

FOR RENT

BOUCHERVILLE

1250 Nobel Street

INDUSTRIAL

45,000 ft²

88,000 ft²

Jean-Guy PARENT

Real Estate Broker

j.g.parent@intercomsi.com

Michel LABBÉ

Immobilier Michel Labbé inc.

Certified Real Estate Broker AEO

m.labbe@intercomsi.com

450 655-1334

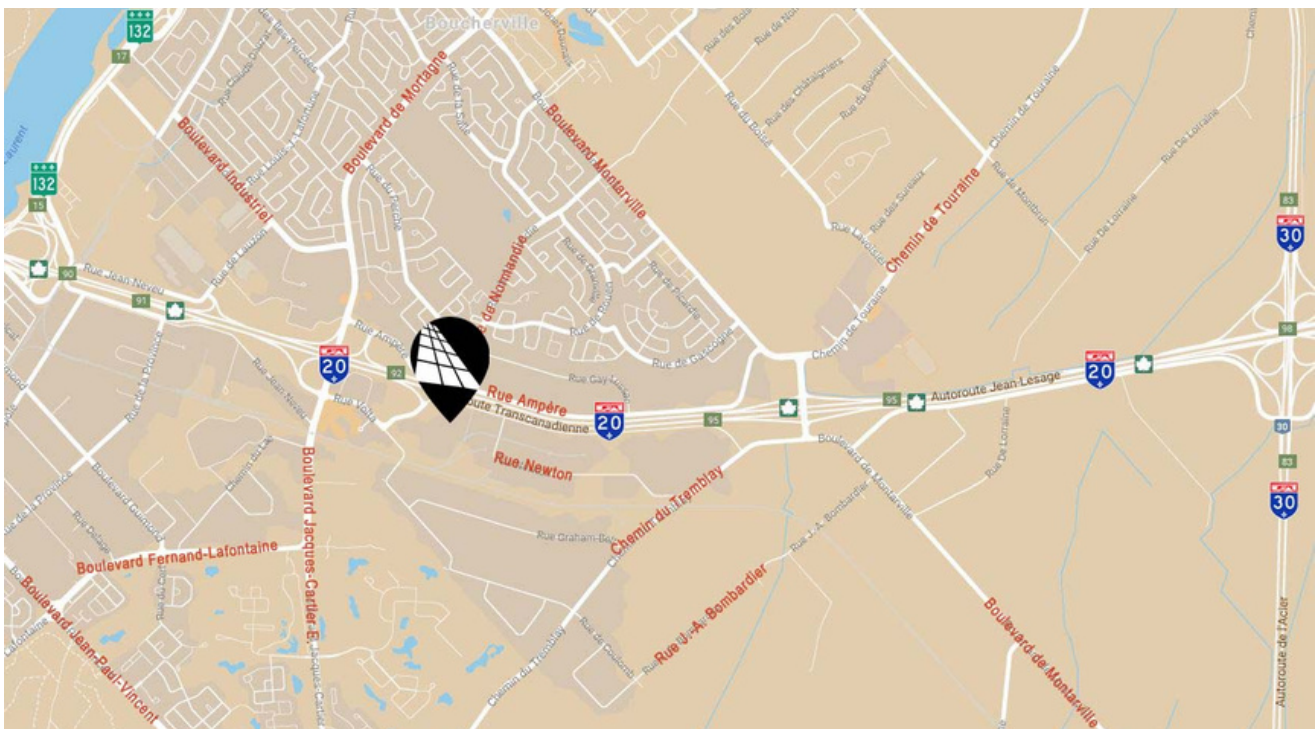


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POINTS D'INTÉRÊTS

- Warehousing and distribution center
- Great visibility, fronting Highway 20
- In the heart of Boucherville's industrial sector
- Easily accessible from highways 20 (exit 93), 30 and route 132
- Downtown Montreal is ± 20 km away
- Near a multitude of services: banks, cafés, restaurants, hotels, etc.
- Average annual daily traffic flow is 71,000 passages in front of the building (© Atlas du Transport)



LOCATION



Main Roads
A20, A30, R132



Public Transit
#25, T89, T92, 123



Road Bridge
Louis-H.-La Fontaine tunnel (±5 km)
and Jacques-Cartiers Bridge (±11 km)

DEMOGRAPHY (5km radius)



87,568 Residents



81,419 Daytime Active Population



37,351 Households



\$145,877 Average Household Income

© Sitewise - Estimated 2023 Statistics



GENERAL INFORMATION

Base Rent	\$12.50 / ft ²
Additional Rent	\$2.70 / ft ²
Electricity / Energy	Excluded
Parking (shared)	Ample
Lease Term (minimum)	5 years

