

NEW BRUNSWICK LISTING REPORT

January 2025

Partners Global Corporate Real Estate

181 Westmorland Street, Suite 201

Fredericton, NB, E3B 3L6

☎ (506) 453-7880

✉ fredericton@partnersglobal.com

FEATURED LISTINGS



385 WILSEY ROAD, UNIT 11, FREDERICTON

Size	1,000 sq. ft.
Price	\$15.00 psf (gross)
Features	<ul style="list-style-type: none"> • Versatile space featuring a private office, work space, and a warehouse section at the rear • Convenient highway access • 12-foot height in warehouse portion • Ample, free on-site parking • Available immediately for lease

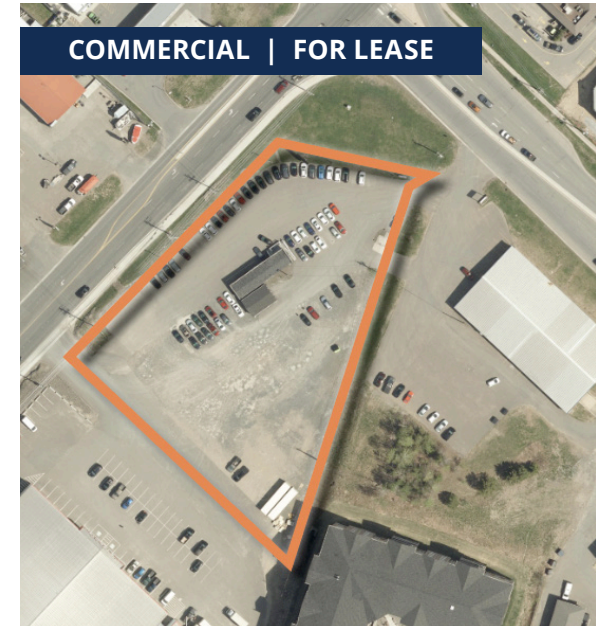
Contacts John Bigger



330 MUNROE STREET, BATHURST

Size	Lot: 11.70-acres
Price	\$1,250,000 \$1,195,000
Features	<ul style="list-style-type: none"> • Exceptional redevelopment opportunity in Bathurst's charming downtown • Wide array of development possibilities • Well-located, surrounded by various amenities • Supported by Medium Density Residential (R-3)

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-foot 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

FOR LEASE | ALL CLASSES



385 Wilsey Road, Unit 11, Fredericton

1,000 sq. ft.

\$15.00 psf (gross)

Retail / Warehouse Property

Unit features a private office, a spacious open work area, and warehouse section in the rear; ample on-site parking

Contact John Bigger



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



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

5,500 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

Click the property photos for more information

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 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



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



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



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



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



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



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

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

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