

FOR LEASE  
**2 Bruce Street**  
Mount Pearl, NL



Donovan's Business Park

## +/- 20,000 SF Flex Warehouse Space | Lease Rate: \$13.00 psf

### PROPERTY HIGHLIGHTS

#### PROPERTY TYPE

Flex commercial building within Donovan's Business Park

#### LOCATION

Excellent visibility onto Bruce Street – located at the entrance to the Donovan's Business Park

#### PROPERTY FEATURES

20,000 sf flex warehouse space available. Open concept warehouse, with demised office and showroom space. Two dock-level doors and one grade-level door. 24' ceiling heights.

#### AVAILABLE SPACE

Area 2: +/- 20,000 sf



Operating Expenses:  
\$2.77 psf



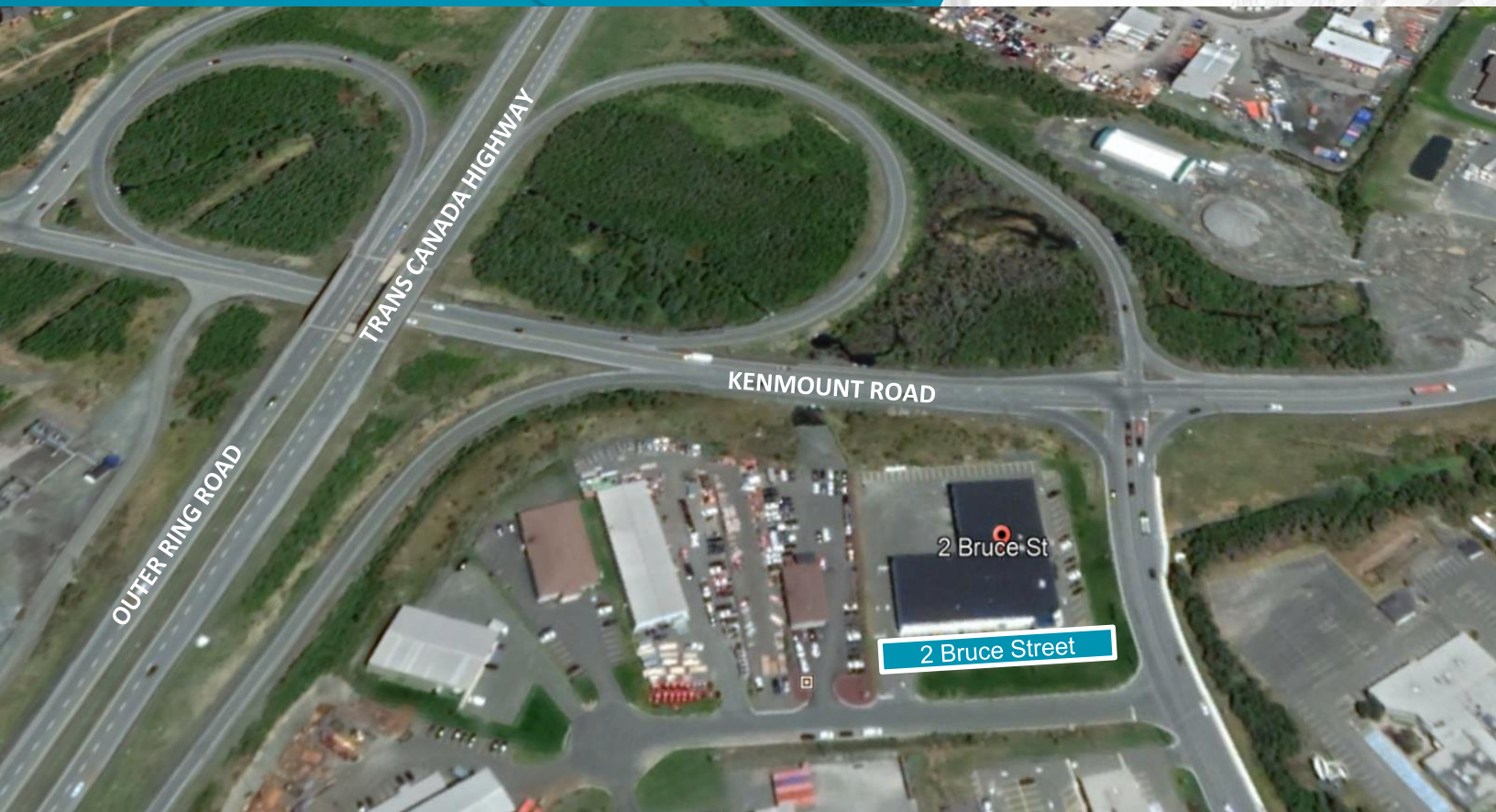
Excellent  
Location in  
Donovan's  
Industrial Park



