

NEW BRUNSWICK LISTING REPORT

August 2024

Partners Global Corporate Real Estate

181 Westmorland Street, Suite 201

Fredericton, NB, E3B 3L6

☎ (506) 453-7880

✉ fredericton@partnersglobal.com

FEATURED LISTINGS



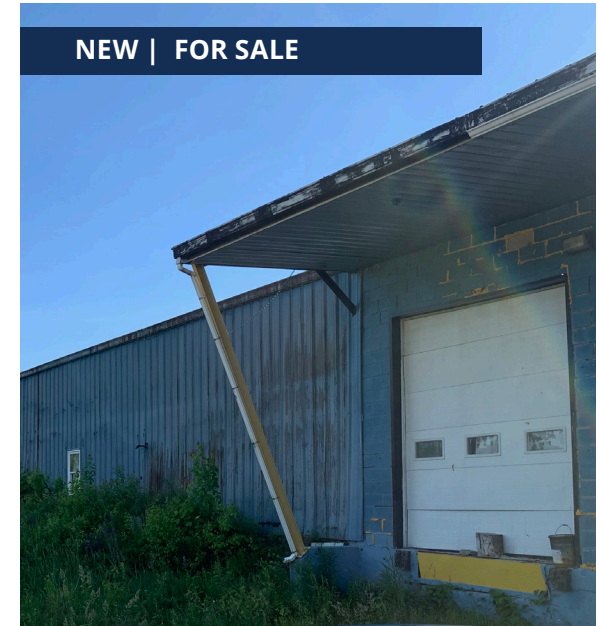
21 FAIRWAY DRIVE, HANWELL

Size	Building: 15,460 sq. ft. / Lot: 1.00-acre
Price	\$2,495,000
Features	<ul style="list-style-type: none"> • High quality industrial and office combination property • Constructed in 2021 • Currently fully leased, with owner occupier potential • Exceptional curb appeal and well-thought out design • Grade-level loading, 17 ft ceilings in warehouse areas
Contact	Mark LeBlanc



1250 HANWELL ROAD, FREDERICTON

Size	Building: 2,100 sq. ft. / Lot: 2.10-acres
Price	Price by negotiation (contact listing agent)
Features	<ul style="list-style-type: none"> • 1,300 sq. ft. office property with a 800 sq. ft. garage with 12 ft overhead grade-level door • Located on an expansive 2.10-acre corner lot • Excellent exposure and convenient highway access • Supported by Commercial Corridor Zone Two (COR-2)
Contact	Andrew LeBlanc



230 INDUSTRIAL PARK ROAD, MINTO

Size	Building: 96,000 sq. ft. / Lot: 15.07-acres
Price	\$499,500
Features	<ul style="list-style-type: none"> • Warehouse building on an expansive 15-acre lot • Two dock level doors (with dock levelers) and one grade level overhead door • Upgraded electrical system • Structure includes a concrete foundation, steel frame, and pre-finished metal cladding exterior
Contacts	Mark LeBlanc

FOR LEASE | ALL CLASSES



1250 Hanwell Road, Fredericton

Building: 2,100 sq. ft. / Lot: 2.10-acres

Price by negotiation (contact listing agent)

Office / Retail / Land

1,300 sq. ft. office property and 800 sq. ft. garage on a 2.10-acre lot; located at a busy intersection; excellent exposure

Contact Andrew LeBlanc



1749 Hanwell Road, Hanwell

1,600 sq. ft.

Price by negotiation (contact listing agent)

Office

Well-maintained office building; space features three private offices and open workspace; on-site parking

Contact John Bigger



212 Hodgson Road, Fredericton

2,360 - 4,720 sq. ft.

\$18.00 psf (gross)

Retail / Industrial

Located in Fredericton Business Park; two 8-foot grade-level loading doors; three-phase power; on-site parking

Contact John Bigger



525 Bishop Drive, Fredericton

7,500 sq. ft. plus mezzanine

\$29.88 psf (gross)

Retail / Industrial

Versatile layout featuring blend of retail and industrial; 12' foot grade level loading door; ample on-site parking

Contact Mark LeBlanc



41 Front Street, Gagetown

1,152 sq. ft.

\$15.00 psf (net)

Office Property

Located in heart of historic Village of Gagetown; bright office space, on-site parking; views of Saint John River

Contact John Bigger



385 Wilsey Road, Fredericton

2,270 sq. ft.

