

**17,00 \$**



**BRUT | GROSS**

*Année 1 | Year 1*

# 1350 rue Nobel

Boucherville, QC

**35 756 pi. ca. d'espace industriel parfait pour l'entreposage,  
production et distribution, idéalement situé la long de l'Autoroute 20**

35 756 sq. ft. of prime industrial space for warehousing, light manufacturing  
and distribution operations, flexible zoning, ideally located near Autoroute 20



# Voici le 1350, rue Nobel

Introducing 1350 rue Nobel

## Faits Saillants | Highlights:

- Emplacement stratégique, offrant un bel entrepôt situé non loin de l'autoroute 20
  - Possibilité d'entreposage extérieur permis
  - Espace de bureaux et salles d'exposition aménagées disponibles en location
  - Zonage flexible : variété d'utilisations autorisées
  - Nouveaux luminaires DEL
- 
- *Quality warehouse strategically located near Highway 20, with the possibility of exterior storage*
  - *Built-out, offices and showroom space available for lease*
  - *Outdoor storage*
  - *Flexible zoning: variety of permitted uses*
  - *New LED light fixtures*



Quais de chargement avec niveleur  
*Truck level dock, with dock levelers*  
**9 NIVEAU DU CAMION | 9 TRUCK LEVEL**



Taux de location brut  
(année 1)  
*Gross rental rate (year 1)*  
**\$17,00**



Espace d'entreposage extérieur  
*Exterior storage space*  
**± 35 000 PI. CA. | SQ. FT.**



Superficie de l'entrepôt | *Warehouse Size*  
**35 756 PI. CA. | SQ. FT.**

Superficie de bureau | *Office Size*  
**3 300 PI. CA. | SQ. FT.**

Portes niveau camion | *Truck Level Door*  
**9 PORTES | DOORS**

Portes au sol | *Ground Doors*  
**POSSIBILITÉ D'UNE PORTE COMMUNE | POSSIBILITY OF A COMMON DOOR**

Hauteur libre | *Clear Height*  
**20 PI. | FT.**

Espaces giclés | *Gicled Spaces*  
**OUI | YES**

Capacité électrique | *Electrical Capacity*  
**400A/600V**

Zonage | *Zoning*  
**E1204**

Usage Permis | *Permitted Use*  
**C2-204, P5-01-07, I5-07-05**

Racking en place | *Racking in Place*  
**NÉGOCIABLE | NEGOTIABLE**

Loyer additionnel | *Additional Rent*  
**INCLUS | INCLUDED**

Énergie et déneigement | *Energy & Snow Removal*  
**AUX FRAIS DU LOCATAIRE | AT TENANT'S COST**