Ample On-site  
Parking

### Contact

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



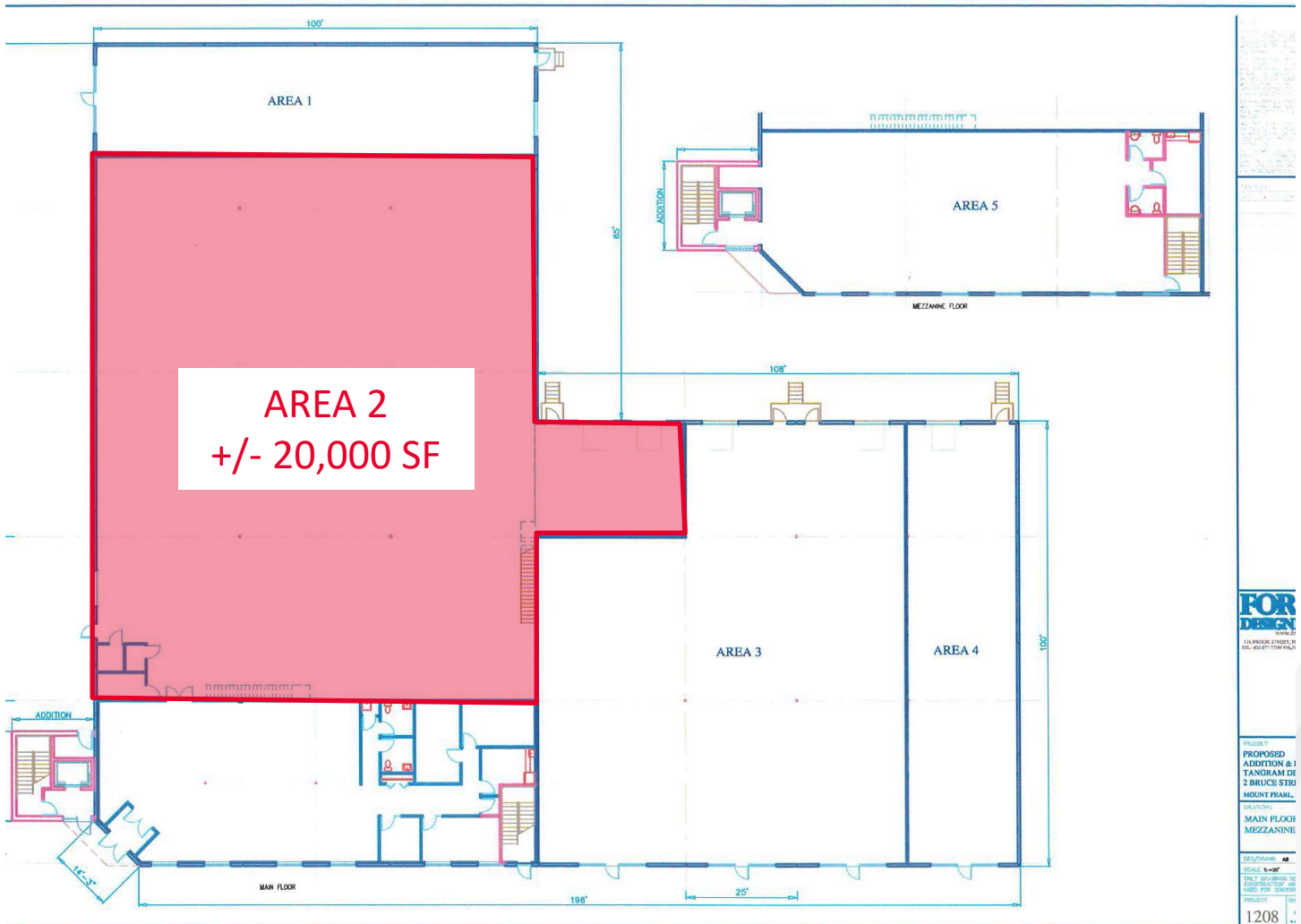
### Location

Strategically located on the corner of Kenmount Road and Bruce Street, which many consider the entranceway to the Donovan's Business Park, the industrial hub of Mount Pearl. Covering over 470 acres of land and employing over 6,000 people, the business park provides nearly 30% of the property and business tax to Mount Pearl. The city of Mount Pearl has just under 25,000 people living within its boundaries, with even more commuting daily to its industrial parks, and businesses.

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