

# NEW BRUNSWICK LISTING REPORT

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June 2025

**Partners Global Corporate Real Estate**

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**PARTNERS GLOBAL**  
CORPORATE REAL ESTATE

## FEATURED LISTINGS

### NEW | FOR LEASE



#### 82 WESTMORLAND STREET, FREDERICTON

<b>Size</b>	16,000 sq. ft.
<b>Price</b>	\$24.30 psf (gross)
<b>Features</b>	<ul style="list-style-type: none"> <li>» 16,000 sq. ft. of move-in-ready space in the vibrant core of downtown Fredericton</li> <li>» Highly visible area with easy access to major transit routes and essential amenities</li> <li>» Building is equipped with state-of-the-art smart technology, advanced air filtration systems, and energy efficient enhancements</li> </ul>

John Bigger | 506-470-5057

Andrew LeBlanc | 506-478-0011

### NEW | FOR LEASE



#### 320 WILSEY ROAD, FREDERICTON

<b>Size</b>	2,400 sq. ft.
<b>Price</b>	\$18.00 psf (gross)
<b>Features</b>	<ul style="list-style-type: none"> <li>» Located in the heart of the Fredericton Industrial Park</li> <li>» One grade loading door with 22' clear height ideal for warehousing, light manufacturing, or serviced based operations</li> <li>» Easy access to major transit routes, downtown, and essential amenities</li> <li>» Convenient on-site free parking</li> <li>» General Industrial (GI) zoning</li> </ul>

John Bigger | 506-470-5057

### OFFICE | FOR SALE



#### 61 HALIFAX STREET, MONCTON

<b>Size</b>	Building: 13,000 sq. ft.   Lot: 1.03 acre
<b>Price</b>	\$2,600,000
<b>Features</b>	<ul style="list-style-type: none"> <li>» Well-maintained industrial warehouse with office space in Moncton West</li> <li>» 1-acre corner lot with excellent visibility</li> <li>» Easy access to major transit routes, downtown, and essential amenities</li> <li>» Flexible layout with grade-level and dock loading</li> <li>» Victory Industrial Park Zone</li> </ul>

John Bigger | 506-470-5057



FOR LEASE

FOR SALE

OFFICE

COMMERCIAL

INDUSTRIAL

ALL CLASSES

## NEW LISTING



## 82 WESTMORLAND STREET, FREDERICTON

**Size** 16,000 sq. ft.**Price** \$24.30 psf (gross)**Type** Office

Bright, energy-efficient office space for lease in Fredericton's downtown core; entire second floor of the building

John Bigger | 506-470-5057 Andrew LeBlanc | 506-478-0011

## NEW LISTING



## 320 WILSEY ROAD, FREDERICTON

**Size** 2,400 sq. ft.**Price** \$18.00 psf (gross)**Type** Industrial

Located in the Fredericton Industrial Park; one grade-loading door and shared fenced lot for enhanced security

John Bigger | 506-470-5057

## LEASED



## 181 WESTMORLAND STREET, FREDERICTON

**Size** 522 sq. ft.**Price** By negotiation, contact listing agent**Type** Office

Three-storey office building in downtown Fredericton; on-site parking available; ideal for small professional practices

John Bigger | 506-470-5057



## 231 REGENT STREET, FREDERICTON

**Size** 742 to 3,154 sq. ft.**Price** By negotiation, contact listing agent**Type** Office

Charming office building at edge of downtown; paved, on-site parking; various leasing options available

John Bigger | 506-470-5057



## 819 ROYAL ROAD, BLDG H2, FREDERICTON

**Size** 5,000 to 14,658 sq. ft.**Price** \$15.00 psf (semi-gross)**Type** Industrial / Warehouse

Entire building for lease in MIRA Industrial Park; two (2) grade loading doors; 28-foot clear heights

Mark LeBlanc | 506-260-7203 Andrew LeBlanc | 506-478-0011



## 819 ROYAL ROAD, BLDG E, FREDERICTON

**Size** 6,346 sq. ft.**Price** \$15.00 psf (semi-gross)**Type** Industrial / Warehouse

Two (2) grade loading doors; L-shaped structure with a large 5,050 sq. ft. bay and a smaller 1,296 bay

Mark LeBlanc | 506-260-7203 Andrew LeBlanc | 506-478-0011



## 71 ALISON BOULEVARD, FREDERICTON

**Size** 6,000 to 12,000 sq. ft.**Price** \$25.25 psf (gross)**Type** Office

Fully-built out office space located in a meticulously maintained building; on-site parking; available immediately

John Bigger | 506-470-5057



## INCENTIVES

## 95 GALLOWAY STREET, FREDERICTON

**Size** 5,334 sq. ft.**Price** \$9.95 psf (gross)**Type** Industrial

Full building for sublease; situated on a 6.97-acre corner lot; grade loading; head lease expires May 31, 2028

