

FOR RENT

BOUCHERVILLE

115 du Tremblay Road

OFFICE

2,709 ft²

INDUSTRIAL

3,391 ft²



Michel LABBÉ

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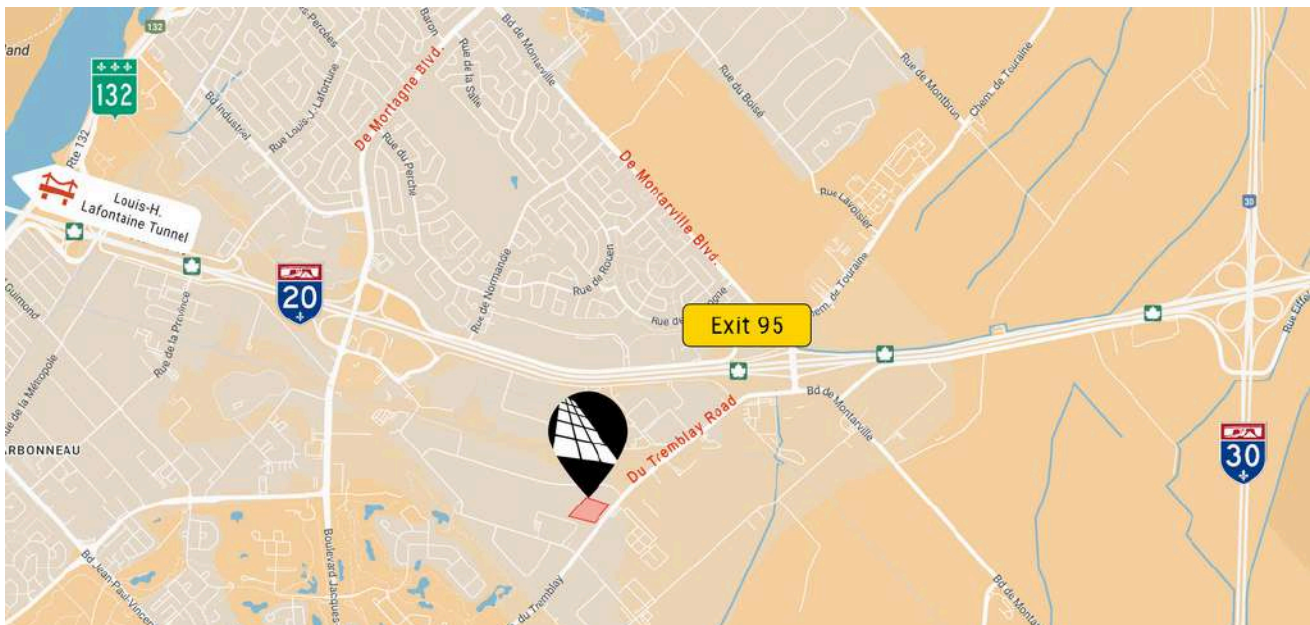
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HIGHLIGHTS

- Rare opportunity in the market
- Recent construction (2020), development 2021
- Located in the heart of Boucherville's industrial park, less than 2 km from Highway 20 (exit #95, boulevard de Montarville)
- Close to many services, restaurants, cafés, banks, hotels, etc.
- Contemporary architecture
- Abundant windows, plenty of natural light
- Outdoor advertising available
- Electric vehicle charging stations (2)
- Separate entrance



LOCATION



Public Transit
#25, 123



Main Roads
A20, A30, R132



Road Bridges
Louis-H.-La Fontaine Tunnel (±7 km)
and Jacques-Cartier Bridge (±15 km)

DEMOGRAPHY

(5 km Radius)



97,500 Residents



50,463 Daytime Active Population



41,179 Households



\$ 147,232 Average Household Income

Sitewise - Estimated 2024 Statistics



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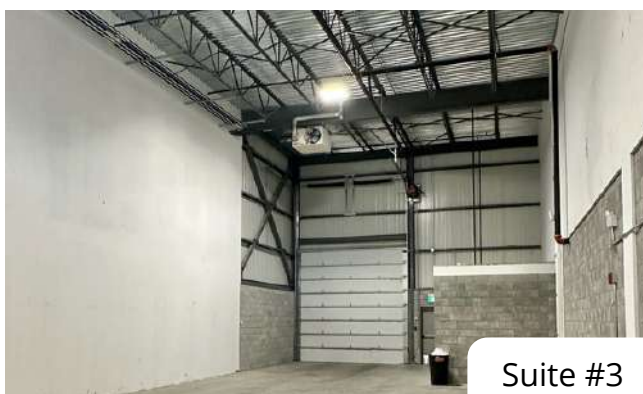
Suite #2



