

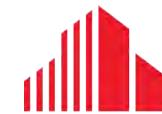


FOR SALE | 33,848 SF INDUSTRIAL PROPERTY

2 BRUCE STREET

MOUNT PEARL, NL

Prime Investment Opportunity



CUSHMAN &
WAKEFIELD
Atlantic

THE OPPORTUNITY

PURPOSE-BUILT & FULLY LEASED

2 Bruce Street is the kind of industrial asset that doesn't come along often. Situated at the entrance to one of the region's most active industrial business parks, and directly adjacent to the Trans-Canada-Highway on-ramps, this fully leased property offers scale, accessibility, quality construction, and stable tenancy all in one.

Spanning just under 34,000 square feet across two floors, the building has been thoughtfully demised for multi-tenant use, supporting a mix of long-term occupants in restoration, distribution, insurance, and specialty trades. With staggered lease expiries and step-ups already built into the rental structure, investors can count on predictable income with room to grow.

Whether you're looking to enter the market or expand your industrial portfolio in Atlantic Canada, 2 Bruce Street offers a rare balance: steady, diversified income today, and potential upside tomorrow.



2 BRUCE STREET

MOUNT PEARL, NL

Property Overview

2 Bruce Street stands out in more ways than one. Its corner positioning gives tenants strong street presence and easy access for customers, suppliers, and staff. But it isn't just visibility that keeps businesses here. The building's straightforward layout, functional space mix, and practical amenities make it an easy place to operate and a long-term fit for a variety of uses.

Building Size:	33,848 SF
Space Available:	<p>Fully Leased 4 Units</p> <ul style="list-style-type: none">• Unit 1: 19,100 SF• Unit 2: 7,502 SF• Unit 3: 3,118 SF• Unit 4 (Mezz.): 4,127 SF
Site Area:	1.19 Hectares
Clear Height:	Up to 24'
Loading:	Dock & Grade
Parking:	Surface Marked Stalls
Roof:	Replaced in 2020
Zoning:	Light Industrial
Assessment (2025)	\$3,132,400
Sale Price:	Please Contact



