

# NEW BRUNSWICK LISTING REPORT

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July 2025

**Partners Global Corporate Real Estate**

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## FEATURED LISTINGS

NEW | FOR SALE



### 25 MILTON LANE, SACKVILLE

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

**Price** \$350,000

**Features**

- » Institutional zoned allowing for a wide range of uses
- » Located with easy access to major transit routes, downtown, and essential amenities
- » 5.51 acres spanning two parcels of land in a quiet residential area
- » 10,800 sq. ft. of office space ready for redevelopment or full interior customization

Mark LeBlanc | 506-260-7203

Brian Toole | 902-476-6898

NEW | FOR SALE



### 165 ALISON BOULEVARD, FREDERICTON

**Size** 13.5 acres

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

**Features**

- » Located in the heart of the Alison Boulevard Corridor
- » Conveniently located with direct access to the Alison Boulevard and Highway 7
- » 13.5 acres of General Industrial (GI) zoned land allowing for a wide range of uses
- » Opportunity to purchase adjacent lot for a total of 17 acres

John Bigger | 506-470-5057

MIXED-USE | FOR SALE



### 21 FAIRWAY DRIVE, HANWELL

**Size** Building: 15,462 sq. ft | Lot: 1 acre

**Price** \$2,495,000.00

**Features**

- » Well-maintained property in the rapidly growing Greenview Business Park
- » Fully leased industrial and office property with potential for owner occupancy
- » Built in 2021, the two-storey building has exceptional curb appeal and a well-thought-out design

Mark LeBlanc | 506-260-7203

Andrew LeBlanc | 506-478-0011

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

John Bigger | 506-470-5057



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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

John Bigger | 506-470-5057

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## NEW LISTING



## 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

## NEW LISTING



## 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

## NEW LISTING



## 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

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



## 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

## UNDER OFFER



## 445 URQUHART CRESCENT, FREDERICTON

Size 742 to 3,154 sq. ft.

Price \$749,5000 \$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

Mark LeBlanc | 506-260-7203 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

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### 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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