Suite #2



Suite #3



Suite #3

GENERAL INFORMATION AND AVAILABLE AREA

Suite #2 - Office (1st floor)	2,709 ft ²	Suite #2 and #3	6,100 ft ²
Net rent	15.25 \$ / ft ²	Net Rent	14.00 \$ / ft ²
Additional Rent	9.73 \$ / ft ²		
Electricity / Energy	Included		
Suite #3 - Industrial	3,391 ft ²	Parking (Shared)	49 stalls
First floor Warehouse	1,846 ft ²	Minimum lease	5 years
First floor Office	812 ft ²	Disponibility	Immediate
Mezzanine Office	683 ft ²		
Net rent	14.00 \$ / ft ²		
Additional Rent	7.75 \$ / ft ²		
Electricity / Energy	Excluded		



POINTS TECHNIQUES



Construction
2020 / 2021



Zoning
I-1208
Commercial
and industrial



Lot #
2 510 203



Sprinklers
Yes



Clearance height warehouse
23'11"



Office ventilation
Heating and
A/C

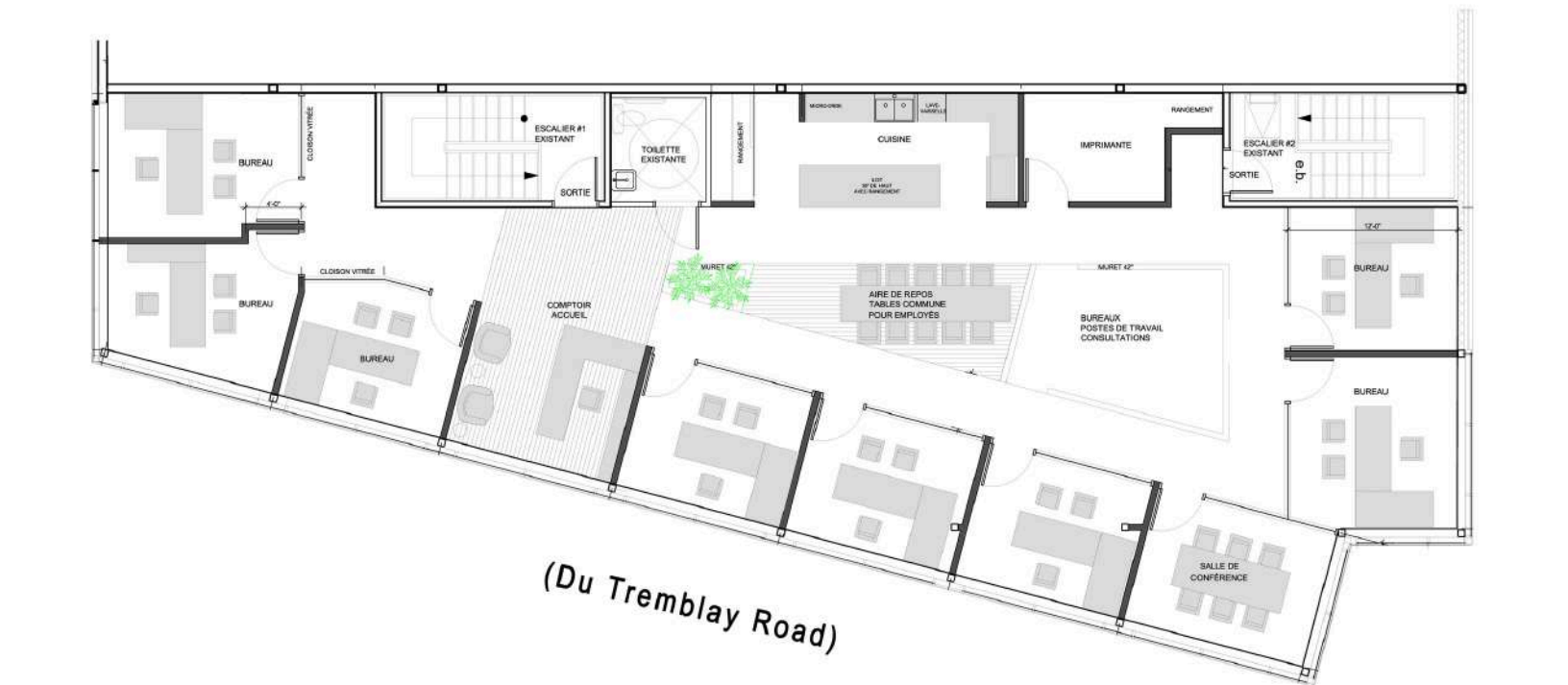


Electrical input
60 amps /
600 volts

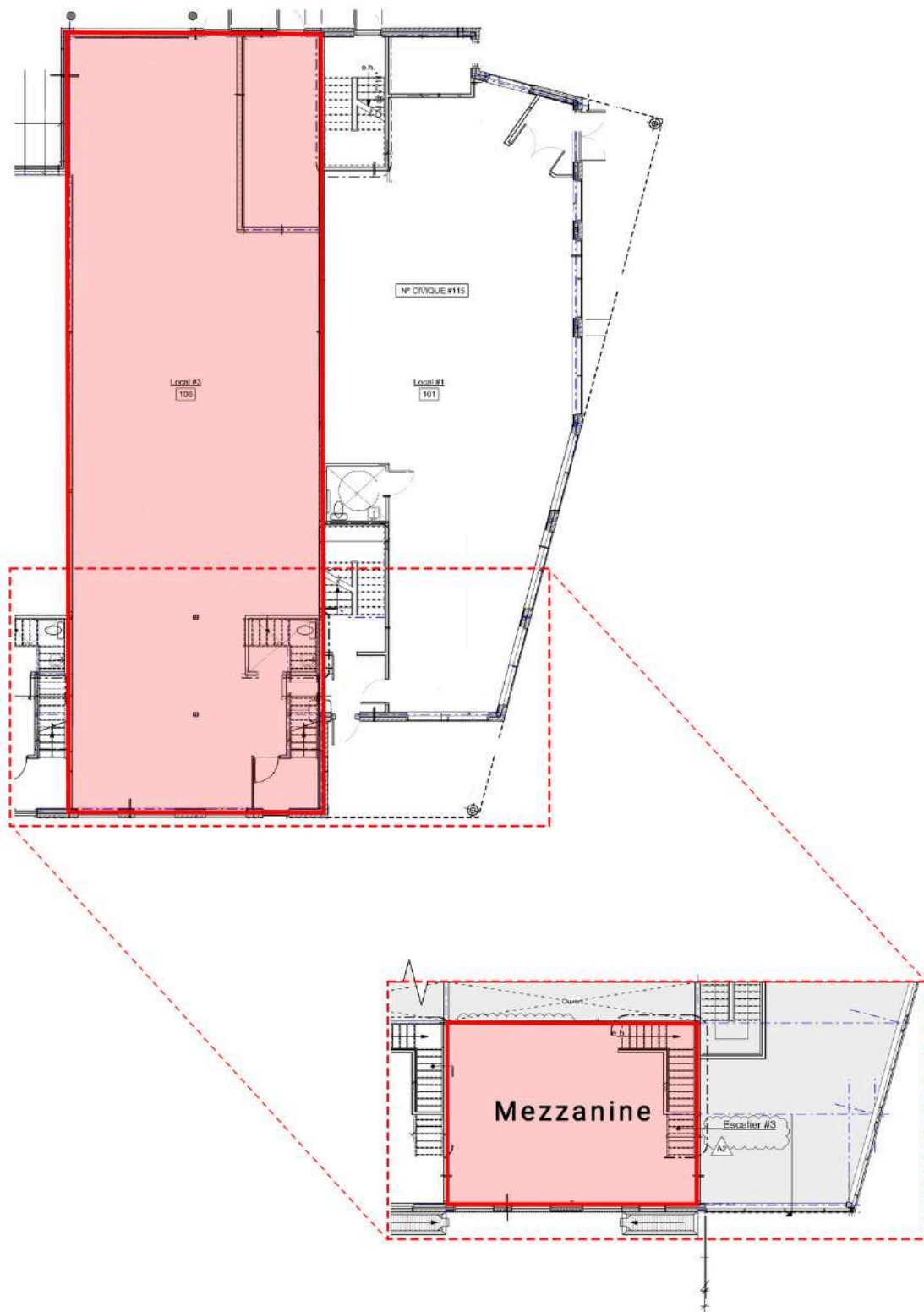


Drive-in door
14' x 14'

PLAN - LOCAL 2



PLAN - LOCAL 3



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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October 1st, 2025