FOR RENT

BOUCHERVILLE 115 de Lauzon Street

INDUSTRIAL 63,584 ft²



Michel LABBÉ

Immobilier Michel Labbé inc. Certified Real Estate Broker AEO m.labbe@intercomsi.com

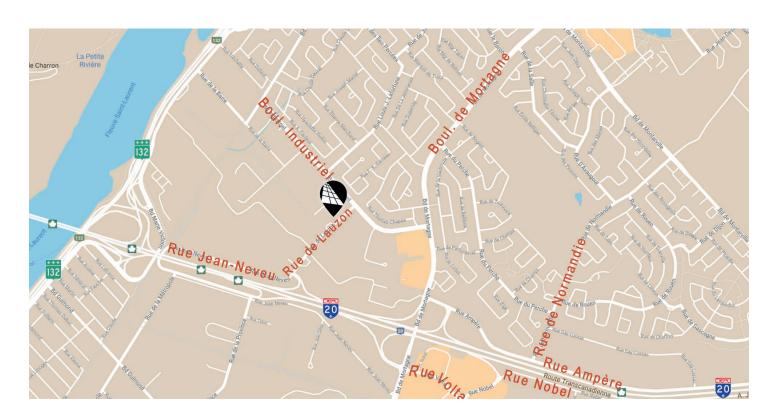
450 655-1334

in f intercomsi.com



HIGHLIGHTS

- Very rare opportunity in the industrial market
- Located 500 meters from Highway 20 (exit 91)
- Easily accessible from Route 132 (exit 17) at 2.3 km
- Strategic location in the Lavoisier Industrial Park
- Corner location (Industriel Boulevard and de Lauzon Street)
- Near main services: Banks, restaurants, coffee shops, grocery stores, hotels, 20/20 Complex (± 2 km)
- Exterior signage available on the building and on the pedestal sign (\$)



LOCATION







DEMOGRAPHY (5 km radius, excluding Montreal)



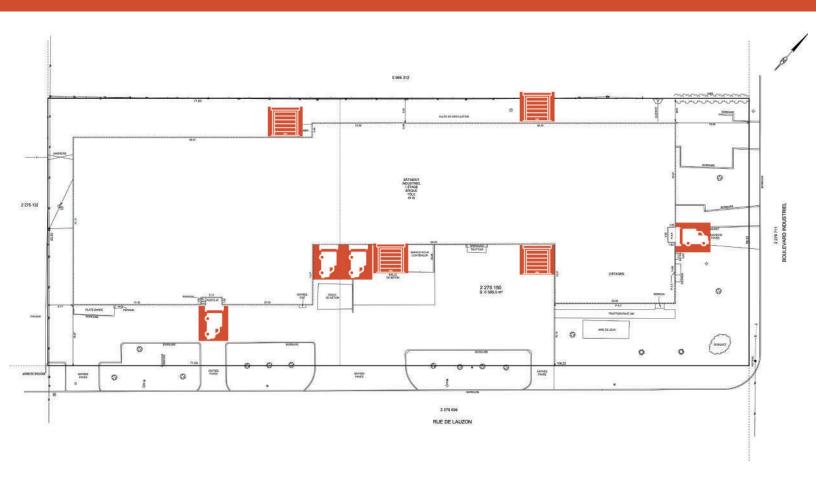






©Sitewise - Estimated 2021 Statistics

SITE PLAN



GENERAL INFORMATION

Base Rent	\$16.00 / ft ²
Additional Rent (estimate)	\$2.50 / ft ²
Electricity / Energy	Excluded
Parking (shared)	± 84 stalls
Availability	April 2023

AVAILABLE AREAS*

Land Area	121,240 ft ²
Total area of the building	63,584 ft ²
Office	8,667 ft ²
Warehouse	54,917 ft ²
Mezzanines (excluded from the total area)	±3,000 ft ²

^{*} The area is approximative and can be subdivided for approximatively 50%.



FEATURES



Construction 1972



Renovation 2002 / 2014



Zoning I-1005



Lot# 2 275 133, 2 275 150



Natural Gas



Office only



Electrical Entry 1 x 400A 1 x 800A



Drive-in doors



Loading docks



24', 31', 35'



13'9", 17', 19'9", 20'9"



Bridge crane Existing tracks



Exterior cladding Brick and steel Tar and gravel



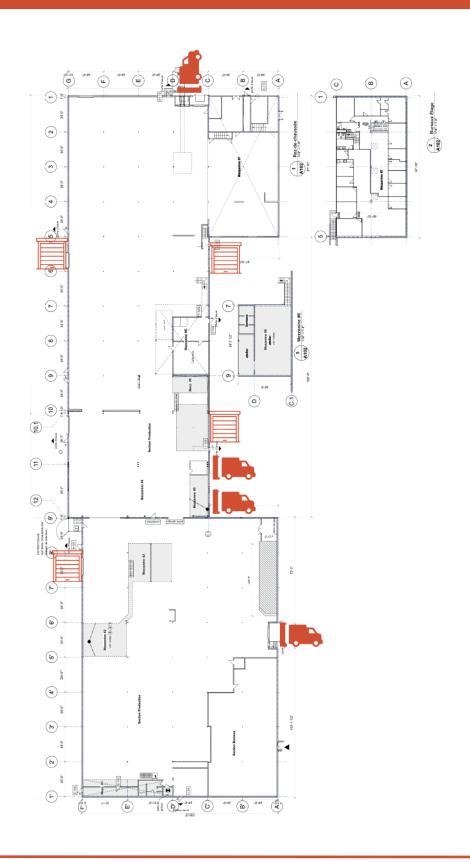


Sprinklers



Security Alarm system

BUILDING PLAN



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.



Michel LABBÉ Partner
Certified Real Estate Broker AEO
m.labbe@intercomsi.com

450 655-1334



This document has been prepared by Intercom Services Immobiliers for advertising and general information only. Intercom Services Immobiliers assumes no responsability for any error or whatsoever omission. This information is submitted to the best of our knowledge and is subject to change without notice. This pulication is the copyrighted property of Intercom Services Immobiliers and/or its licensor(s) © 2023 | All rights reserved

23 janvier 2023 8:50