

# NEW BRUNSWICK LISTING REPORT

December 2022

**Partners Global Corporate Real Estate**

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# FEATURED LISTINGS



**385 WILSEY ROAD, UNIT 7, FREDERICTON**

<b>Size</b>	1,290 sf
<b>Price</b>	\$11.26 psf (gross)
<b>Features</b>	<ul style="list-style-type: none"><li>• 1,290 sf industrial space with small enclosed office/room</li><li>• 12' ceilings</li><li>• 10' grade level loading door</li><li>• Ample on-site parking</li></ul>

**Contact** John Bigger



**25 ALISON BOULEVARD, FREDERICTON**

<b>Size</b>	12,000 sf (building), 29,547 sf (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>

**Contact** Mark LeBlanc



**245 HILTON ROAD, UNIT 25, FREDERICTON**

<b>Size</b>	3,892 sf
<b>Price</b>	\$12.42 (gross)
<b>Features</b>	<ul style="list-style-type: none"><li>• 3,892 sf Industrial space in Fredericton Business Park</li><li>• Grade level loading door</li><li>• Ample on-site parking</li><li>• Building renovated in 2022</li></ul>

**Contact** John Bigger



# FOR LEASE | ALL CLASSES



## 385 Wilsey Road, Fredericton

1,290 sf

\$11.26 psf (gross)

Industrial Property

Warehouse space with small enclosed office; grade level loading door; 12' ceilings; ample parking & loading area

**Contact** John Bigger



## 385 Wilsey Road, Fredericton

1,500 sf

\$11.26 psf (gross)

Industrial Property

Warehouse space with two offices; grade level loading door; 12' ceilings; ample parking & loading area

**Contact** John Bigger



## 245 Hilton Road, Fredericton

3,892 sf

\$12.42 psf (gross)

Industrial Property

Recently renovated commercial space; one (1) grade level loading door; ample parking & loading area

**Contact** John Bigger



## 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



## 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



## 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



## 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 Frederickton Business Park; built in 2010; 40+ surface parking stalls

Contact Mark LeBlanc



## 334 Queen Street, Frederickton

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, Frederickton

+/- 37 acres

\$7,500,000

Office Building

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

Contact Mark LeBlanc



## 231 Regent Street, Frederickton

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, Frederickton

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, Frederickton

0.65 acres

\$1,950,000

Land

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

Contact Mark LeBlanc



## 160 Alison Boulevard, Frederickton

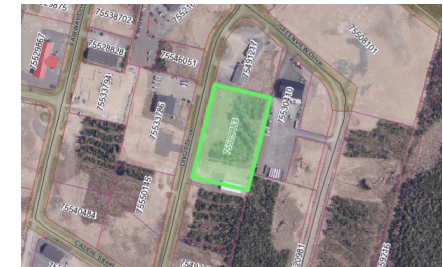
3.83 acres

\$975,000

Land

Prime development land with easy access to downtown Frederickton 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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