1350  
rue Nobel

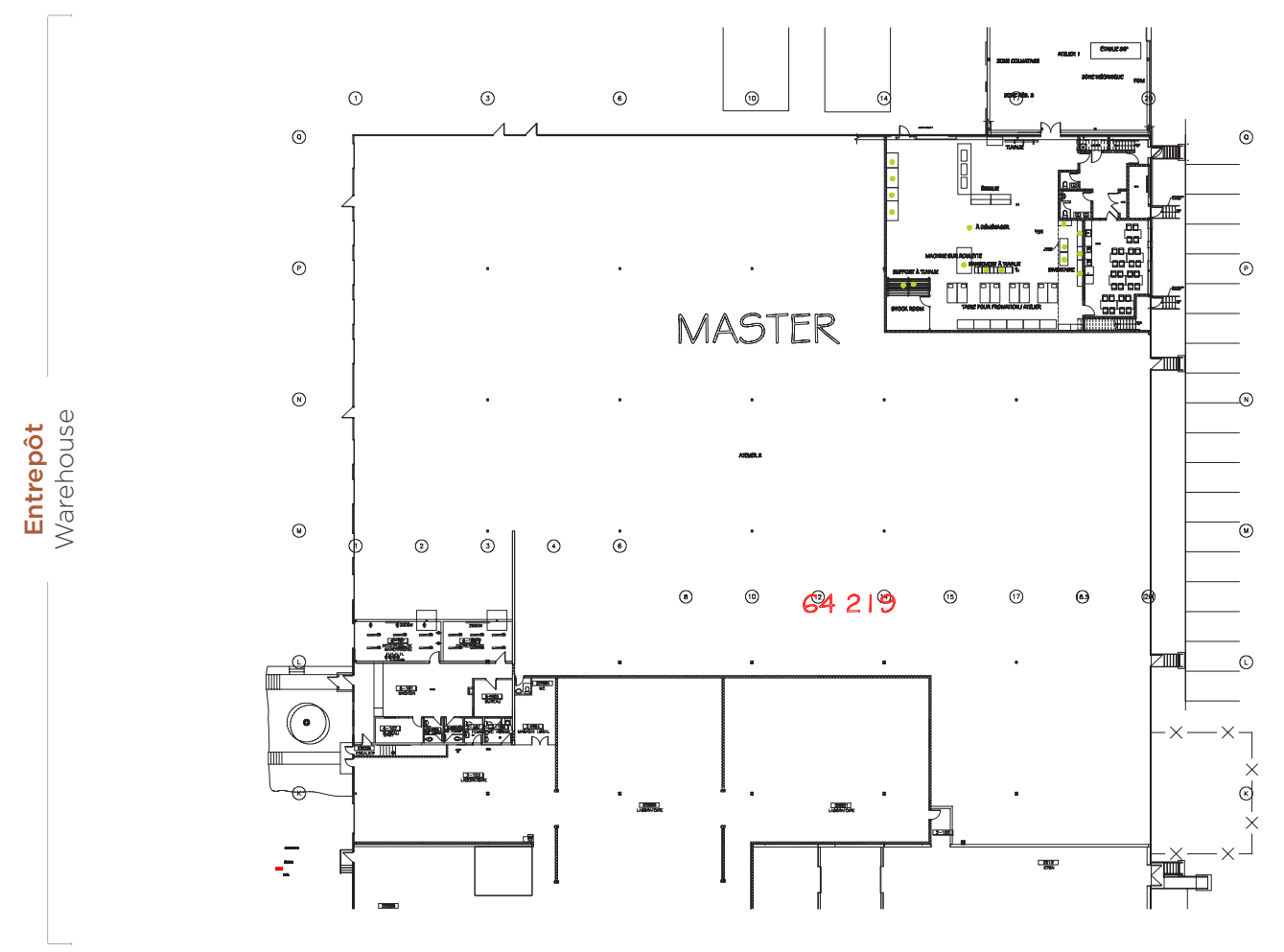




# L'entrepôt

The Warehouse

## Plan d'étage | Floor Plan





# Emplacement

Location


## Restaurants

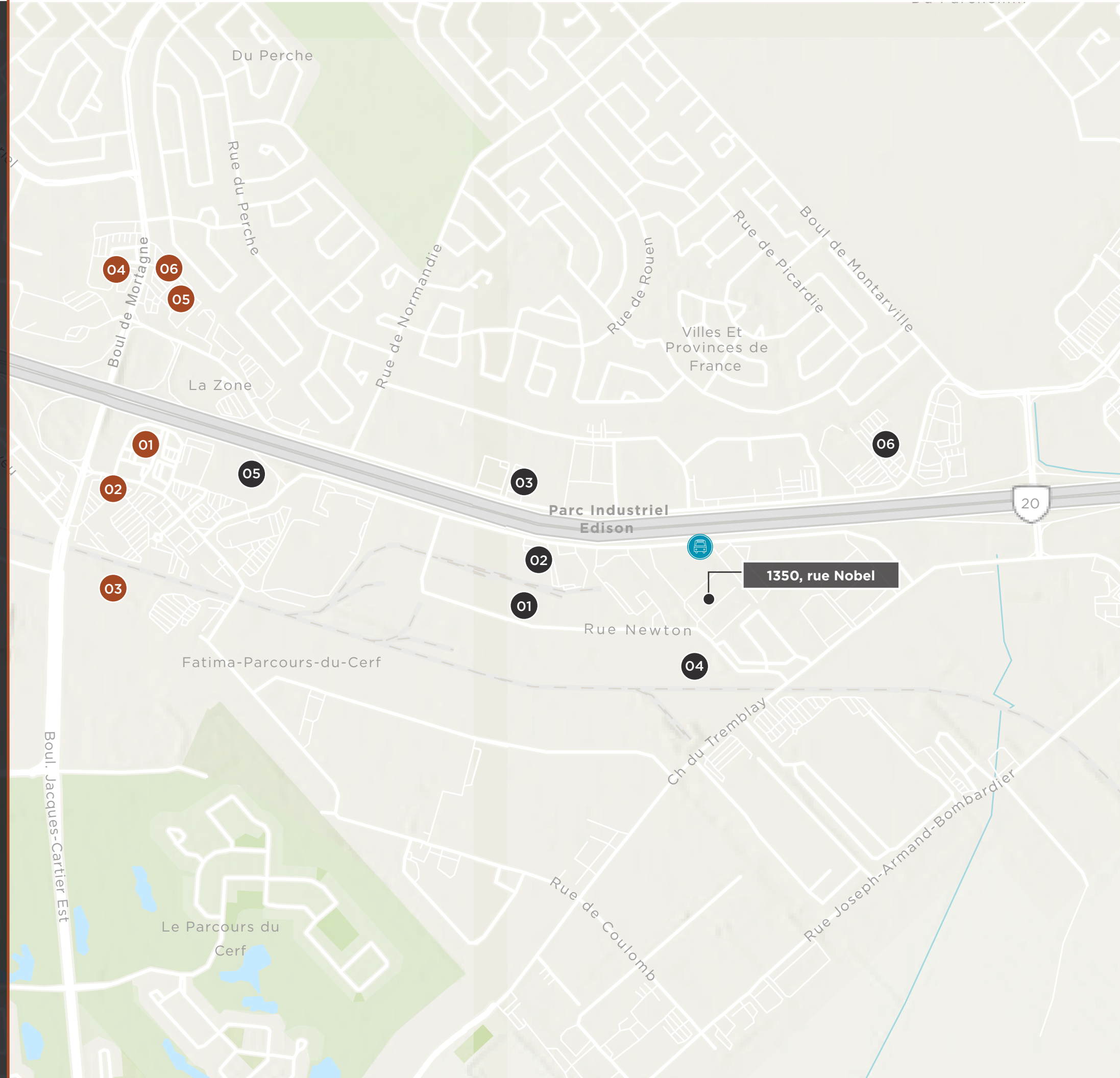
La Cage	01
3 Amigos	02
Bravi	03
Boulangerie Ange	04
Subway	05
Starbucks	06

## Commerces | Businesses

Globocam Boucherville	01
Groupe JAMP Pharma	02
Volkswagen	03
LSU-Logistics Support Unit	04
Rénô-Dépôt Boucherville	05
Honda	06

## Bus

123	 1 min
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Boucherville, QC

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