

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

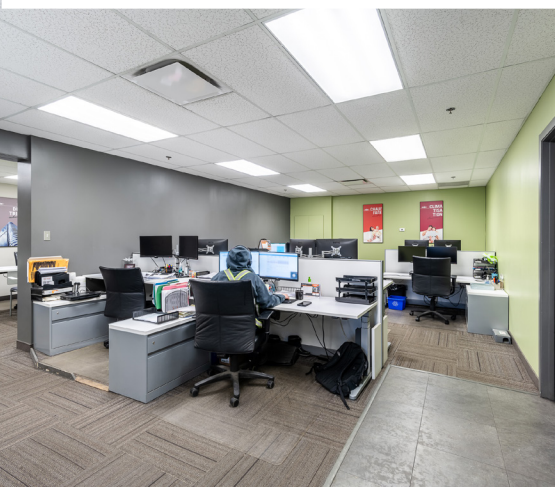
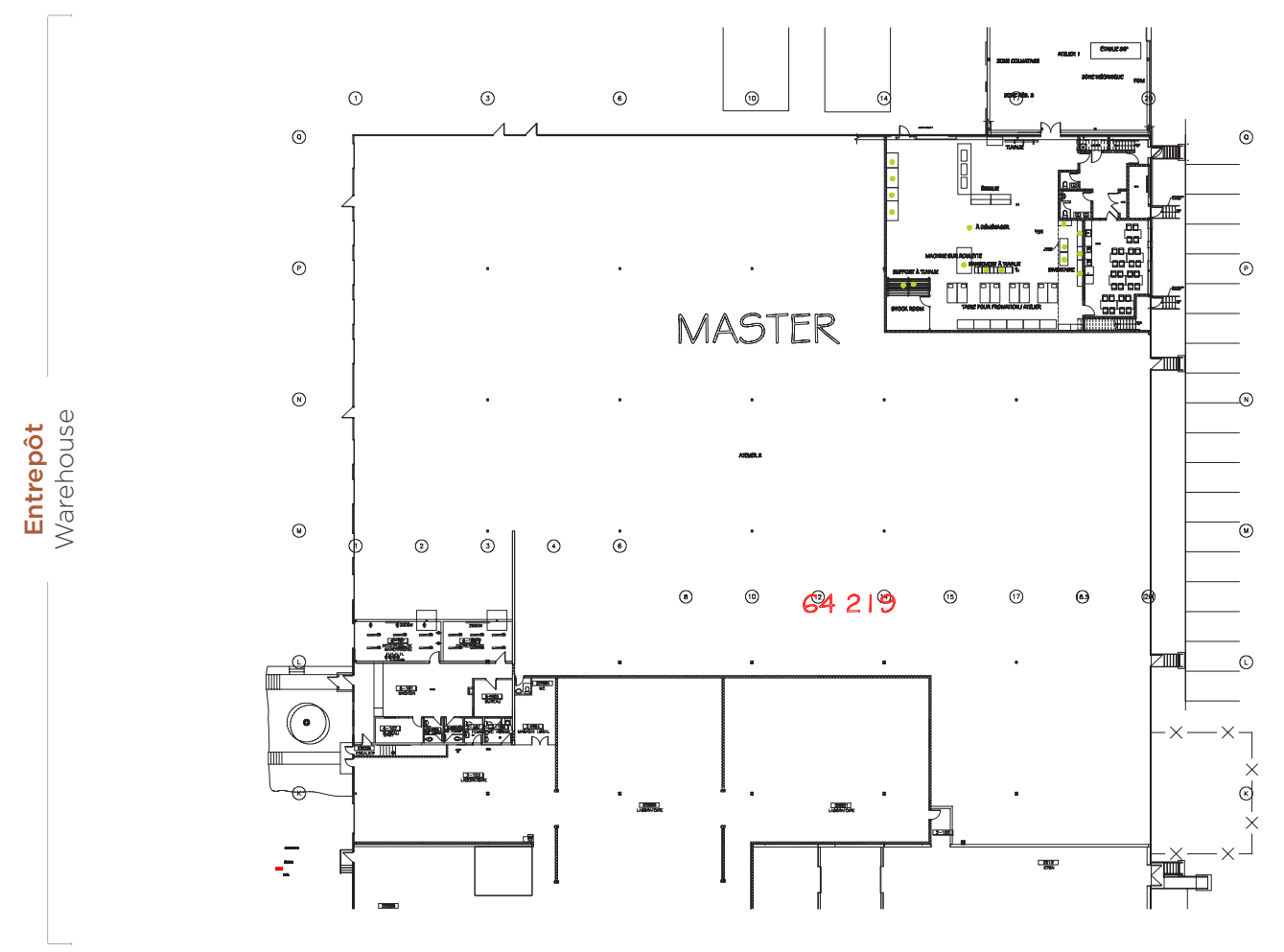
1350
rue Nobel



