



**FOR
LEASE**

± 36,489 SF

132

**GLENCOE DRIVE
MOUNT PEARL | NL**



the
GRAY GROUP
REAL ESTATE & DEVELOPMENT

LEASING INQUIRIES
902.894.4729
leasing@thegraygroup.ca



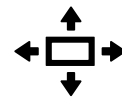
The well-maintained property features an open-concept design, complete with several boardrooms, multiple washrooms, and a kitchen area. It is perfectly suited for various uses such as a clinic, community center, training facility, or a variety of other purposes.



PROPERTY FEATURES



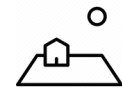
AMPLE ON-SITE PARKING



OPEN SPACE CONCEPT



CLOSE PROXIMITY TO AMENITIES



LARGE OUTDOOR SPACE



EXCELLENT VISIBILITY



EASY ACCESS TO FREEWAYS AND MAJOR ARTERIES

CONTACT

Andrew Whidden | 902.894.4729 ext. 238 | leasing@thegraygroup.ca

MOUNT PEARL SNAPSHOT

A DIVERSE ECONOMY CENTERED ON INDUSTRIAL SERVICES, LOGISTICS, AND RETAIL



\$97,000

AVG. HOUSEHOLD INCOME



71%

HOMEOWNERSHIP RATE



24,000

POPULATION
(2025 Estimate)



7,500 - 8,000

BUSINESSES WITHIN 25 KM
RADIUS OF DONOVANS
BUSINESS PARK



243,478

CATCHMENT POPULATION WITHIN A
25 KM RADIUS OF DONOVANS
BUSINESS PARK



+110,000

POTENTIAL EMPLOYEES WITHIN
A SHORT COMMUTING
DISTANCE.

