

# FOR RENT

BOUCHERVILLE  
85 du Tremblay Road

INDUSTRIAL - COMMERCIAL

3,230 ft<sup>2</sup>

85

3

4

Michel LABBÉ

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Certified Real Estate Broker AEO  
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450 655-1334



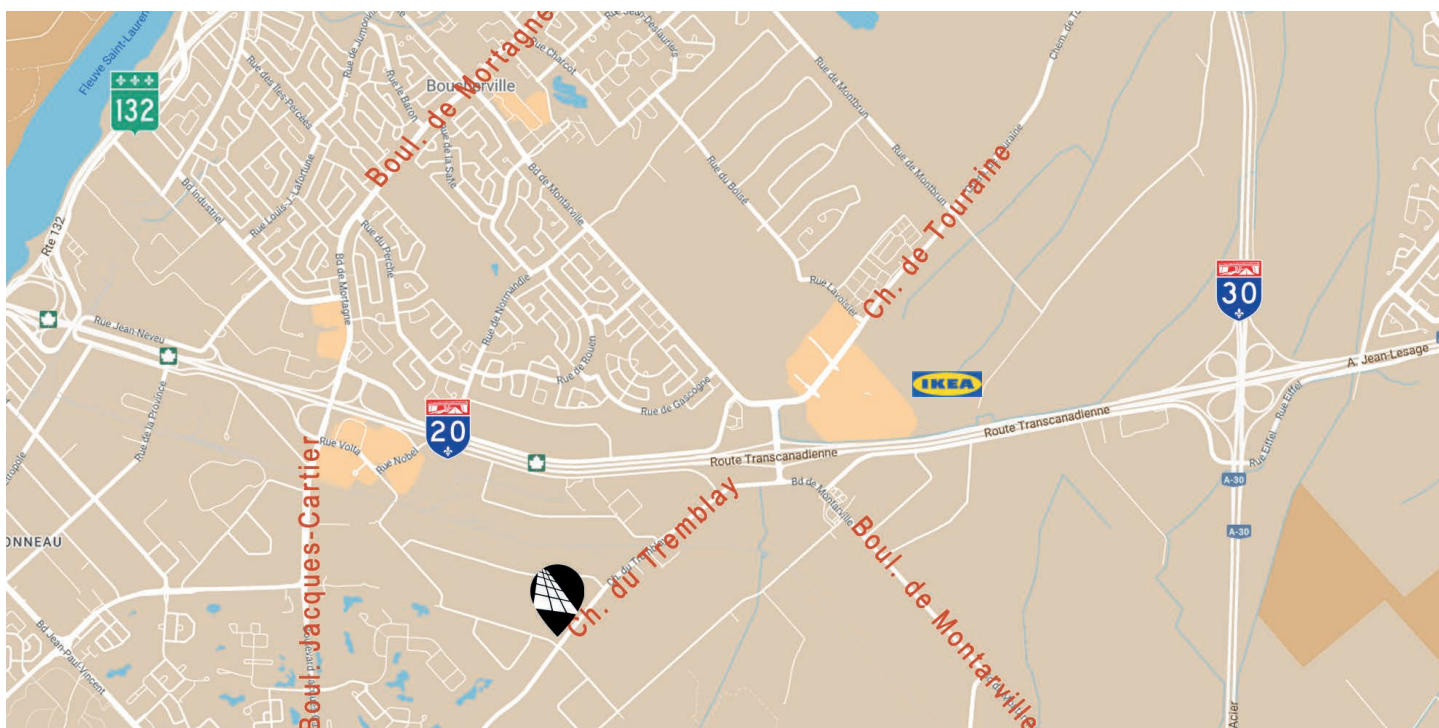
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## HIGHLIGHTS

- Located in the heart of the Boucherville industrial park, less than 2 km from Highway 20 (exit #95, de Montarville Boulevard)
- Excellent visibility and accessibility
- Close to many services, restaurants, coffee shops, banks, hotels, etc.
- Luminous area
- The existing office facilities are of high quality
- Outdoor signage available
- Location offering the possibility of a fenced backyard ( $\pm 3,500$  sq. ft.)
- Zoning permits the following uses: High technology research and development (I1), Wholesale (I2 and I3), Light industrial (I4), Medium industrial (I5), Vehicle Repair/Sales (C9) and Heavy Commercial (C12)



## LOCATION



Public Transit  
#25, 123, T89



Main Roads  
20, 30, 132



Road Bridge  
Louis-H-La Fontaine Tunnel ( $\pm 7$  km)

## DEMOGRAPHY (5 km Radius)



96,054 Residents



70,349 Daytime Active Population



40,295 Households



\$121,257 Average Household Income

©Sitewise - Estimated 2022 Statistics



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## GENERAL INFORMATION

Net Rent	\$14.00 / ft <sup>2</sup>
Additional Rent	\$5.00 / ft <sup>2</sup>
Electricity / Energy	Excluded
Parking (shared)	Ample
Lease Term (minimum)	5 years
Availability	Immediate

### Neighbouring tenants



## AVAILABLE AREAS\*

<b>Leasable area   Suite #3</b>	<b>3,230 ft<sup>2</sup></b>
Ground Floor   Workshop / Warehouse	1,654 ft <sup>2</sup>
Ground Floor   Offices	788 ft <sup>2</sup>
Mezzanine   Offices	788 ft <sup>2</sup>