INDUSTRIAL FLEX SPACE



MEZZANINE OFFICE | L1

2 BRUCE STREET

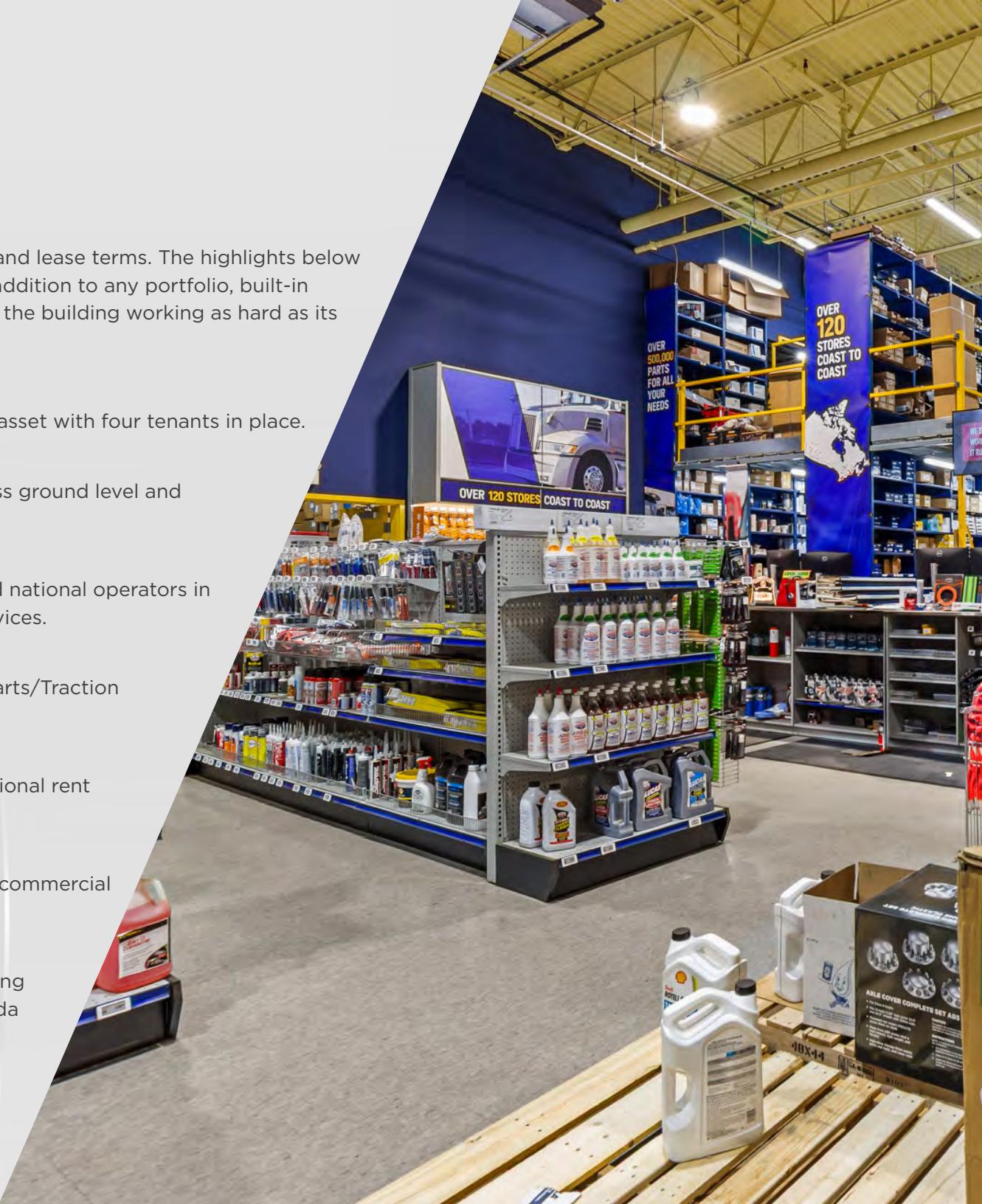
MOUNT PEARL, NL

Investment Highlights

There's more to this property than square footage and lease terms. The highlights below point to what really makes **2 Bruce Street** a smart addition to any portfolio, built-in stability, practical design, and a location that keeps the building working as hard as its tenants do.



- Fully leased commercial & industrial asset with four tenants in place.
- Total rentable area of 33,848 sf across ground level and mezzanine.
- Tenants include established local and national operators in parts, restoration, and insurance services.
- Long-term lease in place with WG Parts/Traction through October 2034.
- Structured rental step-ups and additional rent estimated at \$3.04 psf.
- Positioned within a well-established commercial district in Mount Pearl.
- Minutes from major roadways including Kenmount Road and the Trans-Canada Highway.



