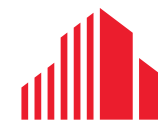




FOR LEASE 7,502 SF | FLEX INDUSTRIAL

**2 BRUCE STREET**  
**DONOVANS BUSINESS PARK**

*Well Appointed Flex Industrial Space*



**CUSHMAN &  
WAKEFIELD**  
Atlantic

# 2 BRUCE STREET

## DONOVANS BUSINESS PARK

### Overview

Unit 2 at 2 Bruce Street offers 7,502 square feet of functional industrial space at the entrance to Donovan's Industrial Park. The unit benefits from strong visibility, straightforward access, and a layout that supports efficient day-to-day operations.

Located within a well-maintained, multi-tenant industrial building, the space is suited for a range of light industrial, service, or flex users seeking a practical footprint in a proven commercial location.

Building Size:	33,848 SF
Space Available:	Unit B (2): 7,502 SF
Site Area:	1.19 Hectares
Clear Height:	Up to 24'
Loading:	1 Dock   1 Dock w/ ramp
Parking:	Surface   Marked Stalls
Zoning	Light Industrial
Yard	Some yard space for loading
Lease Rate:	\$15.00 psf Net
CAM/Tax:	\$3.29 psf (2025)

### Property / Unit Highlights

- Functional industrial layout with efficient circulation
- Strong street presence within a high-traffic industrial park
- Convenient access for staff, customers, and service vehicles
- Modern space, with high quality finishes.
- Roof replaced in 2020



