



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



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

FOR SALE | ALL CLASSES



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



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



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

Click the property photos for more information

CONTACT US

Mark LeBlanc

Principal & Broker

📞 (506) 260-7203

✉️ mark@partnersglobal.com

John Bigger

Senior Advisor

📞 (506) 470-5057

✉️ john@partnersglobal.com

Matt Ross

Sales & Marketing Coordinator

📞 (902) 324-1101

✉️ matt@partnersglobal.com

Mona Cockburn

Office Administrator

📞 (506) 453-0067

✉️ mona@partnersglobal.com

Andrew LeBlanc

Executive Coordinator

📞 (506) 478-0011

✉️ andrew@partnersglobal.com

Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.