

NEW BRUNSWICK LISTING REPORT

June 2023

Partners Global Corporate Real Estate

380 Alison Blvd, Suite 2, Fredericton, NB

☎ (506) 453-7880

✉ fredericton@partnersglobal.com

FEATURED LISTINGS



50 CROWTHER LANE, FREDERICTON

Size	8,885 sf - 25,000 sf
Price	\$29.50 psf (gross)
Features	<ul style="list-style-type: none"> • Turnkey office space well-located in Knowledge Park • Ample, on-site free parking • Back-up generator and existing furniture are negotiable • Available immediately • Head lease expires September 30, 2026

Contacts Mark LeBlanc



364 VICTORIA STREET, FREDERICTON

Size	Building: 500 sf; Lot: 958 sf
Price	\$194,500
Features	<ul style="list-style-type: none"> • Approx. \$20,000 in recent improvements invested in the property • Central location • New flooring installed in downstairs • Mini-split A/C unit • Free, on-street parking

Contact Mark LeBlanc



230 HODGSON ROAD, FREDERICTON

Size	1,600 sf - 3,200 sf
Price	Contact the listing agent
Features	<ul style="list-style-type: none"> • Well-located in Fredericton Business Park • Two 14' grade-level loading doors • 21' clear heights • Three-phase power • Ample, on-site free parking • Available immediately

Contacts John Bigger

FOR LEASE | ALL CLASSES



NEW LISTING

50 Crowther Lane, Fredericton

8,885 sf - 25,000 sf

\$29.50 psf

Office Property

Located in Knowledge Park; turnkey space; perfect blend of private offices and open work space; on-site parking

Contact Mark LeBlanc



NEW LISTING

230 Hodgson Road, Fredericton

1,600 sf - 3,200 sf

Price by negotiation (contact listing agent)

Industrial Property

Two grade-level loading doors; 21' clear heights; on-site parking; three-phase power; available immediately

Contact John Bigger



2398 Route 102, Lincoln

4,000 sf

Price by negotiation (contact listing agent)

Office/Medical Clinic Property

Newly renovated; built to Class A standards; 12 minutes from downtown Fredericton; 14' ceilings; on-site parking

Contact John Bigger



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



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 and collaborative areas

Contact Mark LeBlanc



245 Hilton Road, Fredericton

3,892 sf

\$12.92 psf (gross)

Industrial Property

Recently renovated commercial space; one grade level loading door; ample parking and loading area

Contact John Bigger



LEASED

140 Alison Boulevard, Fredericton

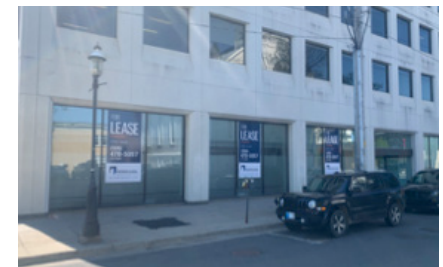
3,450 sf

Price by negotiation (contact listing agent)

Retail/Industrial 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



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

Click the property photos for more information

FOR LEASE | ALL CLASSES



Cyber Centre, Fredericton

5,000 sf - 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-so-suit land development; available for single or multiple tenant occupancy; convenient location

Contact Mark LeBlanc

FOR SALE | ALL CLASSES



364 Victoria Street, Fredericton

Building: 500 sf; Lot: 958 sf

\$194,500

Commercial Property

Excellent central location; free on-street parking; mini-split A/C unit; approx. \$20,000 in recent improvements

Contact Mark LeBlanc



Gallop Court, Woodstock

Lot: 4.94 acres

\$629,500

Land

Exposure from Trans-Canada Hwy; 250' of frontage on Gallop Court; supported by Corridor Commercial Zoning

Contact Mark LeBlanc



Rainsford Gardens, Fredericton

Lot: 13.40 acres

\$2,800,000

Land

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

Contact Mark LeBlanc



642 Union Street, Fredericton

Two lots totalling 16.297 sf

\$199,500

Land

Two lots on opposite corners; development agreement for mixed use building on lot and parking on other

Contact Mark LeBlanc



160 Alison Boulevard, Fredericton

Lot: 3.83 acres

\$975,000

Land

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

Contact Mark LeBlanc



Lot 18-7 Divot Drive, Hanwell

Lot: 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

Building: 5,334 sf; Lot: 7.00 acres

\$1,495,000

Industrial Property

Industrial building with additional land for future development; nearly two acres of paved parking

Contact Mark LeBlanc



140 Blizzard Street, Fredericton

Lot: 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

Click the property photos for more information

FOR SALE | ALL CLASSES



Lot 14-2 Timothy Ave South, Hanwell

Lot: 3.00 acres

\$225,000

Land

Cleared land located in Greenview Industrial Park; quick access to Trans-Canada Hwy; Industrial Zoning

Contact Mark LeBlanc



Greer Street, Hanwell

Lot: 27.80 acres

\$700,000

Land

Development land located in one of the New Brunswick's fastest growing areas; supported by Residential Zone Five

Contact Mark LeBlanc

CONTACT US

Mark LeBlanc

Principal & Broker

📞 (506) 260-7203

✉️ mark@partnersglobal.com

John Bigger

Senior Advisor

📞 (506) 470-5057

✉️ john@partnersglobal.com

Alison Sowerby

Sales & Marketing Coordinator

📞 (902) 580-0577

✉️ alison@partnersglobal.com

Mona Cockburn

Office Administrator

📞 (506) 453-0067

✉️ mona@partnersglobal.com

Andrew LeBlanc

Executive Coordinator

📞 (506) 478-0011

✉️ andrew@partnersglobal.com

Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.