

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



**CUSHMAN &
WAKEFIELD**



1350
rue Nobel

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 permi
 - 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 exterior
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 Doors*
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 | *Sprinklered Spaces*
OUI | YES

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

Zonage | *Zoning*
E1204

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

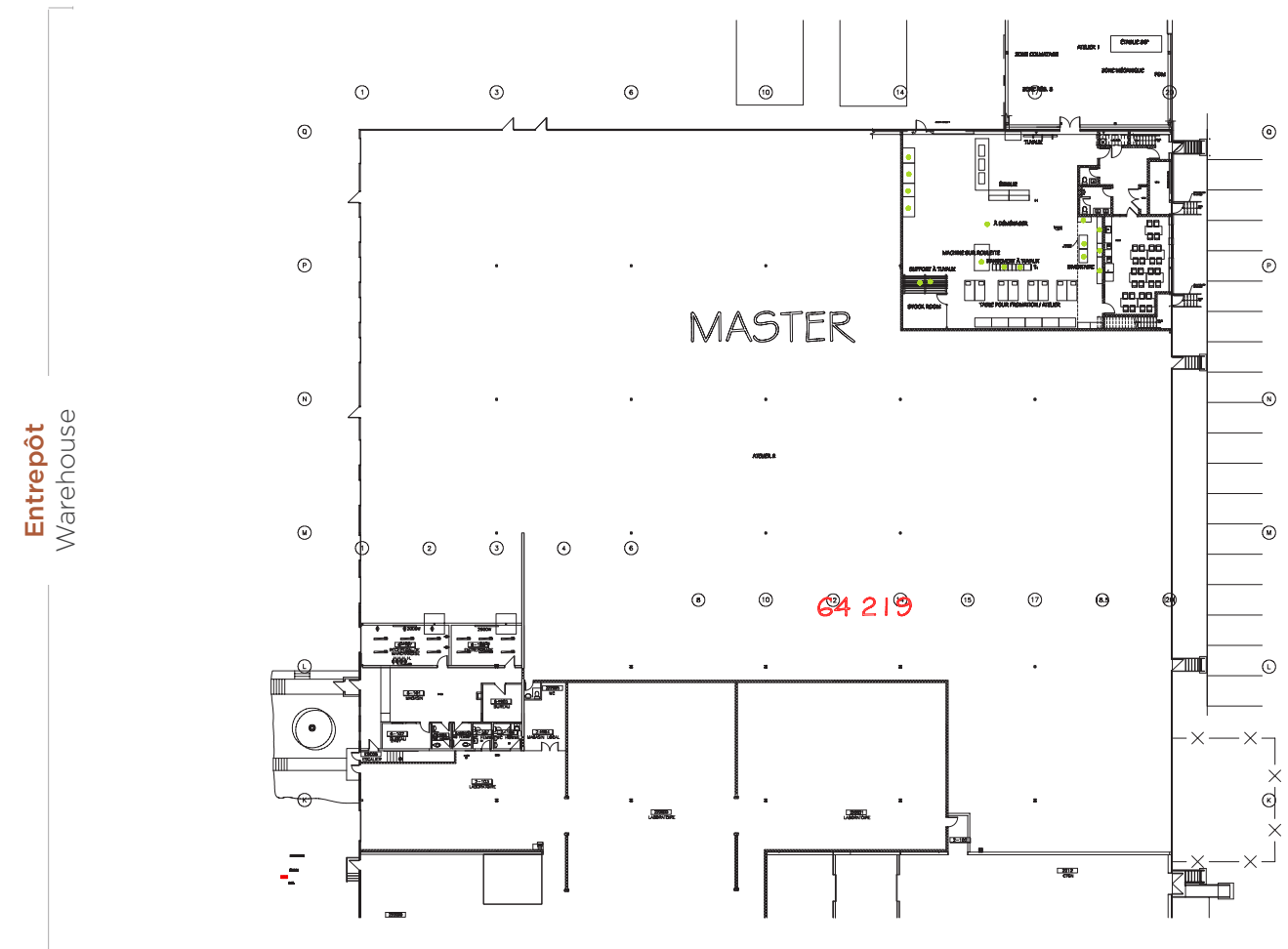
Racking en place | *Racking in Place*
NÉGOCIABLE | NEGOTIABLE