KEY SECTORS



Sales & Service



Business &
Finance



Trades &
Transport



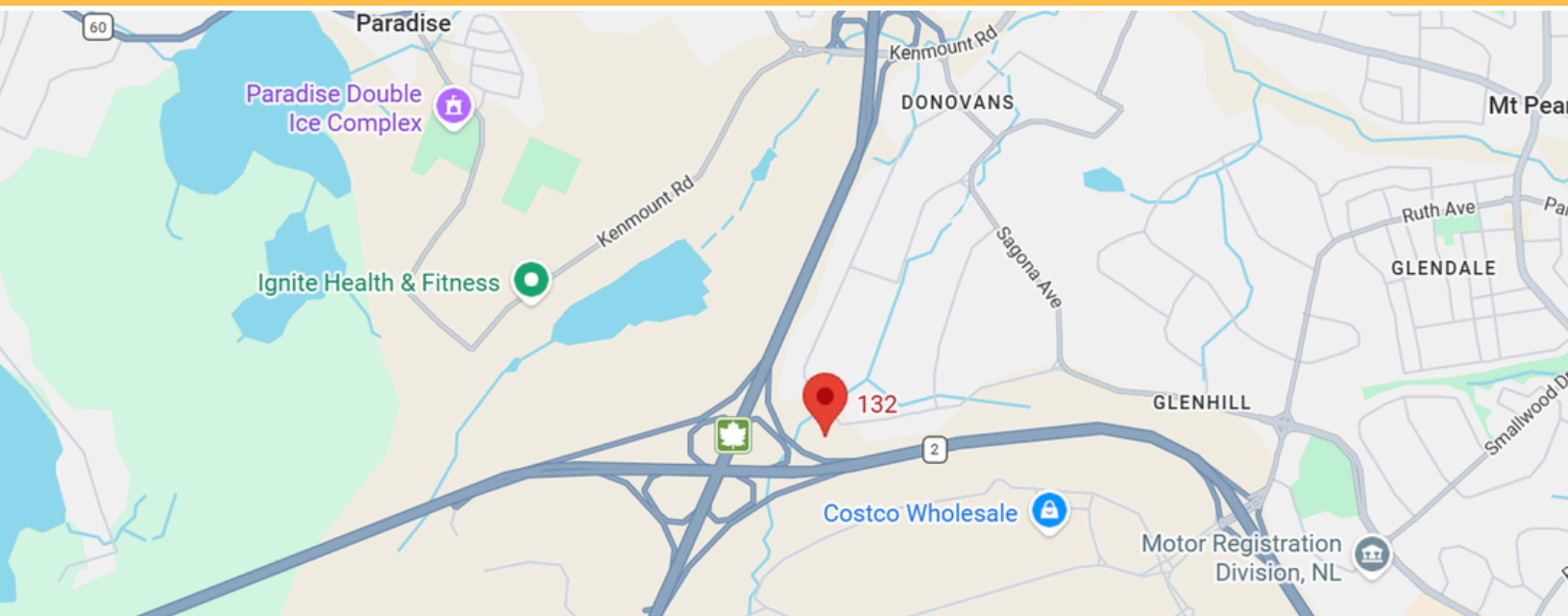
Public Services



Health Care

CONTACT

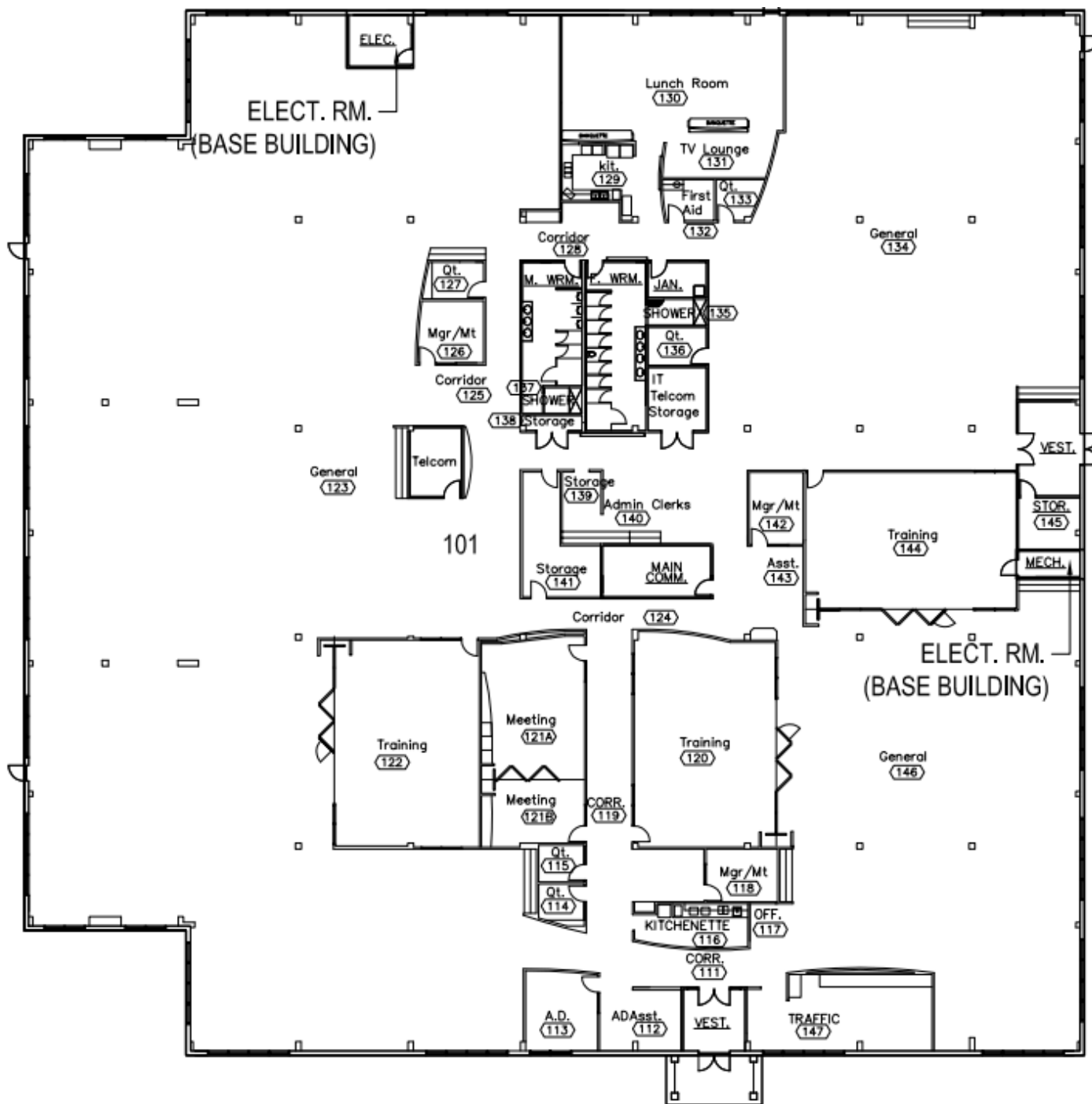
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NEARBY DESTINATIONS

<u>Destination</u>	<u>Distance</u>	<u>Minutes</u>
Mount Pearl Big Stop	2.2 km.	4 min.
Mount Pearl City Hall	4.1 km.	7 min.
Walmart	3.7 km.	6 min.
Canadian Tire	3.9 km.	7 min.
Planet Fitness	6.9 km.	10 min.
A & W Restaurant	1.6 km.	2 min.
BMO Bank ATM	1.9 km.	3 min.
TD Bank	3.6 km.	8 min.
Costco Wholesale	3.9 km.	7 min.
Motor Registration Division	3.1 km.	5 min.
St. John's International Airport	17.6 km.	16 min.

FLOOR PLAN



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