

# NEW BRUNSWICK LISTING REPORT

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August 2025

**Partners Global Corporate Real Estate**

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## FEATURED LISTINGS

### NEW | FOR SALE



#### 45 PROGRESS DRIVE, ST. STEPHEN

<b>Size</b>	Building: 10,976 sq. ft.   Lot: 1.75-acres
<b>Price</b>	\$1,475,000
<b>Features</b>	<ul style="list-style-type: none"> <li>» Ideally located minutes from the Canada-U.S. boarder and major transportation routes</li> <li>» Property includes 4,800 sq. ft. dome with grade-level loading door</li> <li>» Excellent visibility in the St. Stephen Industrial Park</li> <li>» Features approximately 2,500 sq. ft. of well-appointed office space</li> </ul>

Mark LeBlanc | 506-260-7203

Brian Toole | 902-476-6898

### LAND | FOR SALE



#### 185 ALISON BOULEVARD, FREDERICTON

<b>Size</b>	3.4-acres
<b>Price</b>	\$995,000
<b>Features</b>	<ul style="list-style-type: none"> <li>» Located in the heart of the Alison Boulevard Corridor</li> <li>» Conveniently located with direct access to the Alison Boulevard and Highway 7</li> <li>» 3.4-acres of General Industrial (GI) zoned land allowing for a wide range of uses</li> <li>» Opportunity to purchase adjacent lot for a total of 17-acres</li> </ul>

John Bigger | 506-470-5057

### INDUSTRIAL | FOR LEASE



#### 525 BISHOP DRIVE, FREDERICTON

<b>Size</b>	Building: 7,500 sq. ft.   Lot: 32,819 sq.ft.
<b>Price</b>	\$20.00 psf
<b>Features</b>	<ul style="list-style-type: none"> <li>» Standalone, versatile building with retail and industrial space</li> <li>» Excellent signage opportunity and visibility along major commercial artery in Uptown Fredericton</li> <li>» 12' grade-level loading door</li> <li>» Ample, on-site free parking</li> <li>» Powered by 400 amps and 240 volts of three-phase electrical</li> </ul>

Mark LeBlanc | 506-260-7203



FOR LEASE

FOR SALE

OFFICE

COMMERCIAL

INDUSTRIAL

ALL CLASSES

**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

**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

**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

**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

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FOR LEASE

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### 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

John Bigger | 506-470-5057



### 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 Brian Toole | 902-476-6898



### 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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ALL CLASSES

## NEW LISTING



## 45 PROGRESS DRIVE, ST. STEPHEN

**Size** Building: 10,976 sq. ft.  
Lot: 1.75-acres

**Price** \$1,475,000

**Type** Industrial

Located minutes from the Canada-U.S. border; ideal for logistics, distribution and cross-border operations

Mark LeBlanc | 506-260-7203 Brian Toole | 902-476-6898



## 185 ALISON BOULEVARD, FREDERICTON

**Size** 3.4-acres

**Price** \$995,000

**Type** Land

Flexible General Industrial zoning; opportunity to purchase adjacent lot for total of 17 acres

John Bigger | 506-470-5057



## 165 ALISON BOULEVARD, FREDERICTON

**Size** 13.5-acres

**Price** \$3,995,000

**Type** Land

Prime development land with easy access to downtown and Highway 7; flexible General Industrial zoning

John Bigger | 506-470-5057



## 25 MILTON LANE, SACKVILLE

**Size** Building: 10,800 sq. ft.  
Lot: 5.51-acres

**Price** \$350,000

**Type** Office / Mixed-Use

5.51 acres spanning two parcels of land; 10,800 sq. ft. of office space ready for re-development; institutional zoned

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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, 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



SOLD

## 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



UNDER OFFER

## 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

Mark LeBlanc | 506-260-7203 Brian Toole | 902-476-6898



FOR LEASE

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**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 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

Mark LeBlanc | 506-260-7203

**LOT 18-7 DIVOT DRIVE, HANWELL**

**Size** Lot: 4.00-acres

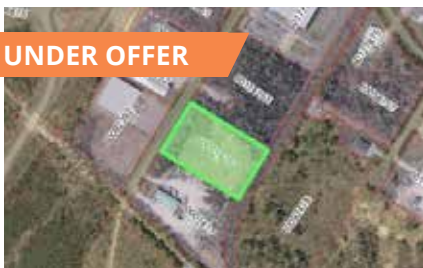
**Price** \$895,000

**Type** Land

Fully cleared, pad ready lot in Greenview Business Park; plans available for 20,000 sq. ft. 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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