

# NEW BRUNSWICK LISTING REPORT

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February 2023

**Partners Global Corporate Real Estate**

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## FEATURED LISTINGS

### FOR LEASE | INDUSTRIAL

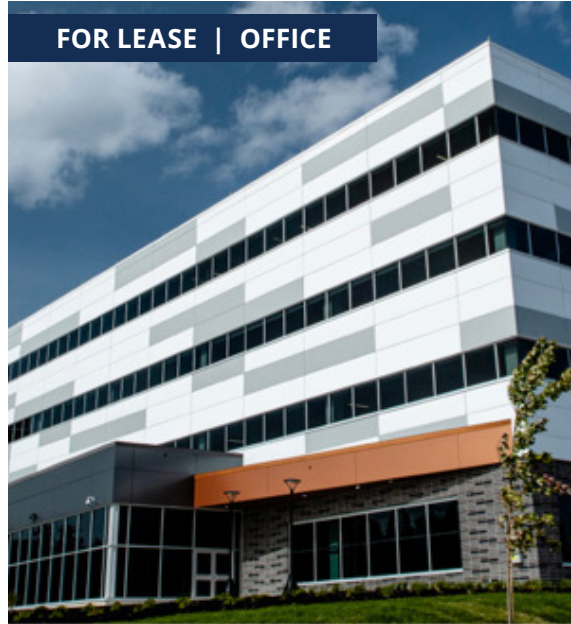


#### 140 ALISON BOULEVARD, FREDERICTON

<b>Size</b>	3,450 sf
<b>Price</b>	\$14.59 psf (gross)
<b>Features</b>	<ul style="list-style-type: none"> <li>Fully built-out showroom/office space with warehouse</li> <li>16' grade level loading door</li> <li>18' clear ceiling height</li> <li>Available immediately</li> </ul>

**Contact** John Bigger

### FOR LEASE | OFFICE



#### CYBER CENTRE, FREDERICTON

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

**Contact** Mark LeBlanc & John Bigger

### FOR SALE | INDUSTRIAL



#### 95 GALLOWAY STREET, MONCTON

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

**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

**Contact** Mark LeBlanc & John Bigger



### 160 Alison Boulevard, Fredericton

3.83 acres

Price by negotiation (contact listing agent)

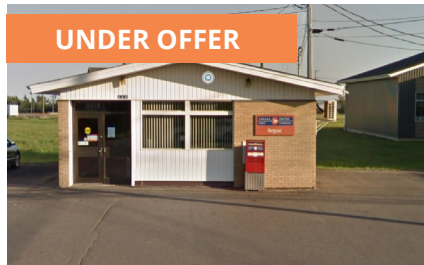
Build-to-suit

Build-to-suit land development; available for single or multiple tenant occupancy; convenient location

**Contact** Mark LeBlanc



# FOR SALE | ALL CLASSES



**UNDER OFFER**

## 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** Mark LeBlanc & Connie Amero



**UNDER OFFER**

## Rainsford Gardens, Fredericton

13.4 acres

\$2,800,000

Land

Development site with approval for 296 units; located in quality residential neighbourhood; master-plan available

**Contact** Mark LeBlanc



**SOLD**

## 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



**SOLD**

## 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



**UNDER OFFER**

## 464 Golf Club Road, Fredericton

+/- 37 acres

\$7,500,000

Land

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



**SOLD**

## 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

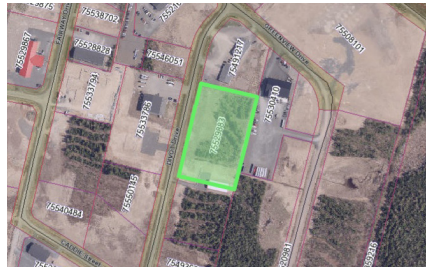
Land

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

**Contact** Mark LeBlanc



# FOR SALE | ALL CLASSES



## 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



## 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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