2 BRUCE STREET

MOUNT PEARL

Tenancy Summary

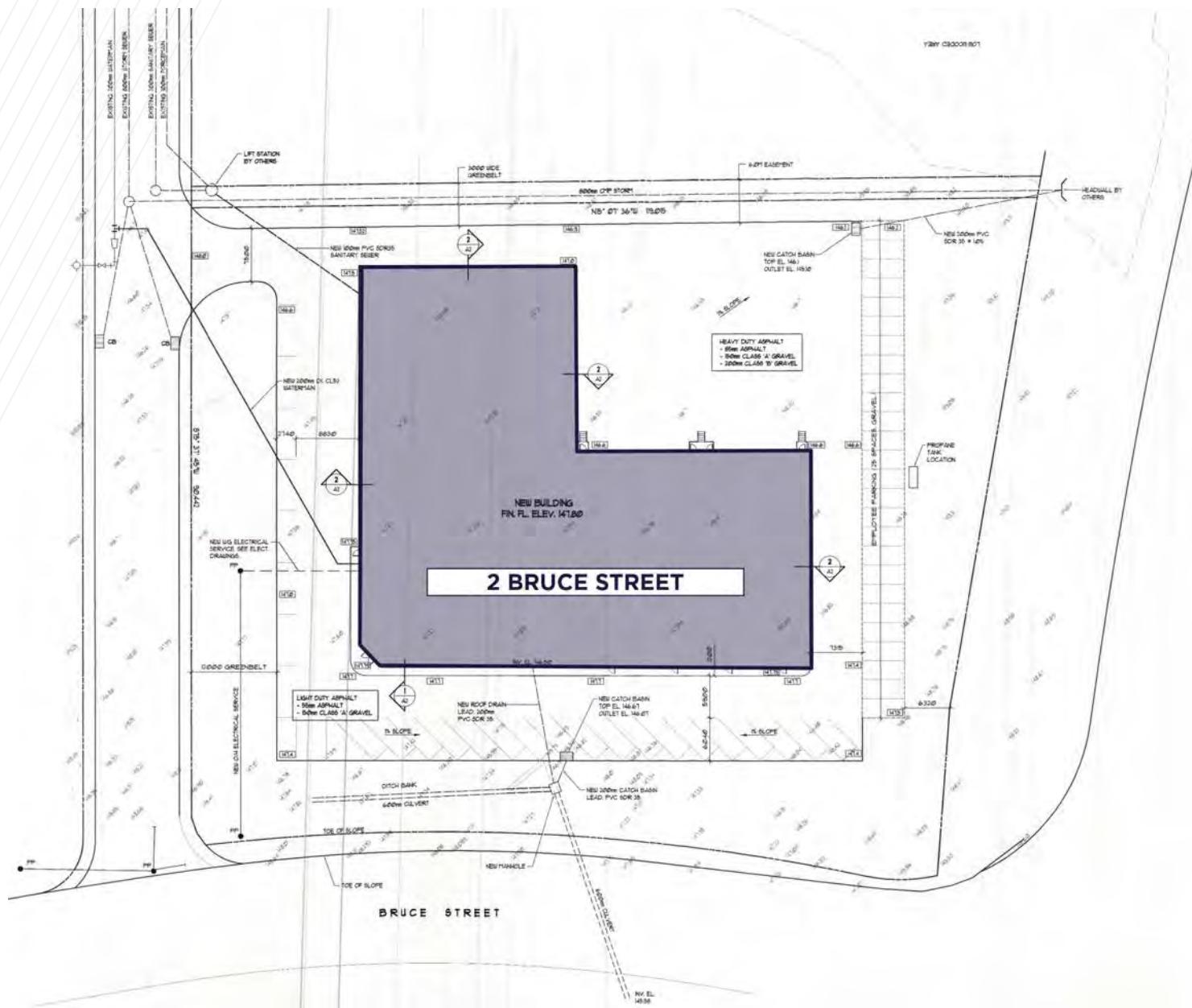
The building is fully leased to a stable mix of tenants across restoration services, automotive parts, insurance, and specialty materials. Leases are staggered, providing consistent income with minimal rollover risk in any single year. Step-ups and long-term commitments are already in place, supporting future cash flow growth.

UNIT	TENANT	AREA (SF)	LEASE TERM	NET RENT PSF
1	WG Parts / Traction	19,100	Nov 1, 2024 - Oct 31, 2034	\$13.37 rising to \$16.70 (over term)
2	Paul Davis Restoration	7,502	Feb 1, 2022 - Jan 31, 2027	\$11.87 (2024 - 2026)
3	Centura	3,118	Sept 1, 2024 - Sept 30, 2029	\$14.00
4	IDC Insurance Network (Mezzanine)	4,127	Until April 30, 2026	\$6.62
		33,848		



