

NEW BRUNSWICK LISTING REPORT

March 2022

Partners Global Corporate Real Estate

364 York Street, Suite 205, Fredericton, NB

☎ (506) 453-7880

✉ fredericton@partnersglobal.com

FEATURED LISTINGS



25 GILLIS ROAD, FREDERICTON

Size	16,571 sf
Price	\$2,995,000 + hst
Features	<ul style="list-style-type: none"> • Massive industrial facility on 3.36 Acre lot • Concrete and steel construction • General Industrial zoning permits many usages • Ample on-site parking • Central location

Contacts Mark LeBlanc



541 RIVERSIDE DRIVE, FREDERICTON

Size	2,200 sf
Price	\$16 psf (net)
Features	<ul style="list-style-type: none"> • Central location • Zoned COR-2 Commercial Core permitting multiple uses • 1,200 sf top quality office and an adjoining 1,000 sf workshop • Grade-level loading door • Fenced-in yard

Contact John Bigger



21 FAIRWAY DRIVE, HANWELL

Size	15,430 sf
Price	\$2,100,000
Features	<ul style="list-style-type: none"> • Brand-new construction • Office / Industrial • Approximately 75% leased • Immediate cash flow through a partial sale-leaseback • Quick and easy access to the Trans-Canada Highway

Contacts Mark LeBlanc

FOR LEASE | ALL CLASSES



541 Riverside Drive, Frederickton

2,200 sf

\$16.00 psf (net)

Office property

High-traffic area; 1,200 sf top-quality office and 1,000 sf workshop, fenced-in yard; available immediately

Contact John Bigger



515 King Street, Frederickton

6,856 sf

\$18.00 psf (net)

Office property

Downtown, wheelchair accessible, great visibility and high ceilings; City Centre Zoning, available February 1, 2022

Contact John Bigger



385 Wilsey Road, Unit 17, Frederickton

3,750 sf

\$10.78 psf (gross)

Industrial property (Office & Warehouse)

Fredericton Industrial Park; dock loading with 12' loading door; ample on-site parking; 18' clear heights

Contact Mark LeBlanc



140 Alison Blvd, Unit 4, Frederickton

7,200 sf

\$12.00 psf (net)

Office property

Fully built-out modern office space; 18' ceiling heights; exterior signage opportunities; available immediately

Contact Mark LeBlanc



140 Pepin Road, Frederickton

5,500 sf

\$12.00 psf (net)

Industrial property

Newly constructed building; build-to-suit options; two (2) dock level doors; available March 2022

Contact Mark LeBlanc



Cyber Centre, Frederickton

5,000 - 31,570 sf

Price by negotiation (contact listing agent)

Office property

Class A office facility; resilient building design and infrastructure; build-to-suit space; tenant inducements available

Contacts Mark LeBlanc & John Bigger



891 Riverside Drive, Frederickton

1,700 sf

\$2,100 per month + utilities

Commercial property

Convenient location; ground-level office and storage space available immediately; paved on-site parking

Contact John Bigger



21 Fairway Drive, Hanwell

Unit C: 2,060 sf

\$14.00 psf + utilities

Commercial property

Newly constructed building; 17' ceiling heights; on-site parking; built-to-suit options for tenants

Contact Mark LeBlanc

Click the property photos for more information

FOR LEASE | ALL CLASSES



100 Woodside Lane, Fredericton

Up to 3,000 sf

\$18.00 psf + utilities

Commercial property

Bright space features open work space, offices and kitchenette; on-site parking; zoned Commercial Corridor Zone Two

Contact John Bigger



160 Alison Boulevard, Fredericton

3.83 acres

Price by negotiation (contact listing agent)

Build-to-suit

Build-to-suit land development; available for single or multiple tenant occupancy; convenient location

Contact Mark LeBlanc



214-218 Brunswick Street, Fredericton

Unit 202: 1,794 sf

Price by negotiation (contact listing agent)

Office property

Highly functional, modern sublease space near downtown; some on-site parking available; elevator access

Contact Mark LeBlanc



855 Bayside Drive, Saint John

14,092 sf

\$6.50 psf (net)

Warehouse property

Quality single-user warehouse for sublet in Grandview Industrial Park; grade and dock level loading

Contact John Bigger



939 Main Street, Moncton

9,000 sf

\$14.50 psf (net)

Office property

Modern, move-in ready space; paved parking available; remaining furniture negotiable; efficient suite layout

