



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:	\$3.04 psf (estimated)

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



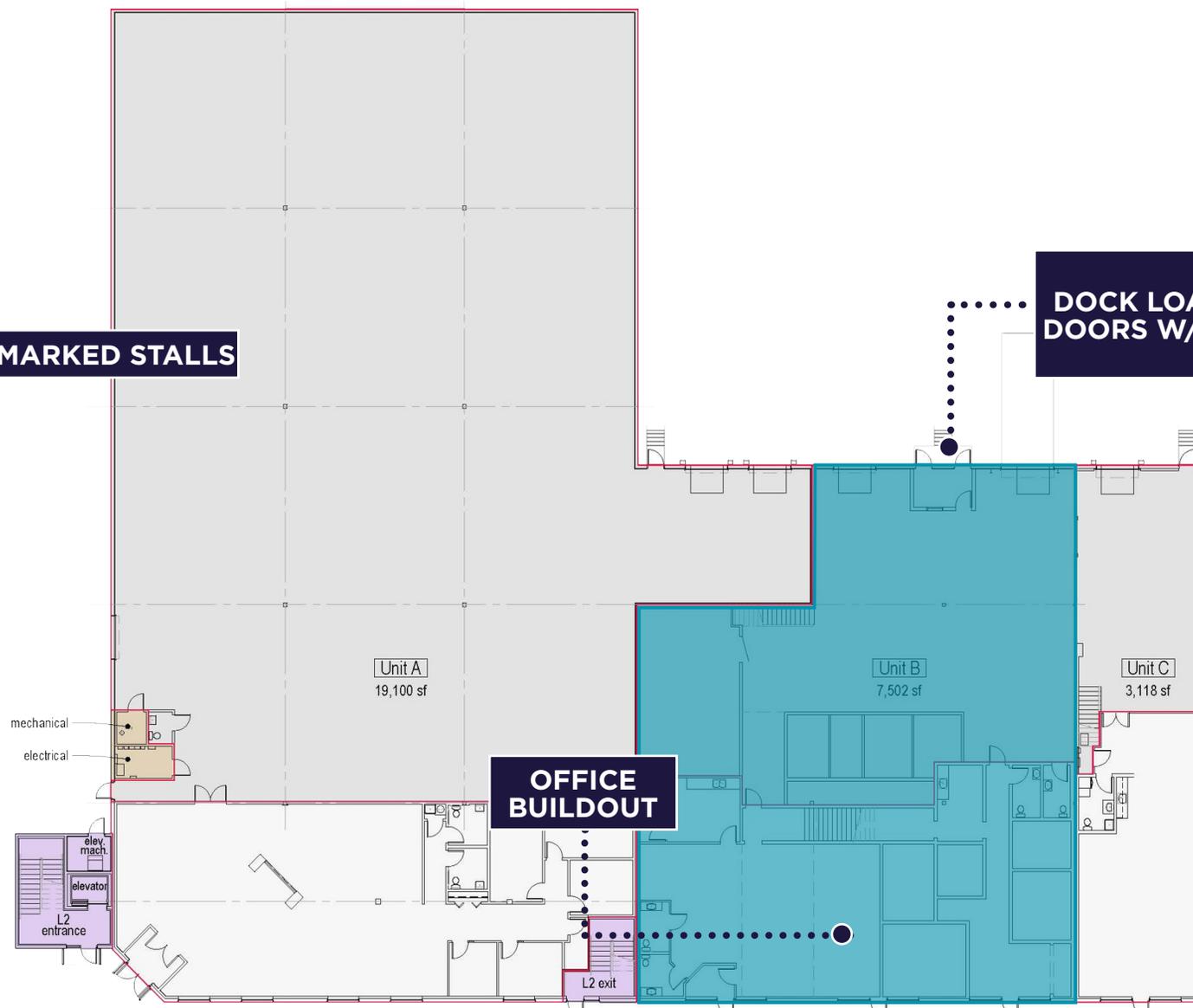
MODERN OFFICE SPACE

2 BRUCE STREET DONOVANS BUSINESS PARK

FLOOR PLAN | UNIT B (2)