L'entrepôt

The Warehouse

Plan d'étage | Floor Plan



Emplacement

Location


Restaurants

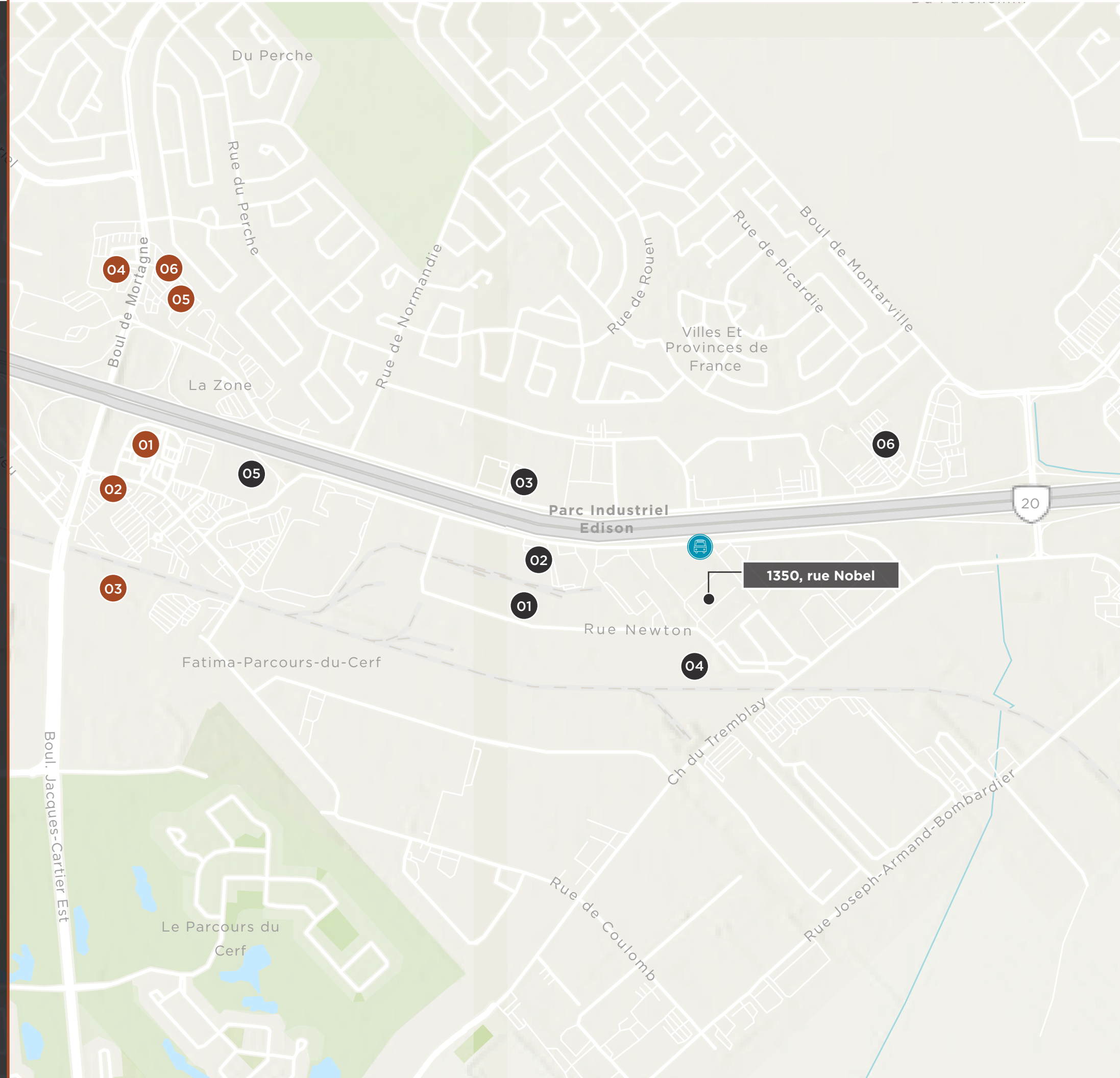
La Cage	01
3 Amigos	02
Bravi	03
Boulangerie Ange	04
Subway	05
Starbucks	06

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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