



For Lease

20 Corey King Drive

13,994 SF Industrial Building



Lloyd Nash
Broker of Record
Colliers International Newfoundland & Labrador
709 699 7508
lloyd.nash@colliers.com

Darcy-Lynn Hillier
Commercial Sales & Leasing
Colliers International Newfoundland & Labrador
709 725-8696
darcy-lynn.hillier@colliers.com

Facts

Location:

20 Corey King Drive
Mount Pearl
Newfoundland

Type:

Industrial Warehouse

Land Area:

2.5 acres

Building Size:

13,994 SF

Zoning:

IL | Industrial Light

Lease Rate:

\$15.00 psf



Opportunity

Located at 20 Corey King Drive, Mount Pearl, this impressive industrial warehouse offers a blend of functionality and space.

Spanning 12,880 square feet of dedicated warehouse area, plus 1,064 square feet of well-appointed office space, this facility provides ample room for a range of industrial activities. Situated on a spacious 2.5-acre parcel, the property ensures ease of access and maneuverability, making it ideal for large-scale operations. Equipped with three oversized grade-level doors, the warehouse facilitates seamless movement for large equipment and inventory, enhancing operational efficiency. This property is perfectly suited for businesses seeking a versatile and accessible industrial location in a thriving area.

Key Features:

- **Prime Location:** Situated in Kenmount Business Park with immediate access to Kenmount Road and Topsail Road, ensuring quick and efficient connectivity.
- **Central to Key Markets:** Positioned between St. John's, Mount Pearl, and Paradise, offering excellent access to major urban centers and key business regions.
- **Ample Space:** Includes 12,880 square feet of warehouse space and 1,064 square feet of office space, ideal for various industrial operations and administrative needs.
- **Large Parcel Size:** Occupies a generous 2.5-acre lot, providing room for on-site parking, storage, or future expansion.
- **Grade-Level Access:** Features three oversized grade-level doors, allowing for easy movement of large equipment, vehicles, and supplies in and out of the warehouse.

Location

Situated at the heart of an established commercial zone, 20 Corey King Drive offers high visibility and ease of access, making it an ideal location for businesses seeking a central and strategic position. This property is well-connected to major highways and thoroughfares, allowing for efficient logistics and commutes, while also being close to key amenities, including shopping centers, dining options, and service facilities.



Demographics

Within 5 KM of 20 Corey King Drive, Mount Pearl, NL

Current
Population
57,205

Median
Age
41

Average
Household
Income
\$118,595

Labour
Employment
Rate
93.1%

Number of
Households
24,330

Photos

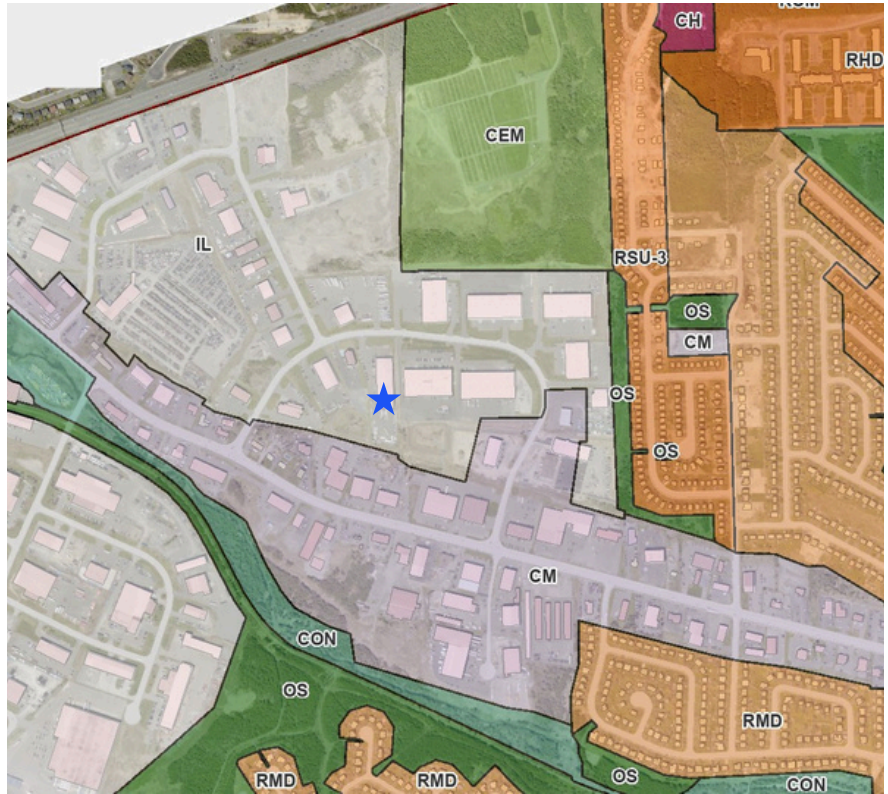


Zoning - IL - Industrial Light

Permitted Use

Commercial

- Amusement Use
- Auction House
- Automotive Sales
- Bakery
- Car Wash
- Commercial Garage
- Commercial School
- Communications
- Drive-Through Use
- Dry Cleaners
- Furniture & Appliance Showroom
- Gar Bar
- Group Fitness
- Health Club
- Laundromat
- Movie Production Studio
- Office
- Outdoor Commercial Patio
- Parking Lot
- Restaurant
- Retail Warehouse
- Self-Service Storage Mall
- Service Station
- Shop
- Take-out Food Service
- Taxi Stand
- Transportation Terminal
- Vehicle or Trailer for Vending or Office Purposes



Industrial

- Light Industry
- Shop Use in Association with LI

Recreational

- Park
- Recreational Use

Public:

- Civic Use
- Open Air Assembly Use

Discretionary Use

- | | | |
|------------------------|----------------------------------|--|
| • Adult Day Care Use | • Hazardous Industry Use | • School |
| • Animal Grooming | • Indoor Assembly | • Significant Telecommunications Structure |
| • Bar | • Indoor Firearms Shooting Range | • Transportation |
| • Beehive | • Kennel | • Veterinary Clinic |
| • Clinic | • Nightclub | |
| • Cultural Centre | • Outdoor Assembly Use | |
| • General Assembly | • Personal Service | |
| • Group Child Care Use | • Place of Worship | |

For more information on this premium commercial industrial listing please contact!

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