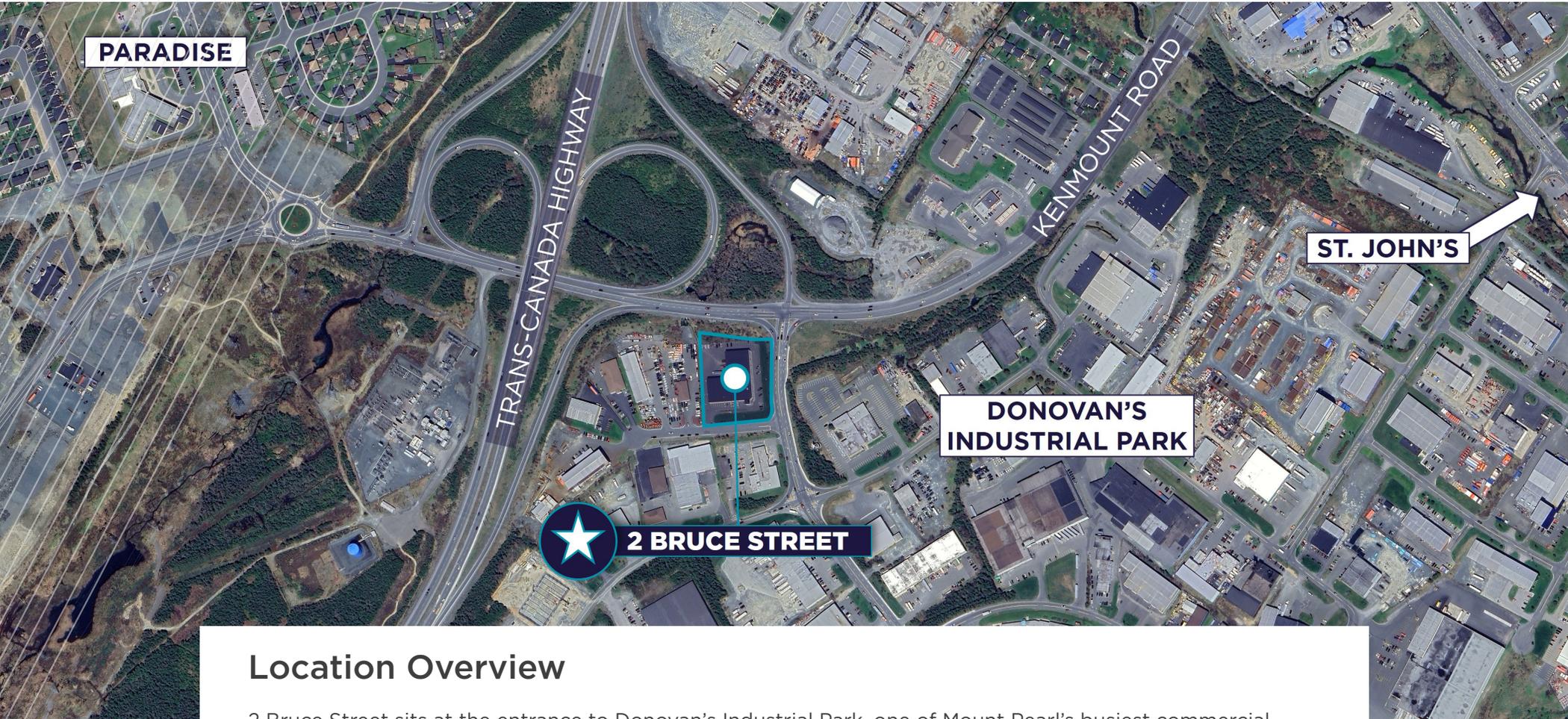
AMPLE MARKED STALLS

DOCK LOADING
DOORS W/ RAMP



2 BRUCE STREET

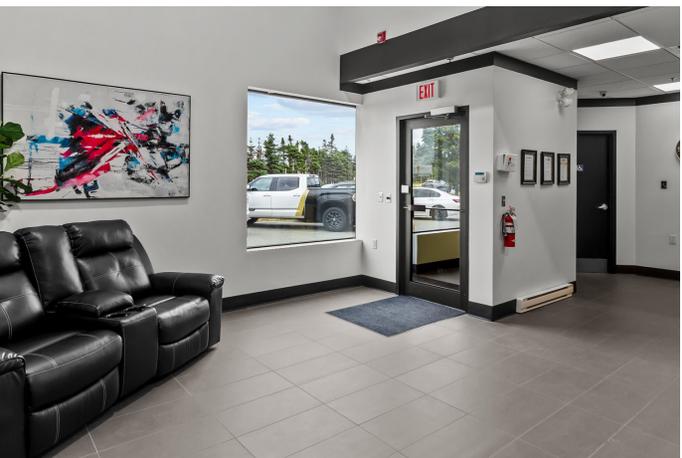
MOUNT PEARL, NL

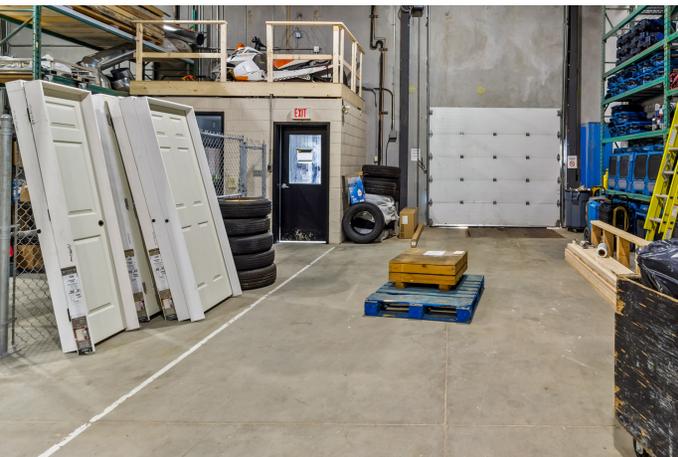


Location Overview

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

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.