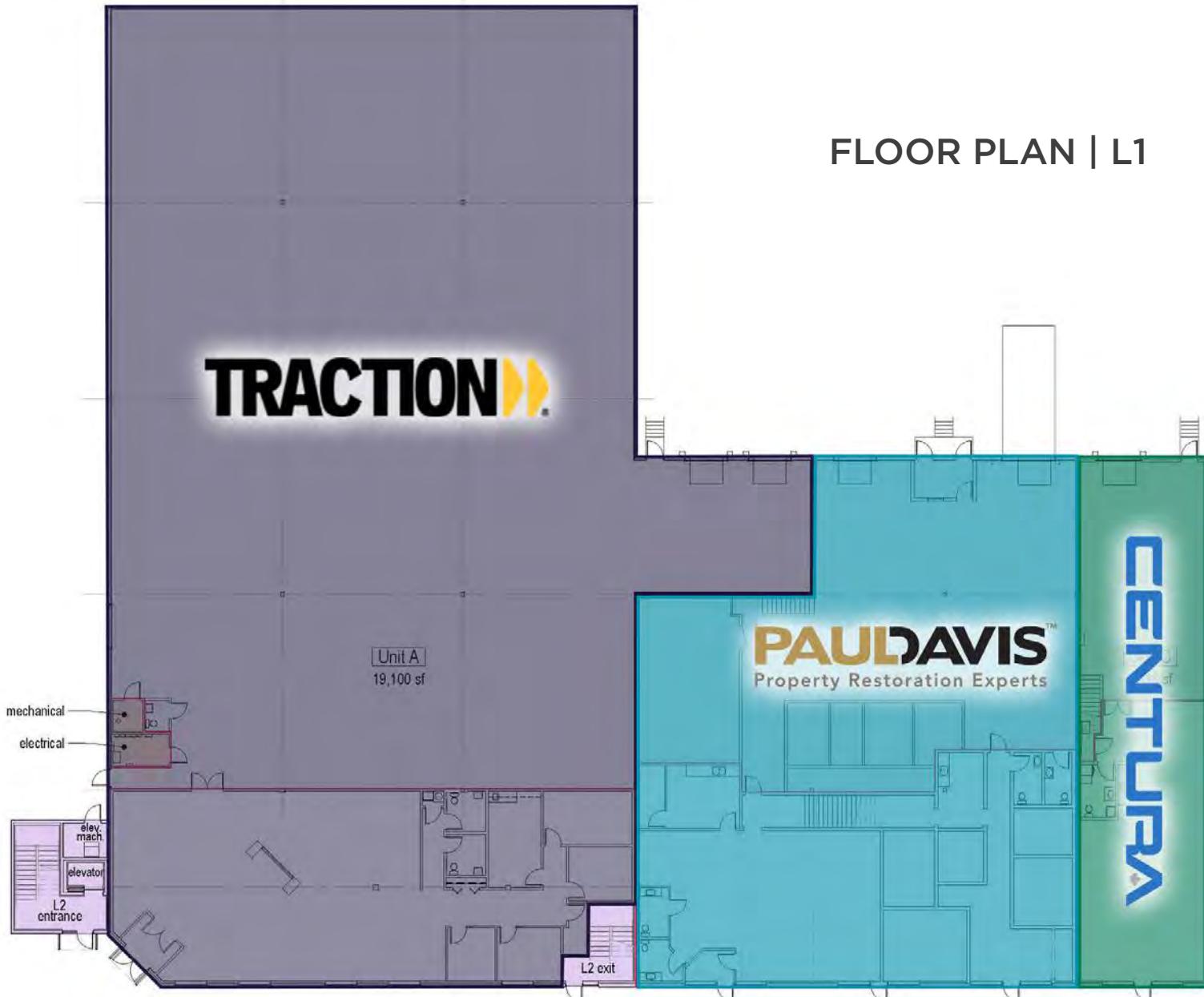
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SITE PLAN



