

FOR RENT

BOUCHERVILLE

115 du Tremblay Road

OFFICE

2,709 ft²

INDUSTRIAL

6,050 ft²



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- A map of a section of Highway 20 in Montreal, Quebec. The map shows Exit 95, which leads to Du Tremblay Road. A black and white icon of a building with a grid-like facade is placed on Du Tremblay Road, just south of Exit 95. Other roads visible include De Montigny Blvd, De Monteville Blvd, and Du Tremblay Road. Highway shields for 132, 20, and 30 are shown. The Louis-H. Lafontaine Tunnel is also indicated.

DEMOGRAPHY



Sitewise - Estimated 2024 Statistics



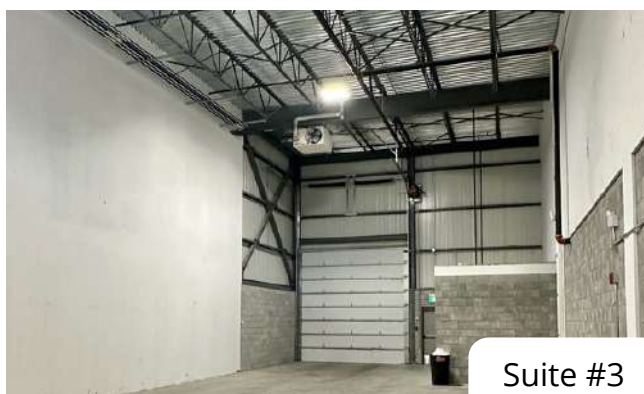
Suite #2



Suite #2



Suite #3



Suite #3

GENERAL INFORMATION AND AVAILABLE AREA

Suite #2	2,709 ft ²	Parking (Shared)	49 stalls
Net rent	15.25 \$ / ft ²	Minimum lease	5 years
Additional Rent	9.73 \$ / ft ²	Disponibility	Immediate
Electricity / Energy	Included		
Suite #3	6,050 ft ²		
First floor Industrial	1,846 ft ²		
Office + Mezzanine	4,204 ft ²		
Net rent	14.75 \$ / ft ²		
Additional Rent	8.75 \$ / 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