Loyer additionnel | *Additional Rent*
INCLUS | INCLUDED

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



Plan d'étage | *Floor Plan*



Emplacement

Location

Restaurants

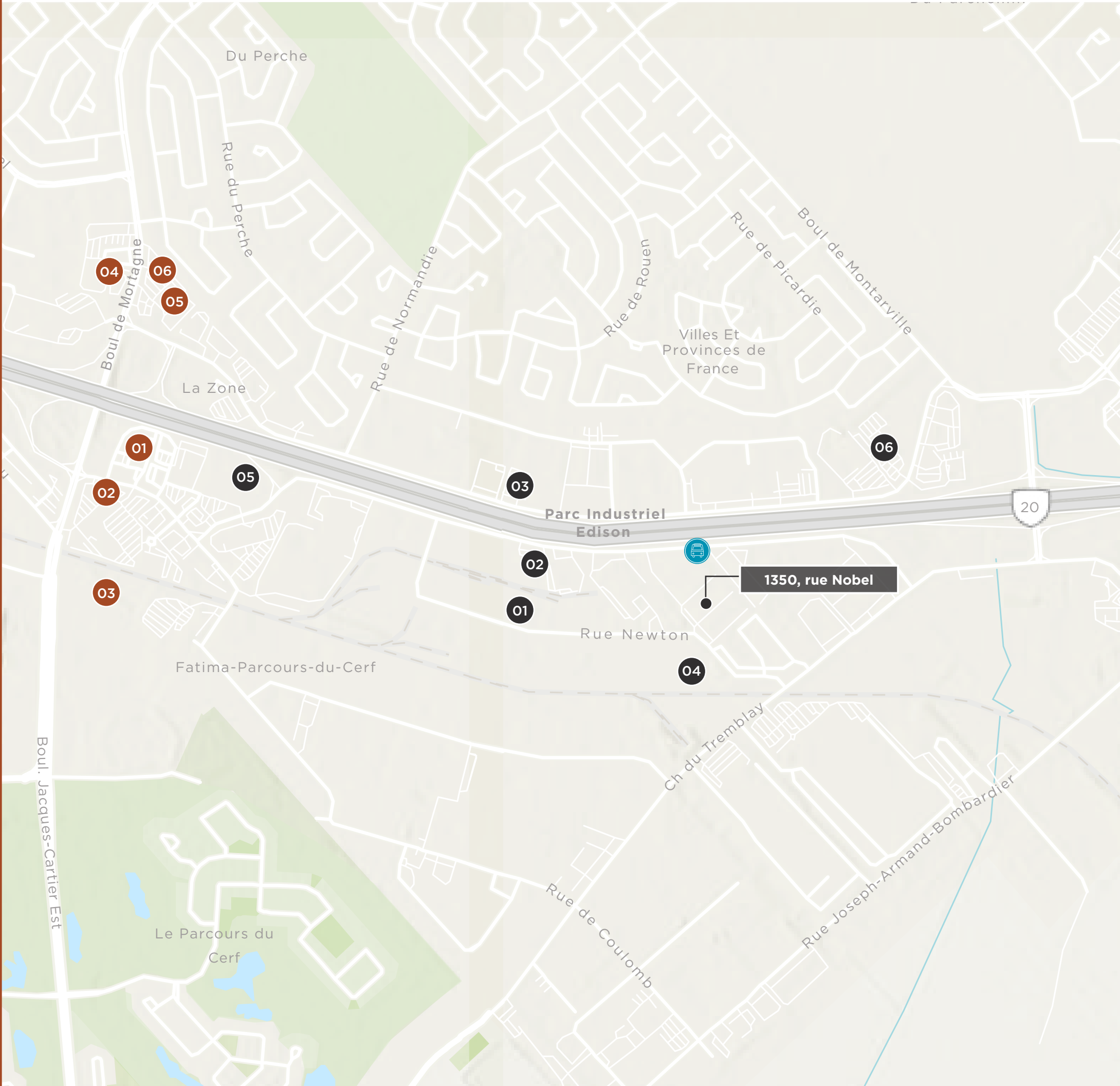
La Cage	01
3 Amigos	02
Bravi	03
Boulangerie Ange	04
Subway	05
Starbucks	06

