



PARTNERS GLOBAL  
CORPORATE REAL ESTATE



*O'Dea's Realty &  
Auction Room Ltd.*

# FOR SALE

Seeking Expressions of Interest

MOUNT PEARL, NL



Commercial Lot  
68 Glencoe Drive  
Donovans Business Pk.  
Mount Pearl, NL

## Contact:

Chris O'Dea (709) 685.6559  
[cod@warp.nfld.net](mailto:cod@warp.nfld.net)

Jim Yerxa, LLB (506) 260.1601  
[jim@partnersglobal.com](mailto:jim@partnersglobal.com)

Geof Ralph (902) 877.9324  
[geof@partnersglobal.com](mailto:geof@partnersglobal.com)



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## CONFIDENTIALITY AND LIMITING CONDITIONS

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### Introduction

Bell Aliant Regional Communications Inc. (the Vendor), has retained PARTNERS GLOBAL Corporate Real Estate, represented in Newfoundland by O'Dea's Realty (the Advisor), as its exclusive agent to seek Expressions of Interest for the Purchase of land located at 68 Glencoe Drive, Mount Pearl, Newfoundland (the Property).

### Notice to Reader

This Confidential Information Memorandum (CIM) has been prepared by the Advisor and is being delivered solely to assist prospective purchasers in deciding whether they wish to submit expressions of interest to acquire the Property. This CIM does not purport to be all-inclusive, or to contain all the information that a prospective purchaser may require. This CIM is presented for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. Rather it is prepared solely to assist the Vendor in receiving expressions of interest to Purchase the Property.

The information on which this CIM is based has been obtained from various sources considered reliable. The Vendor and the Advisor make no representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and the Advisor expressly disclaim any and all liability for any errors or omissions in this CIM or any other written or oral communication transmitted or made available to prospective purchasers.

If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the Vendor or the Advisor, such information is provided as a convenience only, without representation or warranty as to its accuracy or completeness. Prospective purchasers should not rely on such information without independent investigation and verification.

### PROCEDURE

Parties interested in submitting Expressions of Interest are asked to complete and submit the attached Expression of Interest Form on or before October 31<sup>st</sup>, 2013 to:

#### Expressions shall be forwarded to:

Advisor	OR	Advisor	OR	Advisor (Listing Agent)
PARTNERS GLOBAL Corp. Real Estate Suite 205, 364 York Street Fredericton, New Brunswick E3B 3P7		PARTNERS GLOBAL Corp. Real Estate Inc. Suite 1420, 1801 Hollis Street Halifax, Nova Scotia B3J 3N4		O'Dea's Realty 24 Waterford Heights North St. John's, Newfoundland A1E 1G6
<b>Attention: Jim Yerxa</b> Direct: (506) 453.1097 E-mail: <a href="mailto:jim@partnersglobal.com">jim@partnersglobal.com</a>		<b>Attention: Geof Ralph</b> Direct: (902) 877.9324 E-mail: <a href="mailto:geof@partnersglobal.com">geof@partnersglobal.com</a>		<b>Attention: Chris O'Dea</b> Direct: (709) 685.6559 E-mail: <a href="mailto:cod@warp.nfld.net">cod@warp.nfld.net</a>