\* These areas are approximate

## SUITE DETAILS

- Ground Floor - Offices:
  - 2 closed offices
  - 1 reception area
  - 1 w/c
- Mezzanine - Offices:
  - 2 closed offices
  - 1 kitchenette
  - 1 w/c with shower



## FEATURES



Construction  
1987



Renovation  
2018



Zoning  
I-1208 (commercial & industrial)



Lot #  
2 510 201



Drive-in Door  
12' x 14'



Electrical Entry  
200 Amps



Heating  
Gaz & electric



A/C  
Office only



Clear Height  
18'6"



Exterior Cladding  
Brick & Steel



W/C  
2 (private) + 1 shower



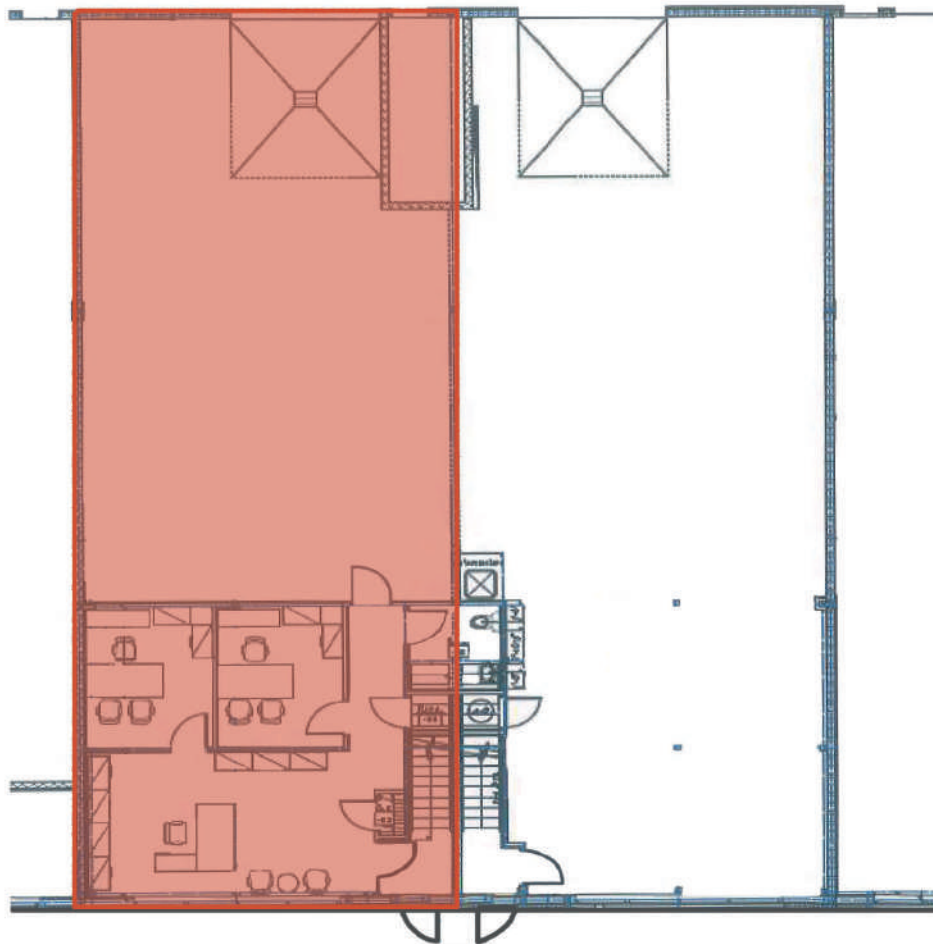
System  
Evacuation of CO<sup>2</sup>



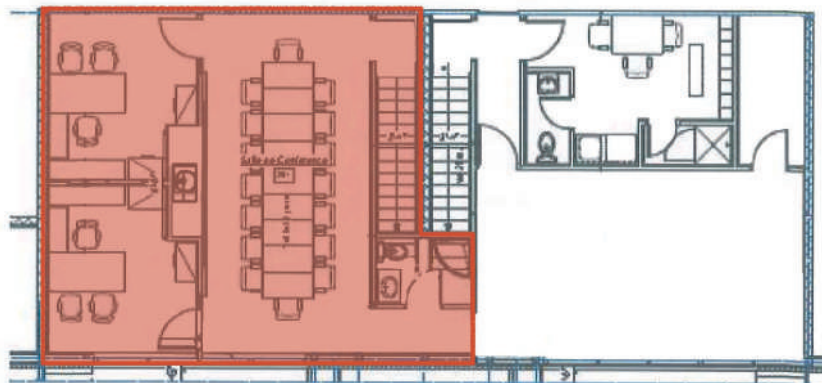
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# PLAN

## Ground Floor



## Mezzanine



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## A REAL ESTATE EXPERTISE THAT KEEPS ON GROWING

*INTERCOM is there to assist in the decision-making process by determining and evaluating the possible alternatives with the assistance of our professional and knowledgeable real estate brokers supported by a strong administrative team; that is why we exist.*



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