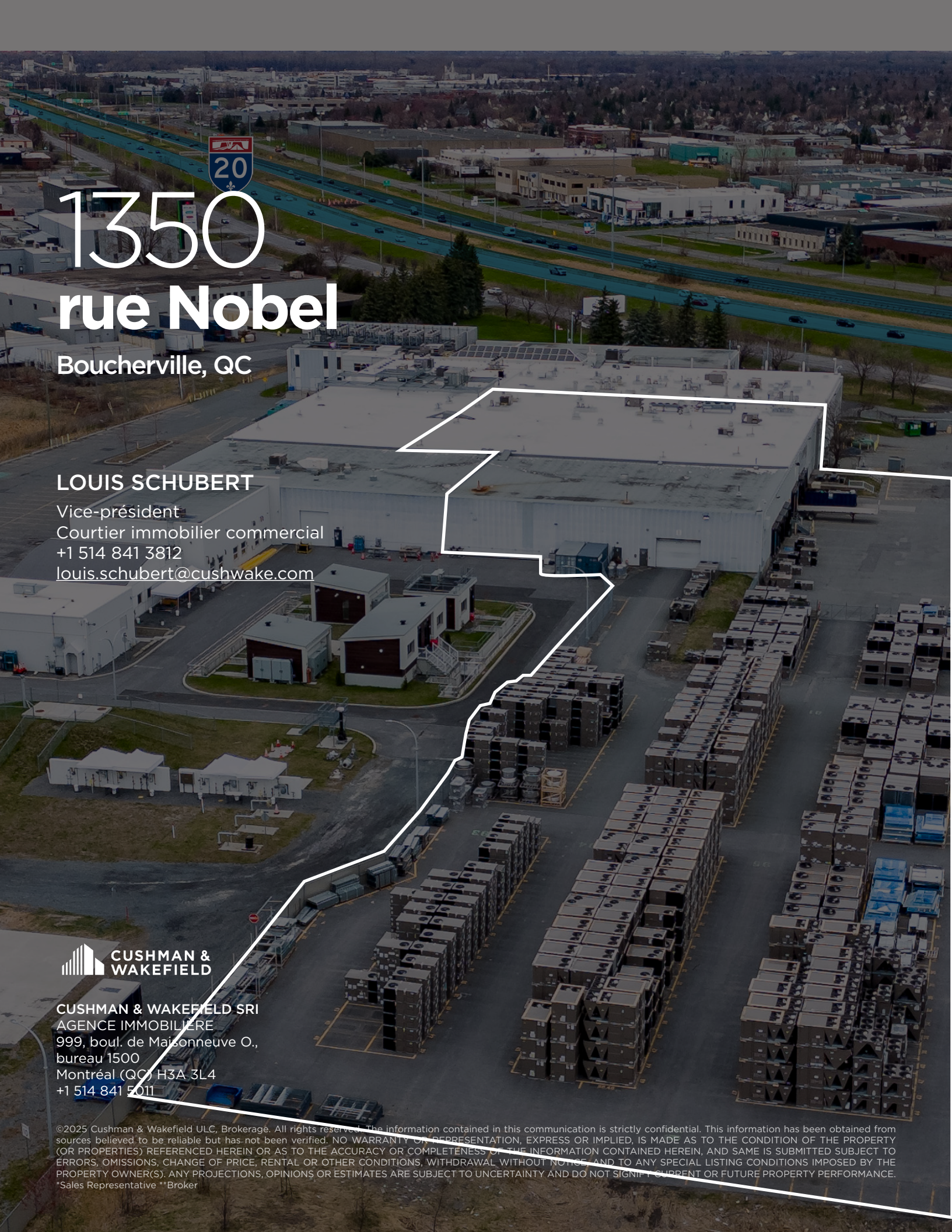
Commerces | Businesses

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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