

FOR SALE

21 FAIRWAY DRIVE GREENVIEW BUSINESS PARK, HANWELL, NB

Commercial investment opportunity
in high-growth business park



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Commercial investment opportunity in high-growth business park

Looking to own or invest a high quality industrial and office combination property in the Fredericton area? Look no further! This premium-quality building, completed in 2021, is strategically located just outside city limits in the rapidly growing Greenview Business Park. The park provides seamless access to the Trans-Canada Highway and the Fredericton municipality via the Hanwell Road arterial.

Situated on one-acre, this 15,462 sq. ft., multi-tenanted building offers exceptional curb appeal and a well-thought-out design. The building maximizes space efficiency by offering upper-level offices for units facing Fairway Drive. Currently, the property is fully leased, presenting an ideal opportunity for owner-occupiers or new long-term tenants. Additional features of this contemporary property include grade-level loading, 14-ft ceiling heights in warehouse areas, and ample on-site parking.



Fully-Leased,
Owner Occupier
Potential



Recently Built
in 2021



Grade Loading

LISTING ID	25237
ADDRESS	21 Fairway Drive, Hanwell
LOCATION	Greenview Business Park
PID	75538702
PROPERTY TYPE	Office / Light industrial
LOT SIZE	43,799 sq. ft. (1.00-acre)
BUILDING SIZE	15,462 sq. ft.
NO. OF FLOORS	Combination of one and two-stories
YEAR BUILT	2021
LOADING	Grade loading
PARKING	Ample, free on-site parking
OFFERING PRICE	\$2,495,000 plus HST



