

# NEW BRUNSWICK LISTING REPORT

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September 2025

**Partners Global Corporate Real Estate**

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## FEATURED LISTINGS

### NEW | FOR LEASE



#### 190 ALISON BOULEVARD, FREDERICTON

<b>Size</b>	Up to 12,000 sq. ft.
<b>Price</b>	Contact the listing agents
<b>Features</b>	<ul style="list-style-type: none"> <li>» Blend of retail and industrial space</li> <li>» High-visibility property with signage opportunities</li> <li>» Two dock-high doors with levelers and room for a 53' trailer at the rear</li> <li>» Clear heights of 20' to 22'</li> <li>» General industrial zoning</li> <li>» Ample, on-site parking</li> </ul>

John Bigger | 506-470-5057

### INDUSTRIAL | FOR SALE



#### 21 FAIRWAY DRIVE, HANWELL

<b>Size</b>	Building: 15,462 sq. ft   Lot: 1-acre
<b>Price</b>	\$2,495,000.000 + HST
<b>Features</b>	<ul style="list-style-type: none"> <li>» Well-maintained property in the rapidly growing Greenview Business Park</li> <li>» Fully leased industrial and office property with potential for owner occupancy</li> <li>» Built in 2021, the two-storey building has exceptional curb appeal and a well-thought-out design</li> </ul>

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

### OFFICE | 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>

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FOR LEASE

FOR SALE

OFFICE

COMMERCIAL

INDUSTRIAL

ALL CLASSES

## NEW LISTING

**190 ALISON BOULEVARD, FREDERICTON**

<b>Size</b>	Up to 12,012 sq. ft.
<b>Price</b>	By negotiation, contact listing agent
<b>Type</b>	Office / Retail / Industrial

Blend of retail and industrial; signage opportunities; two rear dock doors; 20' to 22' clear heights

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## NEW LISTING

**525 BISHOP DRIVE, FREDERICTON**

<b>Size</b>	7,500 sq. ft. plus mezzanine
<b>Price</b>	\$29.88 psf (gross)
<b>Type</b>	Retail / Industrial

Blend of retail and industrial; 12' foot grade level loading door; on-site parking; available Q4 2025 for occupancy

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**82 WESTMORLAND STREET, FREDERICTON**

<b>Size</b>	16,000 sq. ft.
<b>Price</b>	\$24.30 psf (gross)
<b>Type</b>	Office

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

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**320 WILSEY ROAD, FREDERICTON**

<b>Size</b>	2,400 sq. ft.
<b>Price</b>	\$18.00 psf (gross)
<b>Type</b>	Industrial

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

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**231 REGENT STREET, FREDERICTON**

<b>Size</b>	742 to 1,500 sq. ft.
<b>Price</b>	By negotiation, contact listing agent
<b>Type</b>	Office

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

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**819 ROYAL ROAD, BLDG H2, FREDERICTON**

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

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

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**819 ROYAL ROAD, BLDG E, FREDERICTON**

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

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

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**71 ALISON BOULEVARD, FREDERICTON**

<b>Size</b>	6,000 to 12,000 sq. ft.
<b>Price</b>	\$25.25 psf (gross)
<b>Type</b>	Office

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

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FOR LEASE

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ALL CLASSES

## 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

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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

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**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

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**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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**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

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**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

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**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

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**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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**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

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**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

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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

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**160 ALISON BOULEVARD, FREDERICTON****Size** Lot: 2.382-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 sq. ft. industrial building

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SOLD

**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

COMING SOON

**850 ST. PETER AVENUE, BATHURST****Size** Building: 18,124 sq. ft.  
Lot: 2.34-acres**Price** By Bid**Type** Industrial / Warehouse

Blend of retail, warehouse, and office space; zoned Highway Commercial; ideally located in commercial corridor

COMING SOON

**THE CHARLOTTE MALL, ST. STEPHEN****Size** Up to 115,953 sq. ft.**Price** By Bid**Type** Mixed-use

Retail and industrial investment property with national tenants; staple shopping centre; high-visibility location



# CONTACT US

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