

# NEW BRUNSWICK LISTING REPORT

July 2023

**Partners Global Corporate Real Estate**

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# FEATURED LISTINGS



**354 KING STREET, SUITE 250, FREDERICTON**

<b>Size</b>	3,397 sf
<b>Price</b>	Contact the listing agent
<b>Features</b>	<ul style="list-style-type: none"> <li>• Fully redeveloped commercial property in downtown Fredericton</li> <li>• Office space located on top floor</li> <li>• Blend of private offices and open work space</li> <li>• Available immediately</li> <li>• Head lease expires October 31, 2024</li> </ul>

**Contact** Mark LeBlanc



**110 TIMOTHY AVENUE SOUTH, HANWELL**

<b>Size</b>	Building: 4,318 sf; Lot: 1.00 acres
<b>Price</b>	\$1,195,000
<b>Features</b>	<ul style="list-style-type: none"> <li>• Turnkey property for share sale in Hanwell Industrial Park</li> <li>• Three grade loading doors</li> <li>• Vendor is open to negotiating any or all of the automotive equipment</li> <li>• Quick highway access</li> <li>• Steel-lined stock room, full length floor drain, and 16' ceilings</li> </ul>

**Contact** Mark LeBlanc



**GALLOP COURT, WOODSTOCK**

<b>Size</b>	Lot: 4.94 acres
<b>Price</b>	\$499,500
<b>Features</b>	<ul style="list-style-type: none"> <li>• Prime commercial lot with exposure from Trans-Canada Hwy</li> <li>• Cleared and ready for development</li> <li>• Easy off-ramp access and 250' of frontage on Gallop Court</li> <li>• Surrounded by various amenities</li> <li>• Supported by Corridor Commercial (CC) Zoning</li> </ul>

**Contacts** Mark LeBlanc

# FOR LEASE | ALL CLASSES



## 354 King Street, Suite 250, Frederickton

3,397 sf

Price by negotiation (contact listing agent)

Office Property

Located in downtown Frederickton; office space situated on top floor; paid parking on-site; available immediately

**Contact** Mark LeBlanc



## 50 Crowther Lane, Frederickton

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



## 230 Hodgson Road, Frederickton

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 Frederickton; 14' ceilings; on-site parking

**Contact** John Bigger



## 214 Brunswick Street, Frederickton

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



## 364 Argyle Street, Frederickton

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, Frederickton

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



## 515 King Street, Frederickton

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



**NEW LISTING**

## 110 Timothy Avenue South, Hanwell

Building: 4,318 sf; Lot: 1.00 acre

\$1,195,000

Industrial Property

Turnkey building for share sale in Hanwell Industrial Park; three grade-level overhead doors; 16' ceilings

**Contact** Mark LeBlanc



## 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



**REDUCED**

## Gallop Court, Woodstock

Lot: 4.94 acres

\$499,500

Land

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

**Contact** Mark LeBlanc



## 652 Union Street, Fredericton

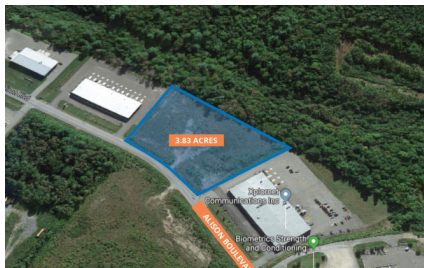
Two lots totalling 16.297 sf

\$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

# 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

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