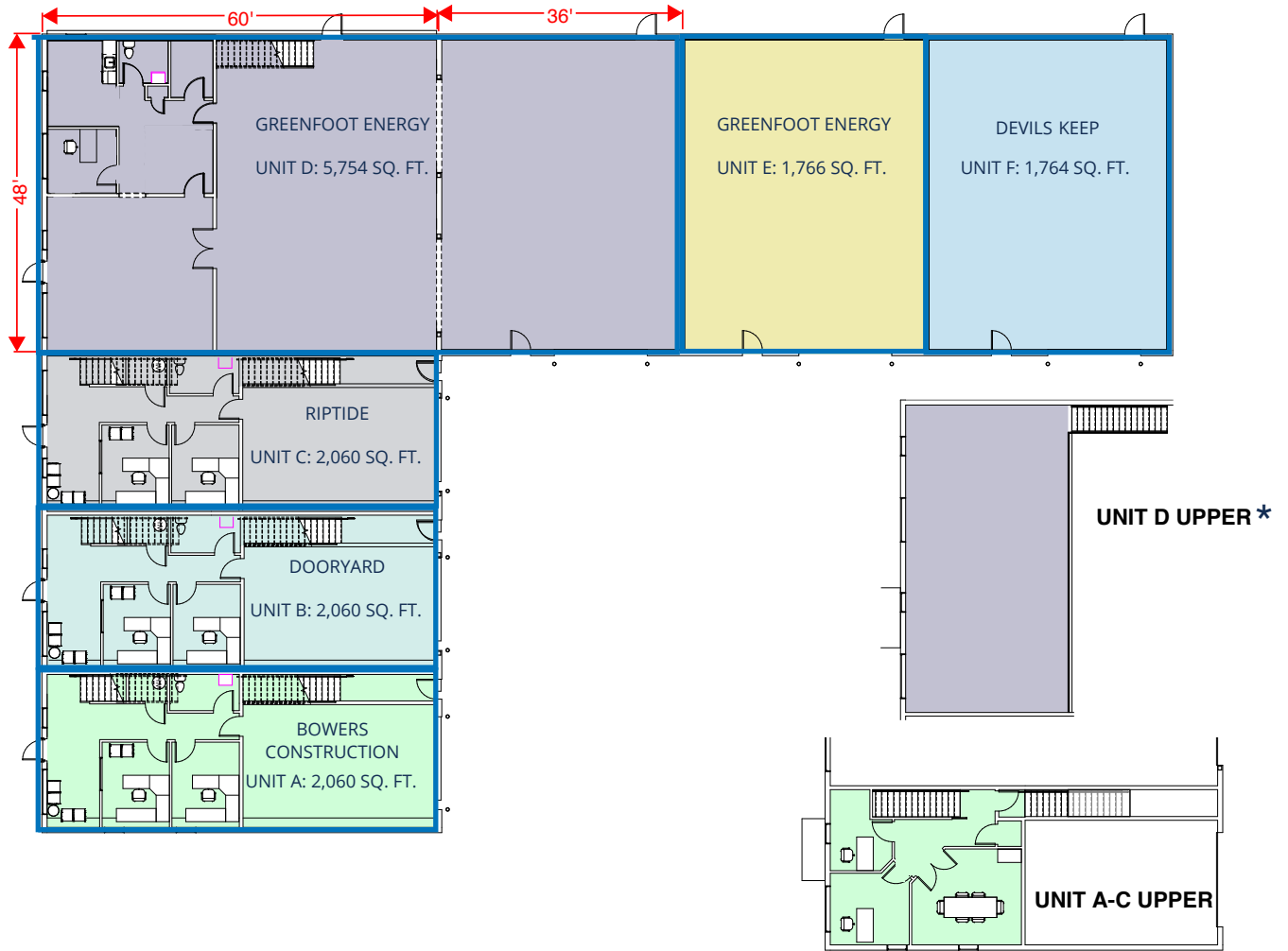
Property Highlights

- Quality office and light industrial building constructed in 2021
- Currently fully leased with owner occupier potential
- Wood frame structure on concrete slab foundation
- Vertical metal siding
- HVAC: Mini-split units in office units; ceiling-mounted space heaters to warehouse units
- 14' ceiling heights in warehouse areas
- High quality and contemporary finishes throughout office space
- Six grade level loading doors located at the rear of the property
- LED lighting throughout
- Ample on-site parking to front and rear of the building (gravel)
- Convenient and quick access to Trans-Canada Highway and the Fredericton municipality via the Hanwell Road arterial



Building Plan

21 Fairway Drive, Hanwell: 15,462 sq. ft.



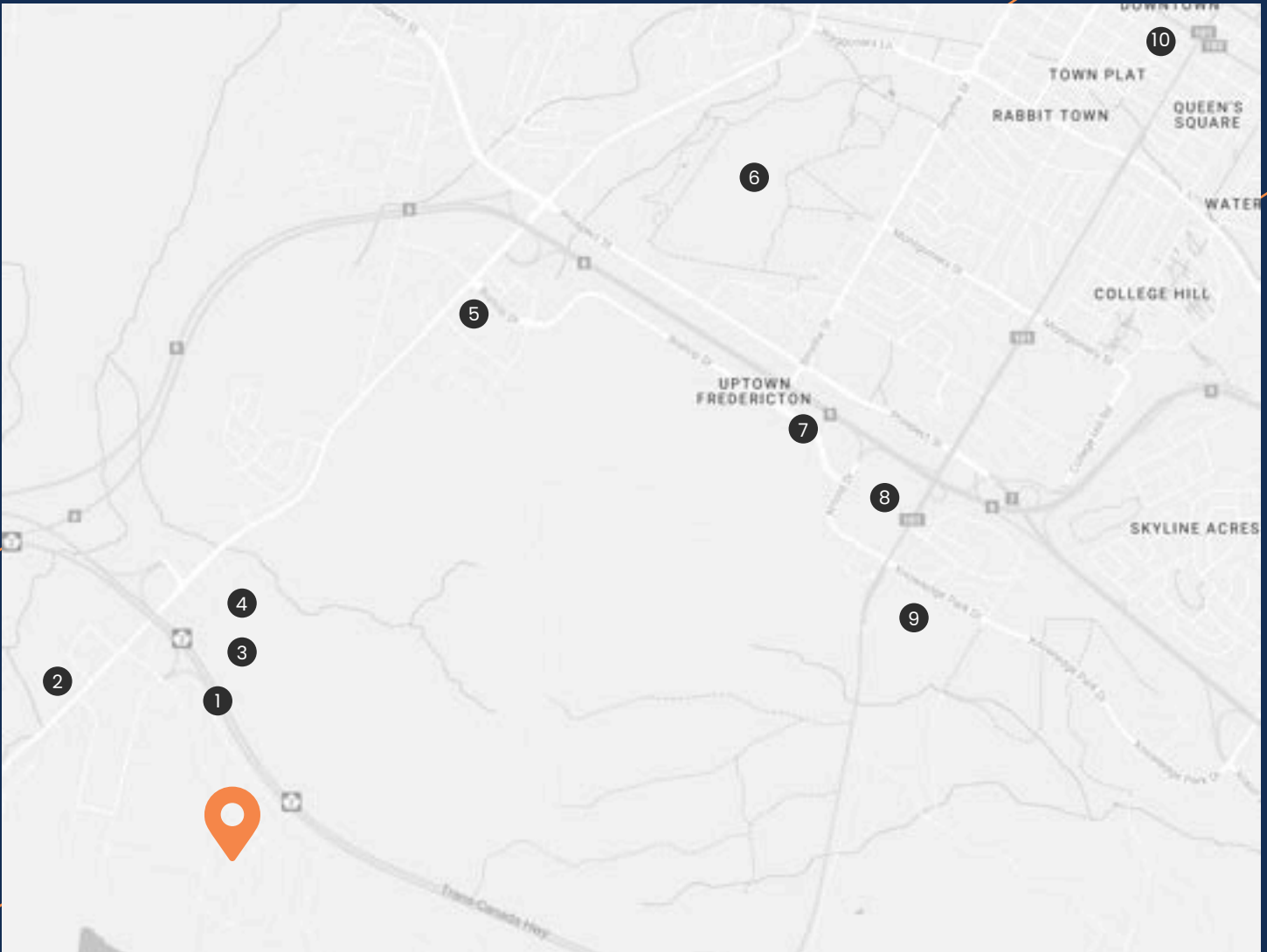
* recently renovated to office and kitchen space

