

NEW BRUNSWICK LISTING REPORT

December 2024

Partners Global Corporate Real Estate

181 Westmorland Street, Suite 201

Fredericton, NB, E3B 3L6

📞 (506) 453-7880

✉️ fredericton@partnersglobal.com

FEATURED LISTINGS



445 URQUHART CRESCENT, FREDERICTON

Size Building: 4,500 sq. ft. / Lot: 0.96-acres

Price \$749,500

- Features**
- Well-maintained office and warehouse building for sale in Vanier Industrial park
 - Two (2) grade loading doors
 - Newly renovated office space with high-quality warehouse/workshop
 - Lennox heating system with digital control
 - On-site parking

Contacts Mark LeBlanc & Andrew LeBlanc



819 ROYAL ROAD, BUILDING H2, FREDERICTON

Size 5,000 - 14,658 sq. ft.

Price \$15.00 psf (semi-gross)

- Features**
- Located within MIRA Business Park
 - Full building lease opportunity, offering a blend of functionality and modern upgrades
 - 28-foot clear heights
 - Two (2) grade loading doors
 - Repositioned Sorter Building, property measures 30-feet in width and 485-feet in length

Contact Mark LeBlanc & Andrew LeBlanc



819 ROYAL ROAD, BUILDING E, FREDERICTON

Size 6,346 sq. ft.

Price \$15.00 psf (semi-gross)

- Features**
- Full building for lease in MIRA Business Park
 - L-shaped structure comprises of two sections: a large bay of 5,050 sq. ft. and a smaller 1,296 sq. ft. addition
 - Two (2) grade-level loading doors
 - General Industrial Zoning
 - Available immediately for lease

Contact Mark LeBlanc & Andrew LeBlanc

FOR LEASE | ALL CLASSES



NEW LISTING

819 Royal Road, Bldg H2, Fredericton

5,000 - 14,658 sq. ft.

\$15.00 psf (semi-gross)

Industrial / Warehouse Property

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

Contact Mark LeBlanc & Andrew LeBlanc



NEW LISTING

819 Royal Road, Bldg E, Fredericton

6,346 sq. ft.

\$15.00 psf (semi-gross)

Industrial / Warehouse Property

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

Contact Mark LeBlanc & Andrew LeBlanc



71 Alison Boulevard, Fredericton

6,000 sq. ft.

\$31.25 psf (gross)

Office Property

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

Contact John Bigger



95 Galloway Street, Moncton

5,334 sq. ft.

\$9.95 psf (net)

Industrial Property

Full building for sublease; situated on a 6.97-acre corner lot; grade loading; head lease expires May 31, 2028

Contact Mark LeBlanc & Andrew LeBlanc



140 Carleton Street, Fredericton

1,500 sq. ft.

\$32.00 psf (gross)

Office / Retail Property

Class "A" building in downtown Fredericton; office space on fifth floor for lease; connected parkade

Contact John Bigger



771 Prospect Street, Fredericton

5,000 sq. ft.

\$9,950 per month (NNN)

Retail / Industrial Property

Full building for lease; six grade loading doors, front portion is retail / office with warehouse back portion

Contact Mark LeBlanc & Andrew LeBlanc



1015 Regent Street, Unit 408, Fredericton

1,077 sq. ft.

\$3,320 per month (gross)

Office / Medical Property

Bright medical space for sublease; located with The Fredericton Medical Centre; on-site parking

Contact Mark LeBlanc



1250 Hanwell Road, Fredericton

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

Price by negotiation (contact listing agent)

Office / Retail / Land Property

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

FOR LEASE | ALL CLASSES



1749 Hanwell Road, Hanwell

800 sq. ft.

Price by negotiation (contact listing agent)

Office Property

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

Contact John Bigger



525 Bishop Drive, Fredericton

7,500 sq. ft. plus mezzanine

\$29.88 psf (gross)

Retail / Industrial Property

Blend of retail and industrial; 12' foot grade level loading door; on-site parking; available Q3 2025 for occupancy

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



1133 Regent Street, Fredericton

8,745 sq. ft.

Price by negotiation (contact listing agent)

Office Property

Sublease in highly desirable area; recently renovated common areas; on-site parking; two full-service elevators

Contact Mark LeBlanc



364 York Street, Fredericton

440 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



50 Crowther Lane, Fredericton

16,294 sq. ft.

\$29.50 psf (gross)

Office Property

Located in Knowledge Park; turnkey space for sublease; mix 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



NEW LISTING

445 Urquhart Crescent, Fredericton

Building: 4,500 sq. ft. / Lot: 0.96-acres

\$749,5000

Industrial / Office Property

Versatile building for sale; two (2) grade loading doors; on-site parking; priced competitively

Contact Mark LeBlanc & Andrew LeBlanc



UNDER OFFER

880 Prospect Street, Fredericton

Building: 27,305 sq. ft. / Lot: 3.11-acres

\$6,995,000

Office / Retail Property

Significant property along Prospect Street; 400-foot frontage; existing lease with current tenant until Dec-2026

Contact Mark LeBlanc



61 Halifax Street, Moncton

Building: 13,000 sq. ft. / Lot: 1.03-acres

\$2,600,000

Industrial

Well-maintained property featuring a versatile layout with grade and dock loading; vacant possession Spring 2025

Contact Mark LeBlanc & Brian Toole



668 Brunswick Street, Fredericton

Building: 10,800 sq. ft. / Lot: 18,492 sq. ft.

\$1,195,000

Mixed-Use Property

Well-maintained 10,800 sq. ft. heritage building; well-located in downtown Fredericton; on-site parking

Contact Mark LeBlanc



21 Fairway Drive, Hanwell

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

\$2,495,000

Office / Industrial Property

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

Contact Mark LeBlanc



PRICE REDUCTION

330 Munroe Street, Bathurst

Lot: 11.70 acres

~~\$1,250,000~~ \$1,195,00

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



PRICE REDUCTION

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

Click the property photos for more information

FOR SALE | ALL CLASSES



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



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.