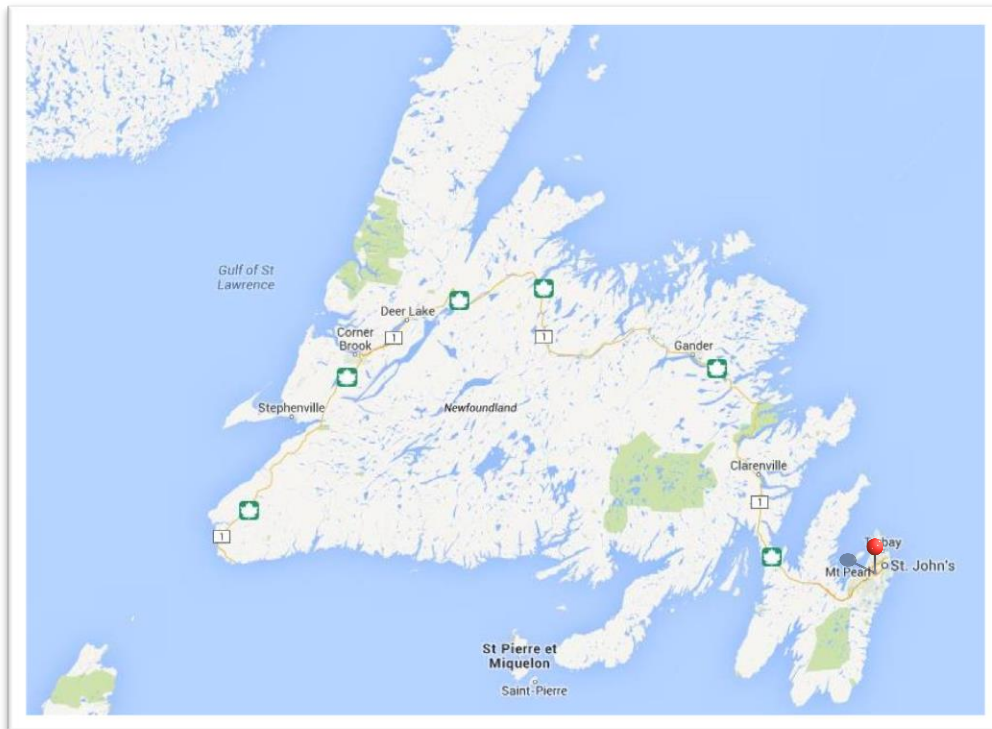


## AREA OVERVIEW

Mount Pearl was incorporated in 1955 and became Newfoundland and Labrador's third community to acquire city status on July 21, 1988. It is the second largest city with a population base of approximately 25,000. Located on the Eastern tip of the Avalon Peninsula, and adjacent to the Province's Capital of St. John's, Mount Pearl is recognized as a friendly business city. It has excellent transportation links to all parts of the region, and plays a key role in the region's growth and economic development. The City's Industrial Centre is second to none within the Province, and is home to some of the most significant players in the Oil, Gas and Technology industries.

With two Business Parks in the area (Donovans Business Park, and Kenmount Business Park), Mount Pearl has a strong high-tech industrial base and steadily increasing industrial activity.

During the past thirty years Mount Pearl has become one of the fastest-growing communities in Newfoundland and Labrador. It has a high employment rate, a well-educated, young population, and thriving educational and recreational facilities.





## PROPERTY DESCRIPTION

The subject property is located in Donovans Business Park, one of the largest industrial/business parks in Atlantic Canada, and superior in location due to its direct access to the Trans-Canada Highway providing almost immediate access to the Metropolitan Region. Donovans is the major truck terminal for the region and the province. It is 13 kms from St. John's Harbour, and 14kms from St. John's Airport. Approximately 300 businesses operate in Donovans in a wide range of industries including Wholesale/Retail Trade; Transportation and Warehousing; Mining; Oil & Gas Extractions; Utilities and Construction; Information Technology; Manufacturing and more.

- Area:** Subject property is 87,800 sq. ft. or 2 Acres with approximately 260 feet of frontage along Glencoe Drive. The site could be utilized as two commercial sites with approximately 130 feet of frontage each, or as one larger site.
- Services:** Municipal water and sewer are brought to the property line.
- Zoning:** Industrial Light (IL). In addition to Light Industrial, other permitted uses include:
- Storage
  - Transportation Terminal
  - Restaurant
  - Commercial Garage
  - Service Stations
  - Ancillary Retail and Personal Services
  - Parking Lot





## DONOVANS BUSINESS PARK



Odea.ca





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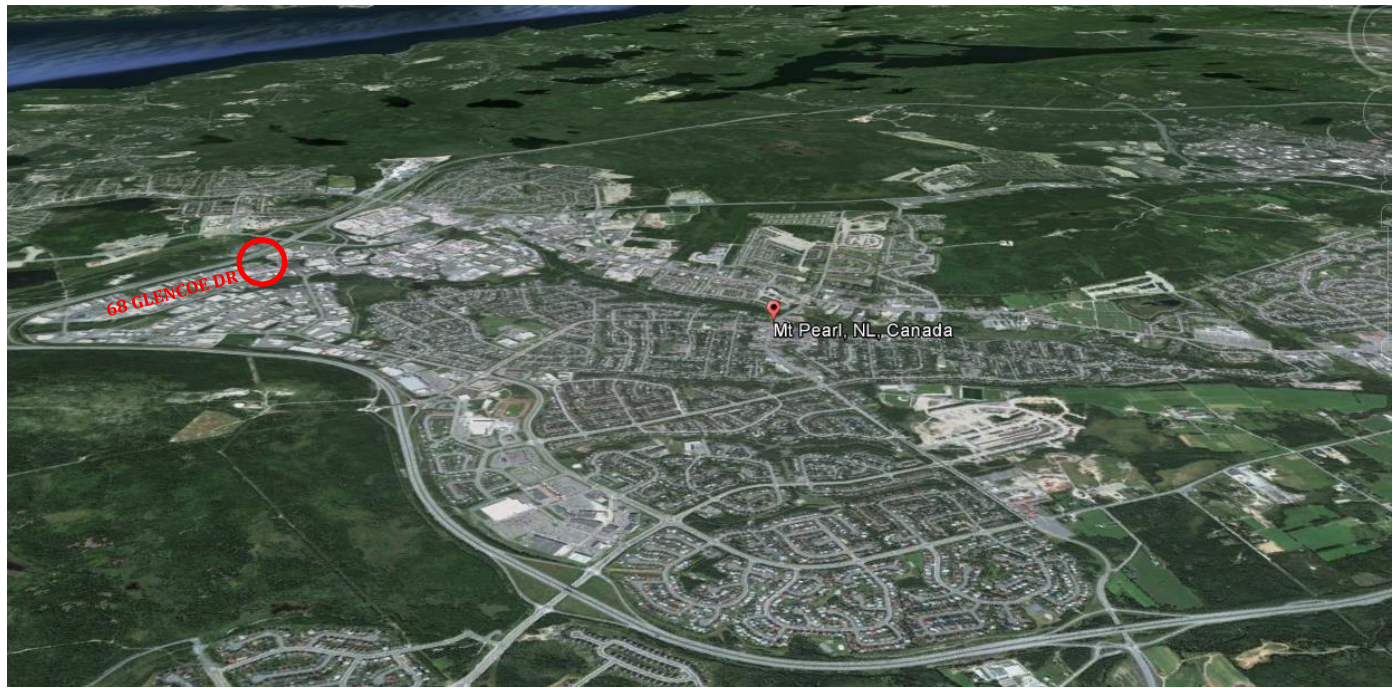
O'Dea's Realty &  
Auction Room Ltd.