Site View

21 Fairway Drive, Hanwell, New Brunswick



Surrounding Area



① Trans-Canada Highway

② Porter's Diner

③ Radisson Kingswood Hotel & Suites

④ Kingswood Entertainment Centre

⑤ Tim Horton's / Pür & Simple

⑥ Odell Park

⑦ Starbucks / Staples / Sobeys

⑧ Regent Mall

⑨ Corbett Centre

⑩ Downtown Fredericton

Trans-Canada Highway
DRIVE TIME: 3 MINUTES

Uptown Fredericton
DRIVE TIME: 8-10 MINUTES

Downtown Fredericton
DRIVE TIME: 12-15 MINUTES

Fredericton International
Airport
DRIVE TIME: 18-24 MINUTES



KITCHEN AREA



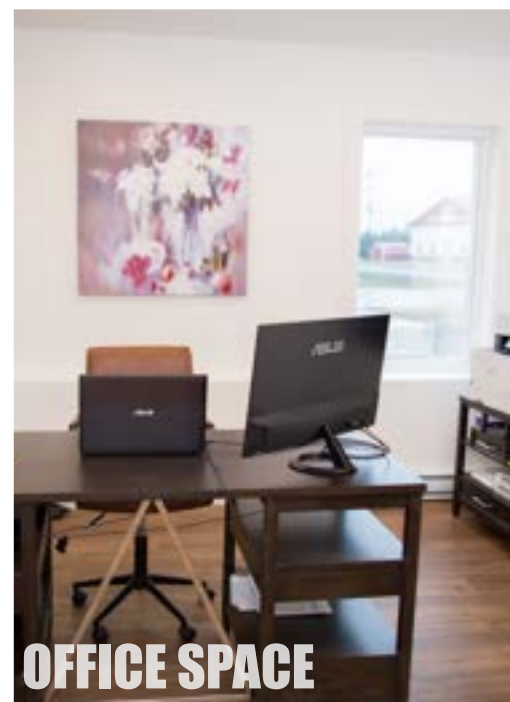
OFFICE SPACE



WASHROOM



REAR LOADING



OFFICE SPACE



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