

NEW BRUNSWICK LISTING REPORT

March 2023

Partners Global Corporate Real Estate

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FEATURED LISTINGS



FOR SUBLEASE | OFFICE

365 ARGYLE STREET, FREDERICTON

Size	6,500 sf
Price	\$29.00 psf (gross)
Features	<ul style="list-style-type: none"> • Architecturally renovated ground floor office space • Fully furnished with high quality, gently used furniture • Mix of private offices/meeting rooms & open collaborative areas • For sublease until June 30, 2024

Contact Mark LeBlanc



FOR LEASE | OFFICE

214 BRUNSWICK STREET, FREDERICTON

Size	1,664 - 3,468 sf
Price	By negotiation (contact listing agent)
Features	<ul style="list-style-type: none"> • Two second floor office spaces for lease, 1,664 and 1,794 sf • Suites can be combined for +/- 3,500 sf • Vacant and ready for tenant improvement • Up to 4 parking spaces available

Contact 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



NEW

214 Brunswick Street, Fredericton

Up to +/-3,500 sf

Price by negotiation (contact listing agent)

Office Property

Two office suites available; each approx 1,700 sf; can be combined for 3,500 sf; space ready for tenant improvement

Contact John Bigger



NEW | SUBLEASE

364 Argyle Street, Fredericton

6,500 sf

\$29.00 psf (gross)

Office Property

Architecturally renovated office space for sublet; fully furnished; large open work spaces & collaborative areas

Contact Mark LeBlanc



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



LEASED

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

Click the property photos for more information

FOR LEASE | ALL CLASSES



160 Alison Boulevard, Fredericton

3.83 acres

Price by negotiation (contact listing agent)

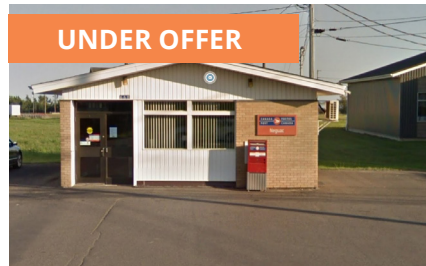
Build-to-suit

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

Contact Mark LeBlanc

Click the property photos for more information

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



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



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



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



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



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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