

NEW BRUNSWICK LISTING REPORT

January 2026

Partners Global Corporate Real Estate

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FEATURED LISTINGS

NEW | FOR SALE



630 McALLISTER DRIVE, SAINT JOHN

Size	Building: 6,363 sq. ft. Lot: 0.77-acres
Price	\$1,095,000
Features	<ul style="list-style-type: none"> » Zoned Business Park Commercial (CBP) allowing for a wide range of uses » Designated warehouse, office, and retail space » One grade and two dock loading doors » Excellent visibility along exposure of McAllister Drive » Ample, on-site parking

Mark LeBlanc | (506) 260-7203

LAND | FOR SALE



185 ALISON BLVD, FREDERICTON

Size	3.4-acres
Price	\$995,000
Features	<ul style="list-style-type: none"> » Located in the heart of the Alison Boulevard Corridor » Conveniently located with direct access to the Alison Boulevard and Highway 7 » 3.4-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

INDUSTRIAL | FOR LEASE



33 WINTER STREET, SUSSEX

Size	33,500 sq. ft.
Price	\$10.95 psf
Features	<ul style="list-style-type: none"> » 33,500 sq. ft. of versatile industrial / commercial space » 18' clear heights with one 16' grade-level dock door, with potential for additional loading » Ample, on-site parking » Lease includes taxes, insurance, water and sewer, sprinkler, and building systems management

Andrew LeBlanc | (506) 478-0011

FOR LEASE

FOR SALE

OFFICE

COMMERCIAL

INDUSTRIAL

ALL CLASSES

**520 KING STREET, FREDERICTON****Size** Suite 1002: 3,000 sq. ft.**Price** \$31.50 psf (gross)**Type** Office

Suite 1002 is a modern versatile office space; property has had recent upgrades; central location; adjacent parking lot

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**364 ARGYLE STREET, FREDERICTON****Size** 3,000 sq. ft.**Price** \$28.50 psf (gross)**Type** Office

Bright, well-appointed office space; fully accessible building with on-site parking; prime downtown location

John Bigger | (506) 470-5057

**33 WINTER STREET, SUSSEX****Size** 33,500 sq. ft.**Price** \$10.95 psf**Type** Industrial / Commercial

18' clear heights; one (1) 16' grade-level loading door; ample, on-site parking; new roof scheduled Fall 2025; central location

Andrew LeBlanc | (506) 478-0011

**190 ALISON BOULEVARD, FREDERICTON****Size** Up to 12,012 sq. ft.**Price** By negotiation, contact listing agent**Type** Office / Retail / Industrial

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

John Bigger | (506) 470-5057

**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 Q4 2025 for occupancy

Mark LeBlanc | (506) 260-7203

**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 1,500 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

FOR LEASE

FOR SALE

OFFICE

COMMERCIAL

INDUSTRIAL

ALL CLASSES

LEASED

**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

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**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

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**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 (net)**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

John Bigger | (506) 470-5057

**50 CROWTHER LANE FREDERICTON****Size** 16,294 sq. ft.**Price** \$29.50 psf (gross)**Type** Class "A" office

Located in Knowledge Park; turnkey space for sublease; on-site parking; immediate availability

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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FOR LEASE

FOR SALE

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NEW LISTING



630 McALLISTER DRIVE, SAINT JOHN

Size Building: 6,363 sq. ft.
Lot: 0.77-acre

Price \$1,095,000

Type Industrial

Industrial building with fenced lot; one grade and two dock loading doors; zoned CBP; existing lease expires April 30, 2026

Mark LeBlanc | (506) 260-7203

UNDER OFFER



90 LEONARD DRIVE, SUSSEX

Size Building: 4,177 sq. ft.
Lot: 1.0-acre

Price \$750,000

Type Office

Fully leased stand-alone office building with a five-year government lease in place; light industrial zoning

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



THE CHARLOTTE MALL, ST. STEPHEN

Size 115,953 sq. ft.

Price By Bid

Type Retail

Retail investment property with national tenants; staple shopping centre; highly -visible location

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850 ST. PETER AVENUE, BATHURST

Size Building: 18,124 sq. ft.
Lot: 2.34-acres

Price By Bid

Type Retail / Industrial / Warehouse

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

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527 KING STREET, FREDERICTON

Size 45,206 sq. ft.

Price By Bid

Type Office

Fully-built out office building; head lease potential for immediate income; excellent access to amenities.

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NEW PRICE



45 PROGRESS DRIVE, ST. STEPHEN

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

Price \$1,475,000- \$995,000

Type Industrial

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

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

FOR LEASE

FOR SALE

OFFICE

COMMERCIAL

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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

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**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

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