

FOR LEASE  
27 Beclin Road  
Mount Pearl, Newfoundland & Labrador



Beclin Business Park



## 11,819 sf Modern Industrial Space | Lease Rate: \$14.50 psf Net

### Property Highlights

- Form meets function with 11,819 sf industrial space in a 52,258 sf tilt-up concrete LEED® Certified building designed to accommodate a wide range of tenants and wide range of usages.
- Grade and Dock level loading with overhead door at rear.
- The building has been designed with natural light in mind minimizing the need for artificial light, saving energy and money.
- Automated energy control systems manage energy allowing for time-of-day and occupancy management.
- The space is adaptable offering efficient column spacing and interior ceiling heights with 24' clear height ideal for racking.
- Flat paved parking lot for tenants and easy loading.
- Amenities for tenants include lockers, shower facilities and charging station for electric vehicles.
- Excellent exposure with visibility and opportunity for exterior building signage.



Minutes from  
major highways



LEED® certified  
efficient design



Building pylon  
signage opportunity



Grade & Dock level  
loading door



High ceilings in  
warehouse space

### Contact

JOANNE EARLE, B.B.A  
Senior Associate  
+1 709 699 6832  
jearle@cwatlantic.com



## LOCATION

Located in the Beclin Business Park, a newly built industrial subdivision in Mount Pearl. Located off of Topsail Road and in close proximity to Kenmount Road the property offers easy access to all points in the metro area. With immediate proximity to the TCH Outer Ring Road and the Route 1 Arterial Highway, the area is the centre of oilfield service and supply industry in Atlantic Canada. Mount Pearl is a community of 24,285 people with more commuting daily to its industrial parks and businesses within its boundaries. The area has three prominent business parks – Donovans, Beclin and Kenmount with over 365 properties. The property is 15 minutes from downtown St. John's, 17 minutes from the St. John's International Airport and 5 minutes from the Trans-Canada Highway. The area is comprised of many businesses including, automotive, grocery, restaurants, hotels and services. Conveniently situated in close proximity to residential areas offering high population density.



**LIGHT INDUSTRIAL  
ZONING**



**HIGHWAY ACCESS  
TRANS-CANADA**



**POPULATION  
24,285**

## Contact

JOANNE EARLE, B.B.A  
Senior Associate  
+1 709 699 6832  
jearle@cwatlantic.com