AVAILABLE AREAS *approximatives*

Suite #1	45,000 ft ²
Availability	Immediate
Suite #2	88,000 ft ²
Availability	60 days



MICHEL LABBÉ
m.labbe@intercomsi.com

JEAN-GUY PARENT
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FEATURES

 Zoning
I-1206


 Lot #
2 508 451

 Warehouse Heating
Gas Unit Heaters

 Clear Height
Suite #1: 24'
Suite #2: 26'

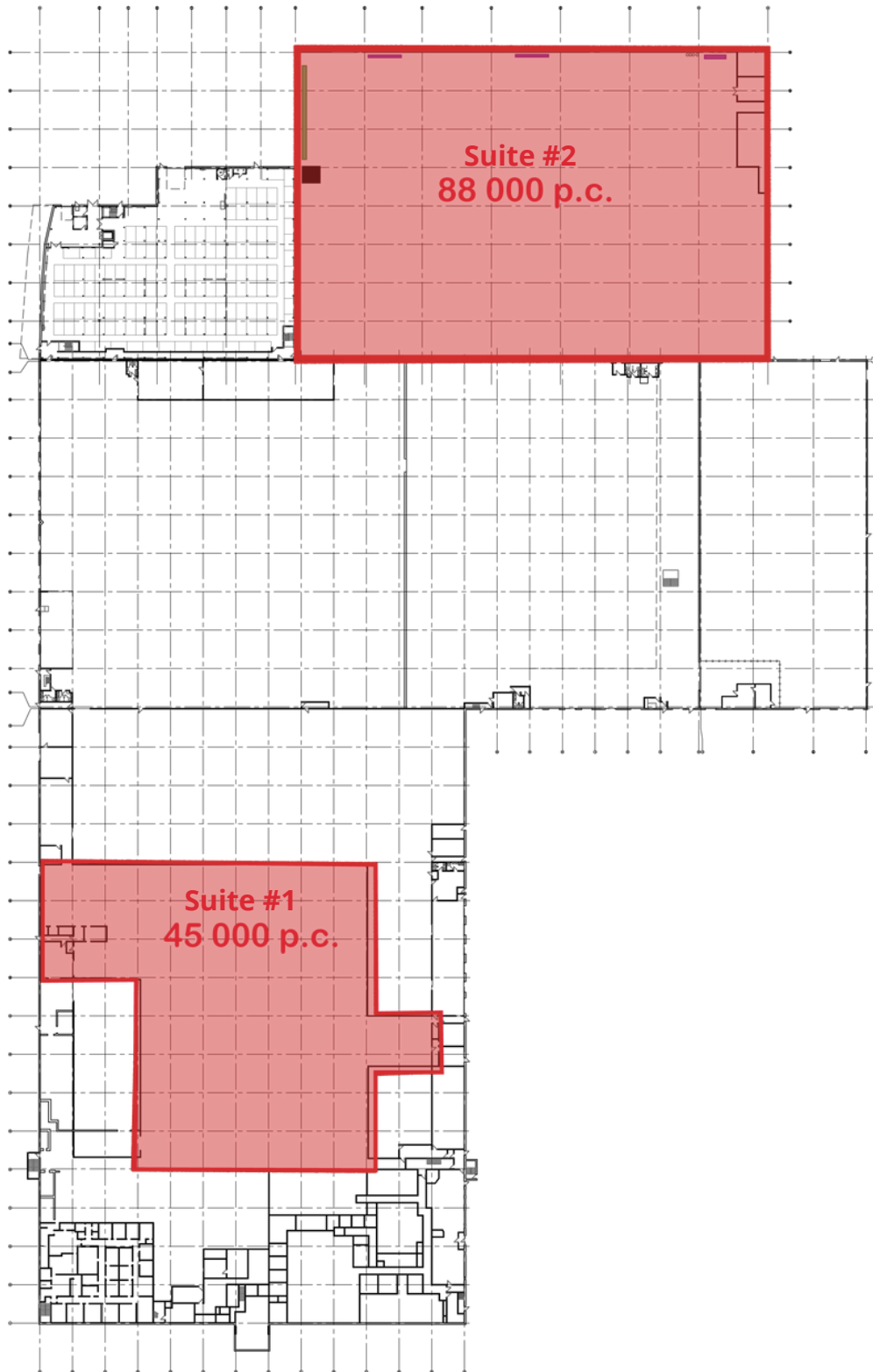
 Drive-in Doors
Suite #1: 0
Suite #2: 2

 Loading Docks
Suite #1: 5
Suite #2: 5

 Columns
Suite #1: 25' x 30'
Suite #2: 30' x 45'

 Lighting
DEL, with motion
detectors

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.



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Associé
Courtier immobilier agréé DA
m.labbe@intercomsi.com

Associé principal
Courtier immobilier
j.g.parent@intercomsi.com

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