

NEW BRUNSWICK LISTING REPORT

January 2023

Partners Global Corporate Real Estate

380 Alison Blvd, Suite 2, Fredericton, NB

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FEATURED LISTINGS

FOR LEASE | INDUSTRIAL

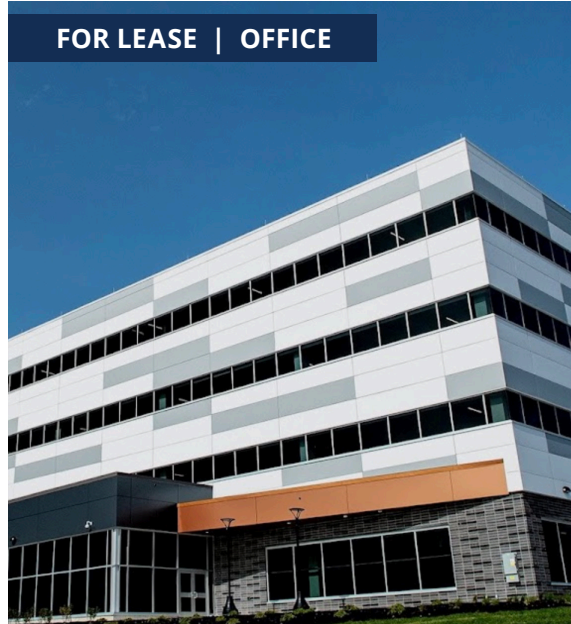


385 WILSEY ROAD, UNIT 3, FREDERICTON

Size	1,500 sf
Price	\$11.76 psf (gross)
Features	<ul style="list-style-type: none"> • 1,500 sf industrial space with two (2) small enclosed offices • 12' ceilings • 10' grade level loading door • Ample on-site parking

Contact John Bigger

FOR LEASE | OFFICE



CYBER CENTRE, FREDERICTON

Size	5,000 0 31,570 sf
Price	By negotiation (contact listing agent)
Features	<ul style="list-style-type: none"> • State of the art, high security, tech based office complex • Various suites available • Signage opportunities available • Close to Downtown Fredericton

Contact Mark LeBlanc & John Bigger

FOR SALE | INDUSTRIAL



95 GALLOWAY STREET, MONCTON

Size	5,334 sf (building), 7.00 acres (lot)
Price	\$1,495,000
Features	<ul style="list-style-type: none"> • First-class industrial opportunity in Caledonia Industrial Park • Heavy Industrial (HI) zoning • CN Rail spur area on-site • 2 acres of paved parking area • Building features grade-level overhead door & 5 ton crane

Contact Mark LeBlanc

FOR LEASE | ALL CLASSES



385 Wilsey Road, Fredericton

1,290 sf

\$11.76 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

\$11.76 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

\$12.92 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

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



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

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