**DOCK LOADING OPTIONS**



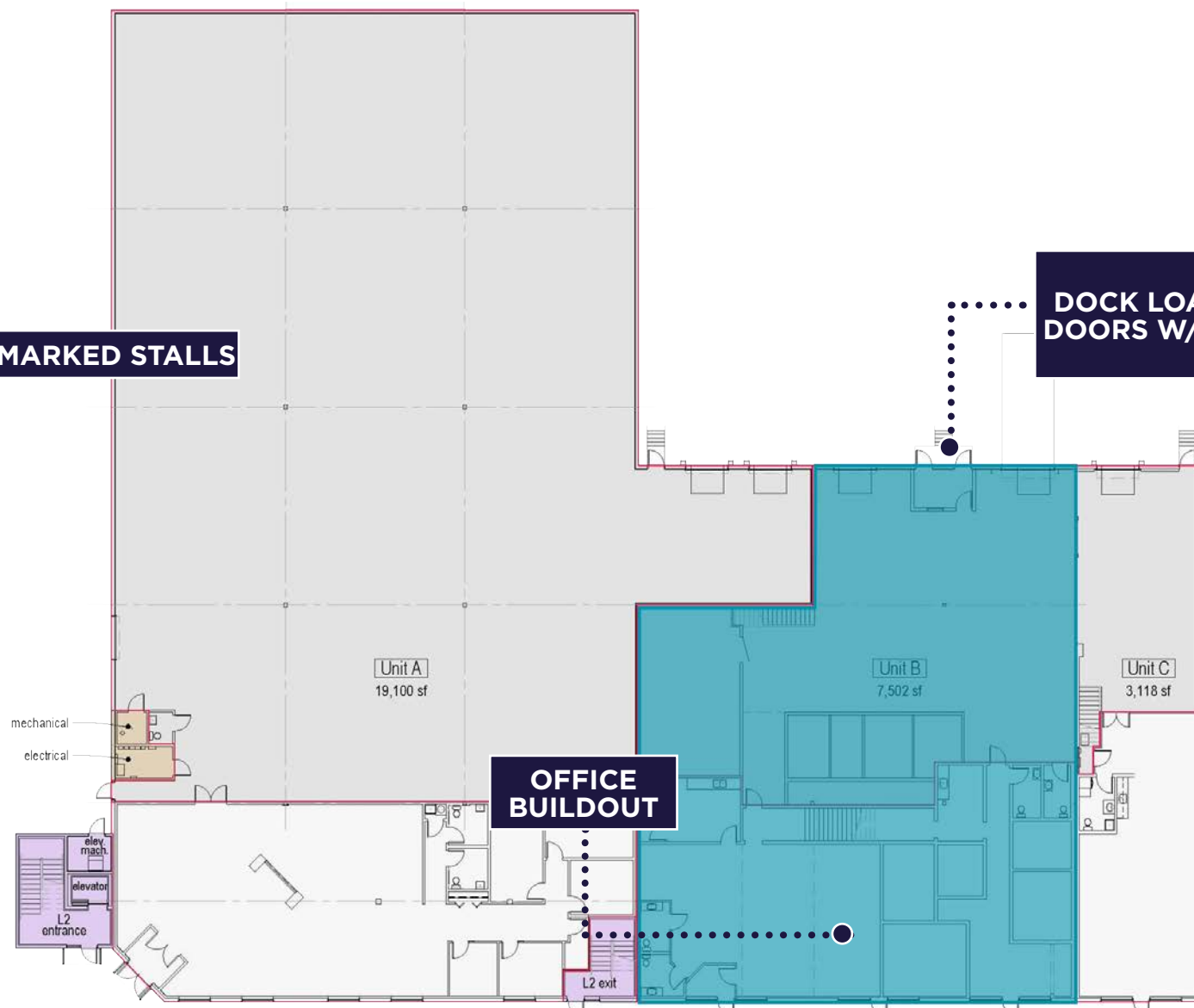
**MODERN OFFICE SPACE**

# 2 BRUCE STREET DONOVANS BUSINESS PARK

## FLOOR PLAN | UNIT B (2)

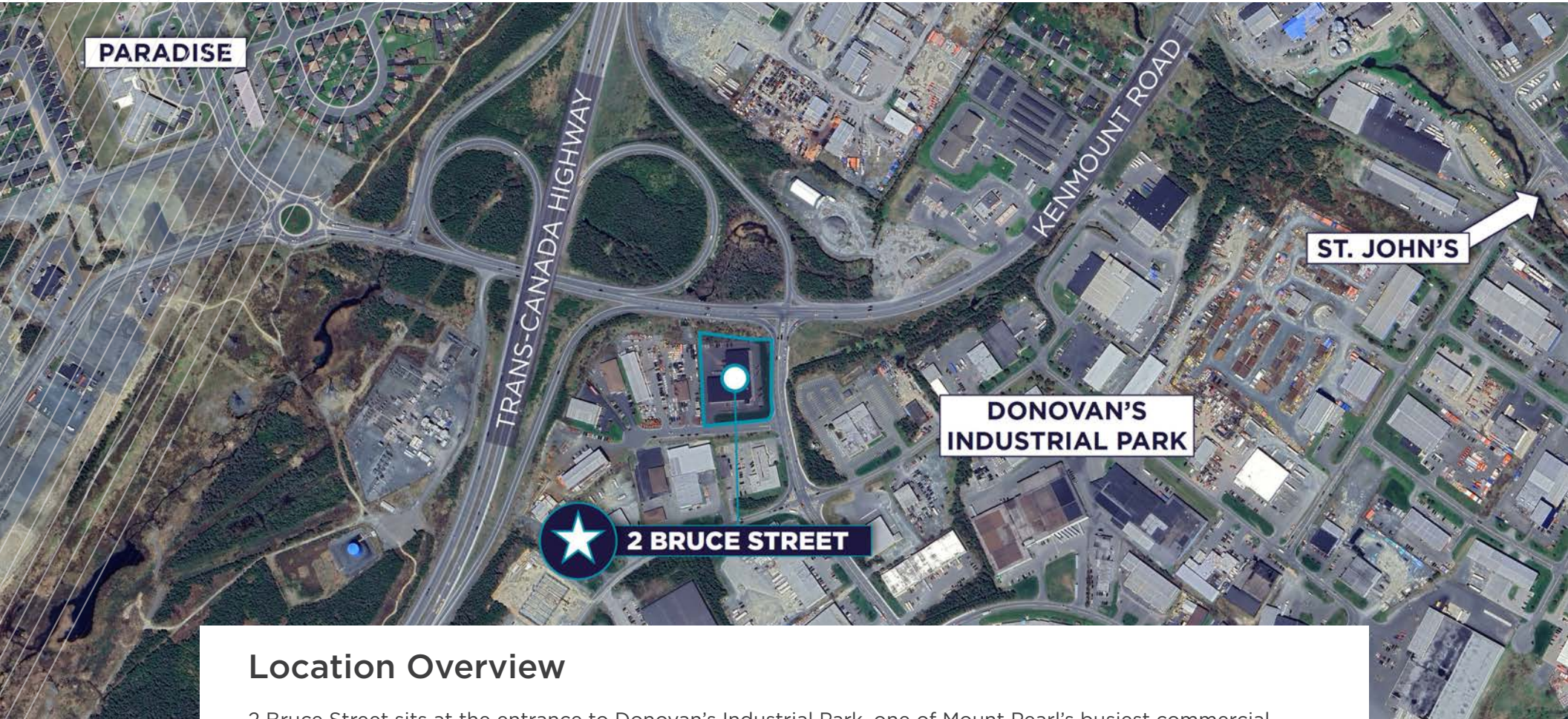
AMPLE MARKED STALLS

DOCK LOADING  
DOORS W/ RAMP



# 2 BRUCE STREET

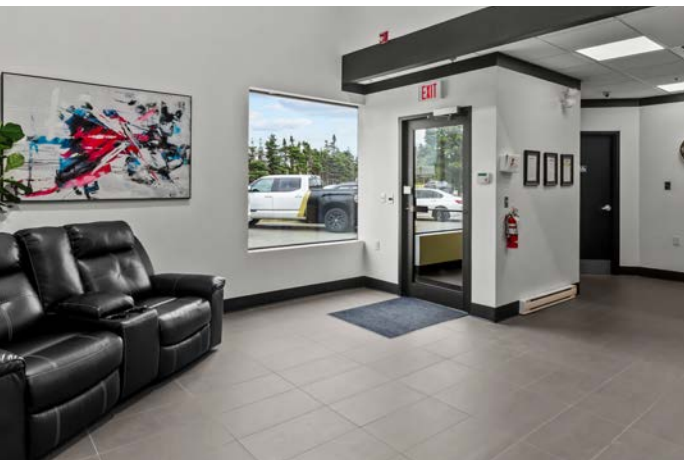
## MOUNT PEARL, NL

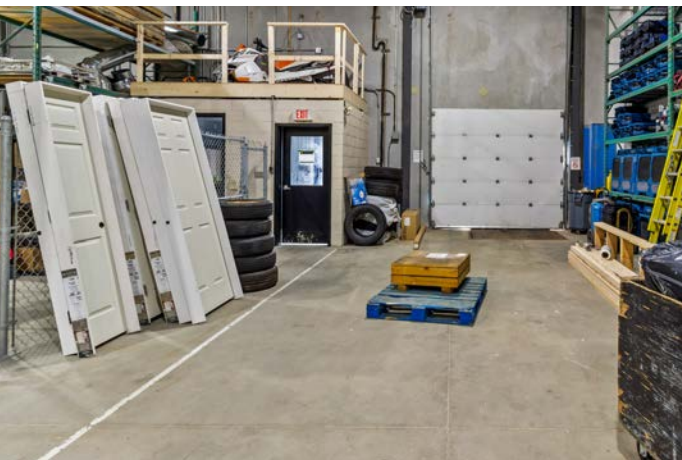


### Location Overview

2 Bruce Street sits at the entrance to Donovan's Industrial Park, one of Mount Pearl's busiest commercial nodes, surrounded by a mix of local service operators, light industrial users, and national brands. The property offers excellent access to key road networks, including the Trans-Canada-Highway, Kenmount Road and Topsail Road, making it easy for tenants to move goods, access labour, or connect with clients across the metro region.

Mount Pearl remains a key industrial hub in the province, with consistent demand for functional space and proximity to St. John's, the airport, and port infrastructure. The area's established reputation, combined with steady commercial activity, makes it a reliable choice for tenants and owners alike.







## FOR MORE INFORMATION, CONTACT:

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

**ST. JOHN'S OFFICE**  
351 Water Street, Suite 103A  
St. John's, NL A1C 1C2  
+1 709 576 3777  
cwatlantic.com

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