

# NEW BRUNSWICK LISTING REPORT

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November 2022

**Partners Global Corporate Real Estate**

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## FEATURED LISTINGS



### 25 ALISON BOULEVARD FREDERICTON

<b>Size</b>	12,000 sf (building), 0.68 acres (lot)
<b>Price</b>	\$2,195,000
<b>Features</b>	<ul style="list-style-type: none"> <li>• 12,000 sf two level office building</li> <li>• 40+ parking spaces</li> <li>• Built in 2010</li> <li>• High visibility location</li> </ul>

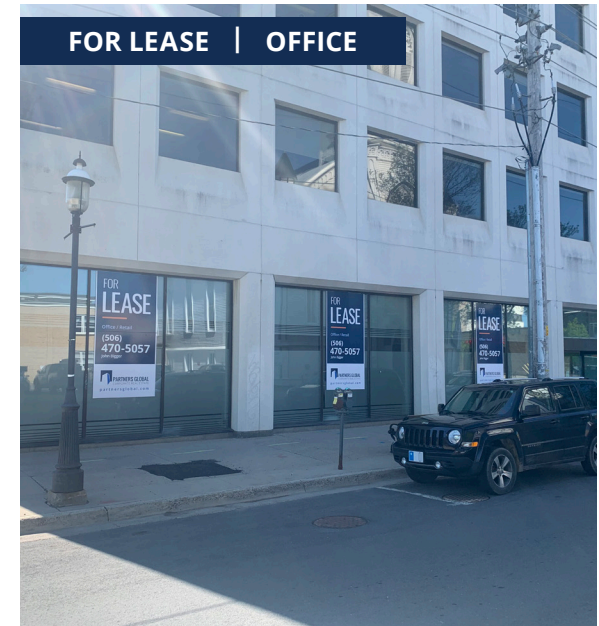
**Contacts** Mark LeBlanc



### 140 BLIZZARD ST, FREDERICTON

<b>Size</b>	2.83 acres
<b>Price</b>	\$211,500
<b>Features</b>	<ul style="list-style-type: none"> <li>• Partially cleared lot in Vanier Industrial Park</li> <li>• Flexible General Industrial Zoning</li> <li>• 280 ft of road frontage</li> </ul>

**Contacts** John Bigger



### 515 KING STREET, FREDERICTON

<b>Size</b>	6,856 sf
<b>Price</b>	\$18.00 psf (net)
<b>Features</b>	<ul style="list-style-type: none"> <li>• Large ground level office space with fantastic exposure and signage potential</li> <li>• Functional open concept layout</li> <li>• Wheelchair accessible</li> <li>• City Centre zoning</li> </ul>

**Contact** John Bigger

## 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; ample parking & loading area

**Contact** John Bigger



**LEASED**

### 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



### 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



**LEASED**

### 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



**BUILD TO SUIT**

### 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



### 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** John Bigger



# FOR SALE | ALL CLASSES



## 25 Alison Boulevard

12,000 sf (building), 0.68 acres (lot)

\$2,195,000

Office Building

Two storey office building in Fredericton Business Park; built in 2010; 40+ surface parking stalls

**Contact** Mark LeBlanc



## 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

# FOR SALE | ALL CLASSES



## 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



## 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



# CONTACT US

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