\$14.25 psf (gross)

Industrial Property

Located within Fredericton Industrial Park; one grade loading door; on-site parking; exterior signage opportunities

Contact John Bigger



1133 Regent Street, Fredericton

21,000 sq. ft.

Price by negotiation (contact listing agent)

Office Property

21,000 sq. ft. for sublease in highly desired area; occupying the entire third floor; free, on-site parking

Contact Mark LeBlanc



364 York Street, Fredericton

977 sq. ft.

Price by negotiation (contact listing agent)

Office Property

One suite left in professional office building in downtown Fredericton; recently renovated in 2018

Contact John Bigger

FOR LEASE | ALL CLASSES



50 Crowther Lane, Fredericton

16,294 sq. ft.

\$29.50 psf (gross)

Office Property

Located in Knowledge Park; turnkey space; perfect blend of private offices and open work space; on-site parking

Contact Mark LeBlanc



214 Brunswick Street, Fredericton

Up to +/- 3,500 sq. ft.

Price by negotiation (contact listing agent)

Office Property

Two office suites available; each approx. 1,700 sf; can be combined for 3,500 sq. ft.; space ready for tenant improvement

Contact John Bigger

FOR SALE | ALL CLASSES



21 Fairway Drive, Hanwell

Building: 15,460 sq. ft. / Lot: 1.00-acre

\$2,495,000

Office / Industrial Building

Currently fully leased, with owner occupier potential; built in 2021; grade loading

Contact Mark LeBlanc



230 Industrial Park Road, Minto

Building: 96,000 sq. ft. / Lot: 15.07-acres

\$499,500

Industrial Building

Expansive warehouse for sale; two dock doors and one grade overhead door; upgraded electrical system

Contact Mark LeBlanc



686 Perth Main Street, Perth-Andover

Building: 2,500 sq. ft. / Lot: 13,606 sq. ft.

\$195,000

Office / Retail Building

High-profile service retail location previously operated as a financial institution; on-site parking

Contact Mark LeBlanc



Lot 2008-3 Murray Avenue, Bathurst

Lot: 11.70 acres

\$1,250,000

Land

Exceptional redevelopment opportunity in Bathurst's downtown core; wide array of development possibilities; R-3 Zoning

Contact Mark LeBlanc



330 Alison Boulevard, Fredericton

Building: 11,636 sq. ft; Lot: 31,799 sq. ft.

\$3,400,000

Commercial Property

Excellent investment opportunity; fully leased to well-established professional firm; meticulously maintained

Contact Mark LeBlanc



374 Main Street, Fredericton

Building: 3,560 sq. ft; Lot: 15,866 sq. ft.

\$715,000

Office Property

Two-storey well-maintained property; on-site parking; located in a rapidly growing area; excellent exposure

Contact Mark LeBlanc



Gallop Court, Woodstock

Lot: 4.94 acres

~~\$399,500~~ \$299,000

Land

Exposure from Trans-Canada Hwy; 250' of frontage on Gallop Court; supported by Corridor Commercial Zoning

Contact Mark LeBlanc



160 Alison Boulevard, Fredericton

Lot: 3.83 acres

\$975,000

Land

Prime development land with easy access downtown Fredericton and the highway; flexible zoning

Contact Mark LeBlanc

FOR SALE | ALL CLASSES



Lot 18-7 Divot Drive, Hanwell

Lot: 4.00 acres

\$895,000

Land

Fully cleared, pad ready lot in Greenview Business Park; plans available for 20,000 sf industrial building

Contact Mark LeBlanc



140 Blizzard Street, Fredericton

Lot: 2.83 acres

\$211,500

Land

Partially cleared lot in Vanier Industrial Park; flexible General Industrial zoning; 280 ft of road frontage

Contact John Bigger

CONTACT US

Mark LeBlanc

Principal & Broker

- 📞 (506) 260-7203
- ✉️ mark@partnersglobal.com

John Bigger

Senior Advisor

- 📞 (506) 470-5057
- ✉️ john@partnersglobal.com

Alison Sowerby

Sales & Marketing Coordinator

- 📞 (902) 580-0577
- ✉️ alison@partnersglobal.com

Andrew LeBlanc

Associate Advisor

- 📞 (506) 478-0011
- ✉️ andrew@partnersglobal.com

Mona Cockburn

Office Administrator

- 📞 (506) 453-0067
- ✉️ mona@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.