Mark LeBlanc | 506-260-7203 Andrew LeBlanc | 506-478-0011

FOR LEASE

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**140 CARLETON STREET, FREDERICTON****Size** 1,500 sq. ft.**Price** \$32.00 psf (gross)**Type** Office / Retail

Class "A" building in downtown Fredericton; office space on fifth floor for lease; connected parkade

John Bigger | 506-470-5057

**1250 HANWELL ROAD, FREDERICTON****Size** Building: 2,100 sq. ft.  
Lot: 2.10 acres**Price** By negotiation, contact listing agent**Type** Office / Retail / Industrial

1,300 sq. ft. office property and 800 sq. ft. garage on a 2.10-acre lot; located at a busy intersection; excellent exposure

Andrew LeBlanc | 506-478-0011

**525 BISHOP DRIVE, FREDERICTON****Size** 7,500 sq. ft. plus mezzanine**Price** \$29.88 psf (gross)**Type** Retail / Industrial

Blend of retail and industrial; 12' foot grade level loading door; on-site parking; available Q3 2025 for occupancy

Mark LeBlanc | 506-260-7203

**41 FRONT STREET, GAGETOWN****Size** 1,152 sq. ft.**Price** \$15.00 psf (net)**Type** Industrial / Warehouse

Located in heart of historic Village of Gagetown; bright office space, on-site parking; views of Saint John River

Mark LeBlanc | 506-260-7203 Andrew LeBlanc | 506-478-0011

**50 CROWTHER LANE FREDERICTON****Size** 16,294 sq. ft.**Price** \$29.50 psf (gross)**Type** Industrial / Warehouse

Located in Knowledge Park; turnkey space for sublease; on-site parking; available July 2025

Mark LeBlanc | 506-260-7203

**214 BRUNSWICK STREET, FREDERICTON****Size** Up to +/- 3,500 sq. ft.**Price** By negotiation, contact listing agent**Type** Office

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

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**527 KING STREET, FREDERICTON**

**Size** Building: 45, 206 sq. ft.  
Lot: 13,951 sq. ft.

**Price** \$7,485,000

**Type** Office

Landmark, downtown office building for sale; offered as a vacant property presenting unique opportunities

Mark LeBlanc | 506-260-7203

Brian Toole | 902-476-6898

**RESTAURANT BUSINESS, STANLEY**

**Size** Main level: 1,550 sq. ft.  
Basement: 700 sq. ft.

**Price** \$295,000

**Type** Restaurant Business

Full-service restaurant with dedicated customer base; includes commercial grade equipment and furnishings

John Bigger | 506-470-5057

UNDER OFFER

**445 URQUHART CRESCENT, FREDERICTON**

**Size** 742 to 3,154 sq. ft.

**Price** \$749,500 \$699,500 + HST

**Type** Office / Industrial

Versatile building for sale; two (2) grade loading doors; on-site parking; priced competitively

Mark LeBlanc | 506-260-7203

Andrew LeBlanc | 506-478-0011

**61 HALIFAX STREET, MONCTON**

**Size** 13,000 sq. ft.

**Price** \$2,600,000

**Type** Industrial

Well-maintained property featuring a versatile layout with grade and dock loading; vacant possession Spring 2025

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Brian Toole | 902-476-6898

**21 FAIRWAY DRIVE, HANWELL**

**Size** Building: 15,460 sq. ft.  
Lot: 1.00 acre

**Price** \$2,495,000

**Type** Office / Industrial

Currently fully leased, with owner occupier potential; built in 2021; grade loading

Mark LeBlanc | 506-260-7203

**330 MUNROE STREET, BATHURST**

**Size** Lot: 11.70 acres

**Price** \$1,250,000 \$1,195,00 + HST

**Type** Land

Exceptional redevelopment opportunity in Bathurst's downtown core; wide array of development possibilities; R-3 Zoning

Mark LeBlanc | 506-260-7203

**330 ALISON BOULEVARD, FREDERICTON**

**Size** Building: 11,636 sq. ft.  
Lot: 31,799 sq. ft.

**Price** \$3,400,000

**Type** Commercial

Excellent investment opportunity; fully leased to well-established professional firm; meticulously maintained

Mark LeBlanc | 506-260-7203

**160 ALISON BOULEVARD, FREDERICTON**

**Size** Lot: 2.3.82 acres

**Price** \$975,000

**Type** Land

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

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**LOT 18-7 DIVOT DRIVE, HANWELL****Size** Lot: 4.00 acres**Price** \$895,000**Type** Land

Fully cleared, pad ready lot in Greenview Business Park; plans available for 20,000 sf industrial building

Mark LeBlanc | 506-260-7203

**UNDER OFFER****140 BLIZZARD STREET, FREDERICTON****Size** Lot: 2.83 acres**Price** \$211,500**Type** Land

Partially cleared lot in Vanier Industrial Park; flexible General Industrial zoning; 280 ft of road frontage

John Bigger | 506-470-5057



# CONTACT US

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