2 BRUCE STREET

MOUNT PEARL, NL



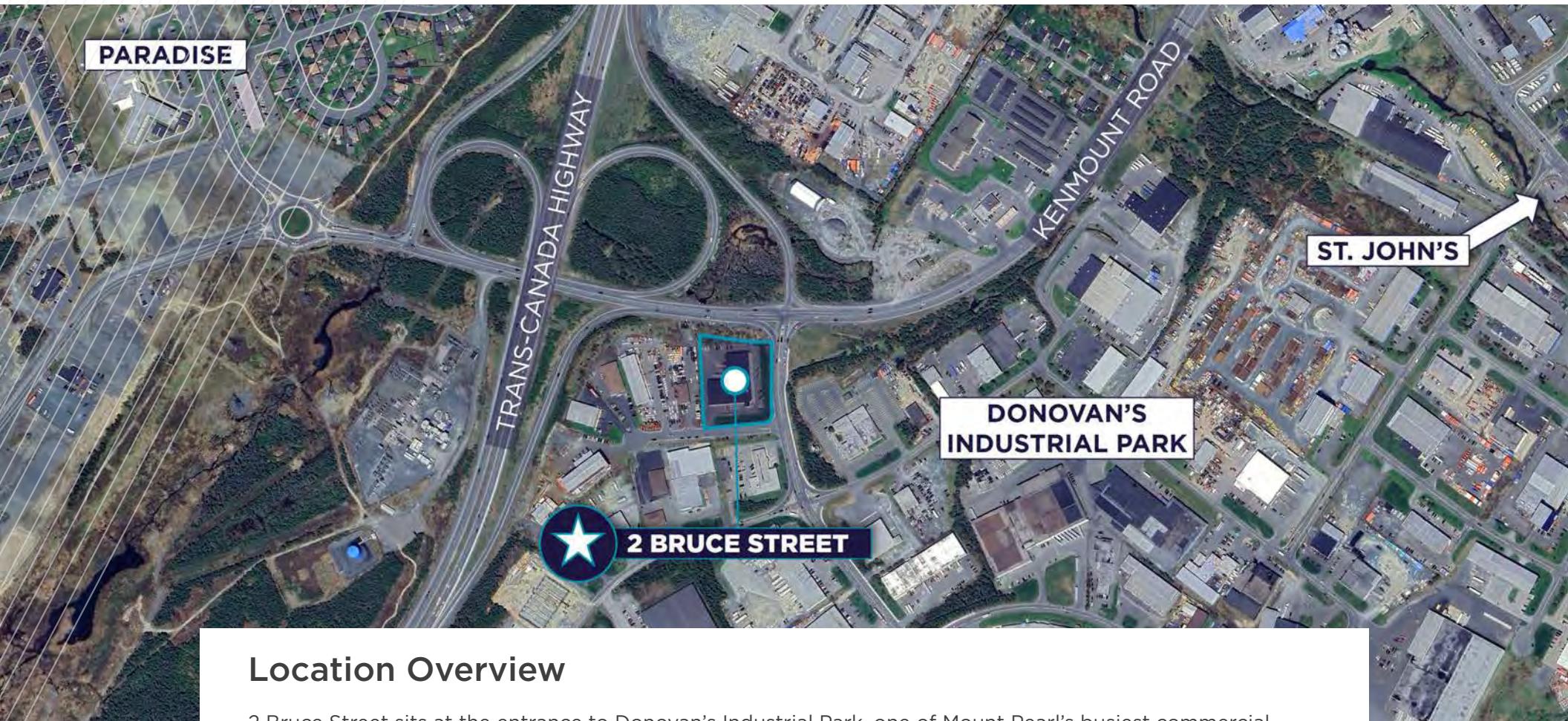
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FLOOR PLAN | L2 (Mezzanine)



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



LIMITING CONDITIONS

The contents of this Offering Memorandum and any supporting information provided by the Vendor or Broker are for information purposes only and to be used as a guideline only. No portion of this memorandum may be copied or otherwise reproduced or disclosed to anyone. Prospective bidders are encouraged to complete their own review and diligence in reviewing the opportunity.

The Vendor expressly reserves the right, at its sole discretion, to reject any offer to acquire the Property or to terminate any negotiations with any party at any time with or without written notice. The Vendor shall have no legal commitment or obligations to any prospective investor unless a written purchase and sale agreement has been fully executed, delivered, and approved by the Vendor, and any conditions to the Vendor's obligations thereunder have been satisfied or waived.

The Vendor has retained Cushman & Wakefield Atlantic as its exclusive broker and will be responsible for any commission due to Cushman & Wakefield Atlantic in connection with a transaction relating to the Property pursuant to a separate agreement.

Cushman & Wakefield is not authorized to make any representation or agreement on behalf of the Vendor. Each prospective purchaser will be responsible for any claims for commissions by any other broker in connection with an investment in the property as such claims arise from acts of such prospective investor or its broker.

OFFERING PROCESS

The offering process of 2 Bruce Street, Mount Pearl, NL, is detailed below:

1. Buyers' Proposals will be reviewed upon receipt.
2. Buyers' Proposals should be addressed to the following:

Joanne Earle
c/o Cushman & Wakefield Atlantic
351 Water Street, Suite 103A
St. John's, NL A1C 1C2
Attention: 2 Bruce Street
jearle@cwatlantic.com

3. The Vendor shall not be obliged to accept or respond to any Proposal received.
4. The Vendor reserves the right to alter the offering process described herein or remove the property from the market at its sole discretion.

DATA ROOM ACCESS

For those requiring additional information, access to a secure data room will be provided upon the execution of a Confidentiality Agreement (CA). The data room will include detailed property information and supporting documents to assist in due diligence. Please contact Joanne Earle at jearle@cwatlantic.com for further details and to request access.



FOR MORE INFORMATION, CONTACT:

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

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