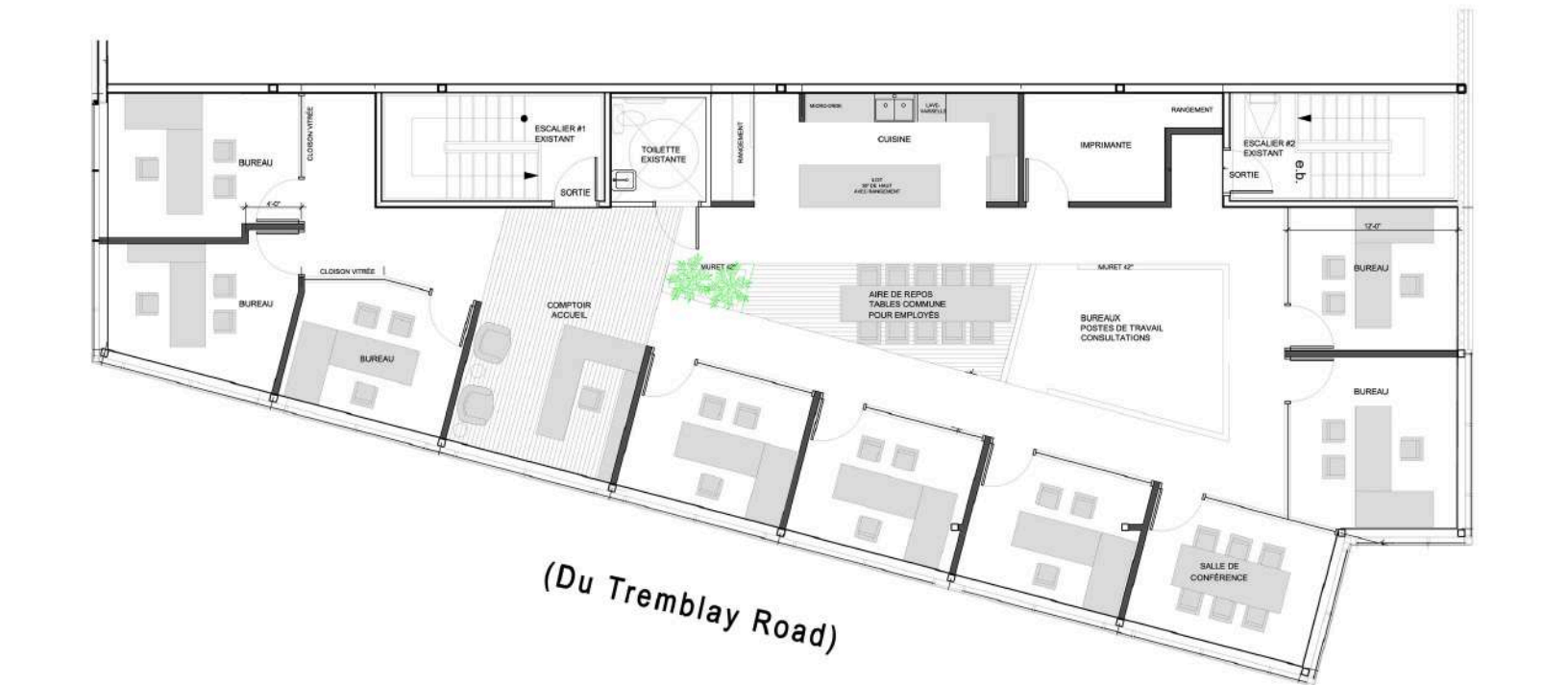


Electrical input
60 amps /
600 volts

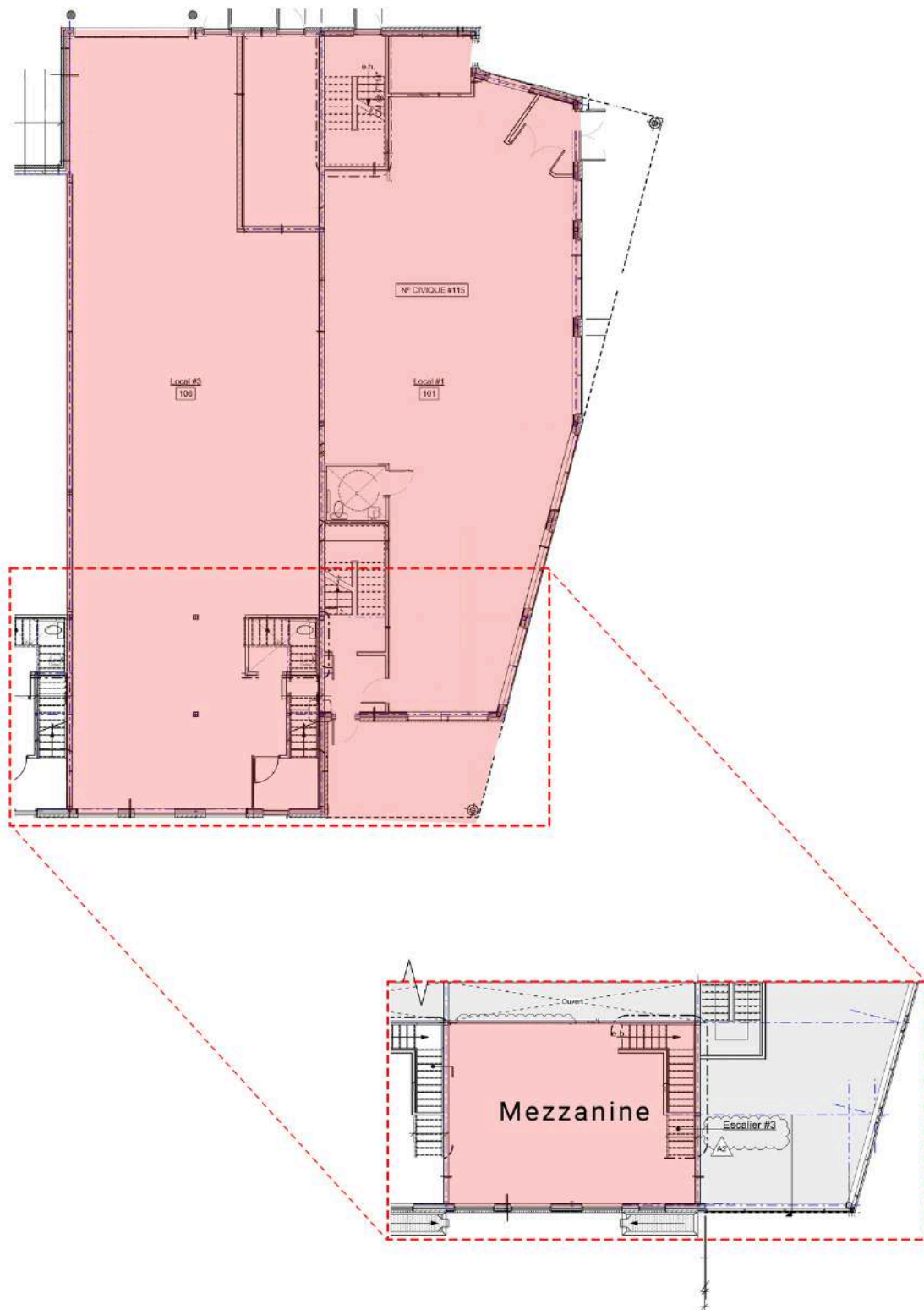


Drive-in door
14' x 14'

PLAN - LOCAL 2



PLAN - LOCAL 3



A REAL ESTATE EXPERTISE THAT KEEPS ON GROWING

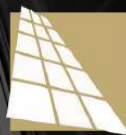
INTERCOM is there to assist in the decision-making process by determining and evaluating the possible alternatives with the assistance of our professional and knowledgeable real estate brokers supported by a strong administrative team; that is why we exist.



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November 24th, 2025