Contact Mark LeBlanc



440 Wilsey Road, Fredericton

1,841 sf

\$14.00 psf (gross)

Office property

Second floor corner office space in the Fredericton Industrial Park; ample natural light; free on-site parking

Contact Mark LeBlanc



2398 Route 102, Lincoln

+/- 8,000 sf

\$14.00 psf (gross)

Office property

Well-lit single storey leasing opportunity; good street-front visibility; free on-site parking; options to demise

Contact Mark LeBlanc



385 Wilsey Road, Unit 4, Fredericton

2,270 sf

\$7.00 psf (net)

Industrial property

Located in Fredericton Industrial Park; grade loading with 10' loading door; ample on-site parking; 12' clear heights

Contact Mark LeBlanc

FOR SALE | ALL CLASSES



NEW | INDUSTRIAL

25 Gillis Road, Fredericton

16,571 sf building, 3.36 acre lot

\$2,995,000

Industrial incl. offices, warehouse, shop

Fortress-built in prime location; full suite of amenities on site and municipal services; Unicorn opportunity

Contact Mark LeBlanc



NEW | COMMERCIAL

21 Fairway Drive, Hanwell

15,430 sf, 1 acre lot

\$2,100,000

Office and Industrial

New, high quality build; close to Trans-Canada Highway; approx. 75% leased; plenty of on-site parking

Contact Mark LeBlanc



COMING SOON

668 Rue Principale, Neguac

~1,000 sf

\$25,000

Former Canada Post office

Located on Highway 11, a major provincial artery; flexible zoning; rock-solid construction; close to amenities

Contact Connie Amero & Mark LeBlanc



85 Englehart Street, Dieppe

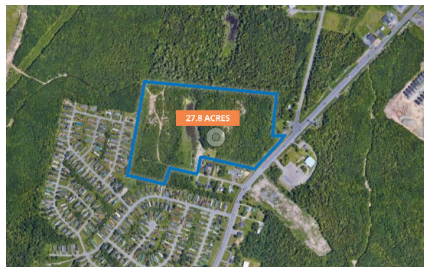
7,134 sf

\$1,850,000

Office property

Quality built office in the heart of Dieppe's Business Technology Park; 15 offices, 8 workstations, 5 washrooms

Contact Mark LeBlanc



Greer Street, Hanwell

27.80 acres

\$700,000

Land

Development land located in one of New Brunswick's fastest growing areas; Residential Zone Five zoning

Contact Mark LeBlanc



Lot 14-2 Timothy Ave South, Hanwell

3.00 acres

\$225,000

Land

Cleared land located in Greenview Industrial Park; quick access to Trans-Canada Hwy, Industrial Zoning

Contact Mark LeBlanc



380 Alison Boulevard, Fredericton

3,940 sf

\$650,000

Office permitted as primary use

Ideally-located commercial property; leverage potential rental income to offset mortgage payments

Contact Mark LeBlanc



14 East Main Street, Port Elgin

1,616 sf

\$75,000

Commercial property

Commercial property on main corridor in Port Elgin; well-maintained building; flexible mixed-use zoning

Contacts Mark LeBlanc & Connie Amero

Click the property photos for more information

FOR SALE | ALL CLASSES



400 William Street, Dalhousie

5,389 sf

\$89,000

Commercial property

Located on main commercial corridor in Dalhousie; well-maintained building formerly utilized as financial institution

Contacts Mark LeBlanc & Connie Amero



Greenview Drive, Hanwell

3.44 acres

\$389,500

Land

High-profile land in Hanwell Industrial Park; well-shaped with great visibility and exposure to Trans-Canada Hwy

Contact Mark LeBlanc

CONTACT US

Mark LeBlanc

Principal & Broker

📞 (506) 260-7203

✉️ mark@partnersglobal.com

John Bigger

Senior Advisor

📞 (506) 470-5057

✉️ john@partnersglobal.com

Mona Cockburn

Office Administrator

📞 (506) 453-0067

✉️ mona@partnersglobal.com

Jamie Prescott Gilfoy

Associate, Marketing & Sales

📞 (506) 988-0737

✉️ jamie@partnersglobal.com

Partners Global Corporate Real Estate (Partners Global) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness or validity of the information provided herein. Parties interested in the property are to conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Partners Global expressly disclaims any liability arising out of any errors and omissions in the information. Prospective clients should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Partners Global will not accept any responsibility should any details prove to be incomplete or incorrect.