68 Glencoe Drive, Mount Pearl, Newfoundland

TOPOGRAPHY MAP



3D MAP







**Expression of Interest to Purchase Property From  
Bell Aliant Regional Communications Inc. (The "Vendor")**

The information below is not an offer or a contract and does not constitute an interest in land. The purpose of this Expression of Interest is to provide information regarding a desire to purchase the property from the Vendor prior to negotiation of a formal agreement of purchase and sale. The completion and submission of the Expression of Interest in no way obligates the Applicant to purchase the property in question and is not in any way binding upon the Vendor. The Expression of Interest is for information purposes only.

Expressions of interests will not be reviewed until after any stated deadline date. Where no deadline date is stated, expressions of interest will be reviewed as received. The Vendor reserves the right to negotiate with only those parties that the Vendor so determines in its sole discretion.

**Contact Information of Applicant:**

*Required fields marked with asterix (\*)*

*Date	
*Contact Name and Organization	
*Phone Number	
Fax Number	
*E-mail Address	
Address	
City	
Province/State	Postal/Zip Code

**Property requesting to purchase:**

68 Glencoe Drive, Mount Pearl, NL. Approximately 87,800 sq. ft. (or 2 Acres) with approximately 260 feet of frontage along Glencoe Drive. Municipal Parcel Identifier #114-776

**What sale price are you prepared to pay?**

Sale Price	\$	(please indicate specific dollar amount)
Deposit	\$	
Balance Due at Closing	\$	

*\*Please note that 10% of the Total Sale Price is to be paid by certified cheque to Partners Global Corporate Real Estate In Trust when you sign a formal Agreement of Purchase and Sale. HST is also the responsibility of the Purchaser.*



**PARTNERS GLOBAL**  
CORPORATE REAL ESTATE



*O'Dea's Realty &  
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68 Glencoe Drive, Mount Pearl, Newfoundland

**Closing Date:**

What is your preferred date to complete the transaction, take possession and have any adjustments made?

YYYY: \_\_\_\_\_ MM: \_\_\_\_\_ DD: \_\_\_\_\_

**Real Estate Agent Involvement:**

Neither the Vendor nor Partners Global Corporate Real Estate will pay real estate fees to any Agent you may employ or involve in the purchase of this property.

**Lawyer Information:**

Name and Firm	
Phone Number	
Fax Number	
E-mail Address	
Address	
City	
Province/State	
Postal/Zip Code	

**Additional Terms and Conditions Requested:**

Are there any other terms or conditions you would like to add to the Agreement of Purchase and Sale? For example, the Buyer may require time to secure financing, conduct environmental review, or other conditions that must be satisfied in order to complete the sale transaction. Please indicate a condition date in which the Buyer's investigation should be completed.

#	Additional Terms and Conditions	Condition Date
1.		
2.		
3.		

**Deadline for Receipt of Expression of Interest:**

Deadline is October 31, 2013

The undersigned acknowledges and agrees to the terms and conditions contained in this Expression of Interest and all accompanying documentation.

Name, position and signature of authorized representative of Purchaser who has Authority to Bind the Corporation	
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