

FOR RENT

BOUCHERVILLE

115 du Tremblay Road

OFFICE

2,171 ft²



Michel LABBÉ

Certified Real Estate Broker AEO

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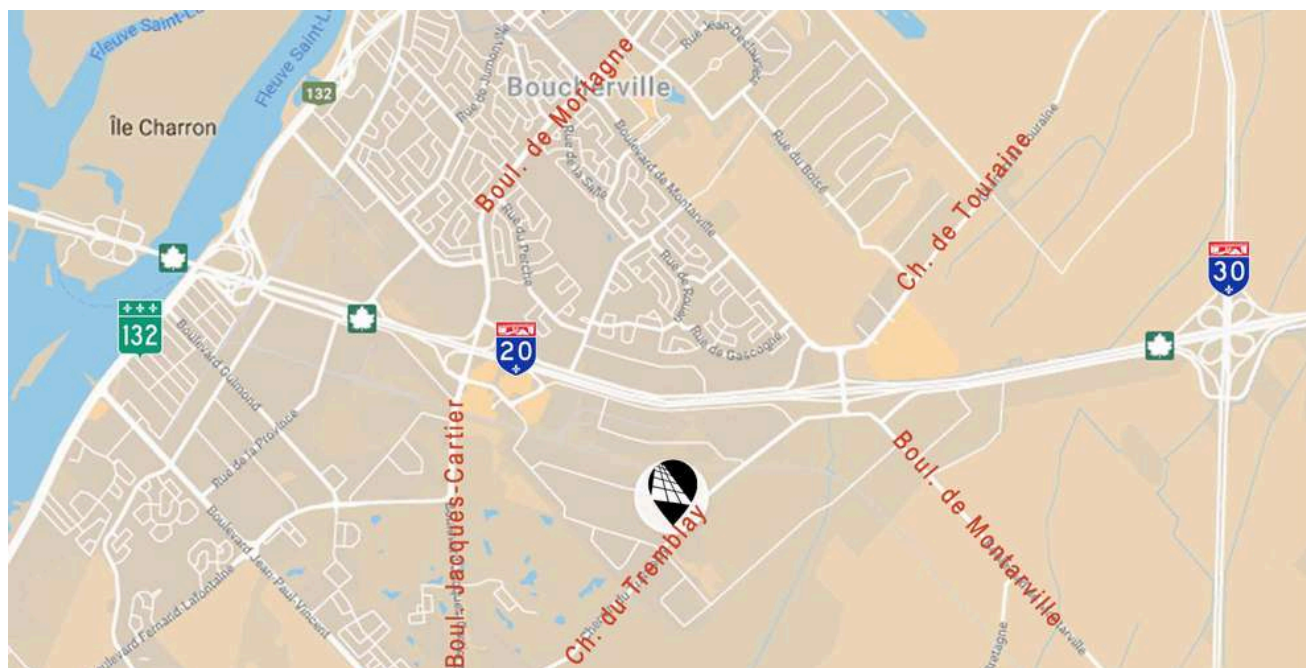
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HIGHLIGHTS

- 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 with double doors to parking area



LOCATION



Public Transit
#25, 123



Main Roads
H20, H30, 132



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

DEMOGRAPHY

(5 km Radius)



97 512 Residents



119 316 Daytime Active Population



41 175 Households



\$149 650 Average Household Income

Sitewise - Estimated 2024 Statistics



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GENERAL INFORMATION


Net Rent \$15.25/ ft²
 Additional Rent (estimated) \$9.73/ ft²
 Electricity / Energy Included

Parking (shared) 49 stalls
 Lease term 5 years
 Availability Immediate


TECHNICAL POINTS

 Construction
 2020 / 2021

 Zoning
 I-1208
 Commercial
 and industrial

 Lot #
 2 510 203

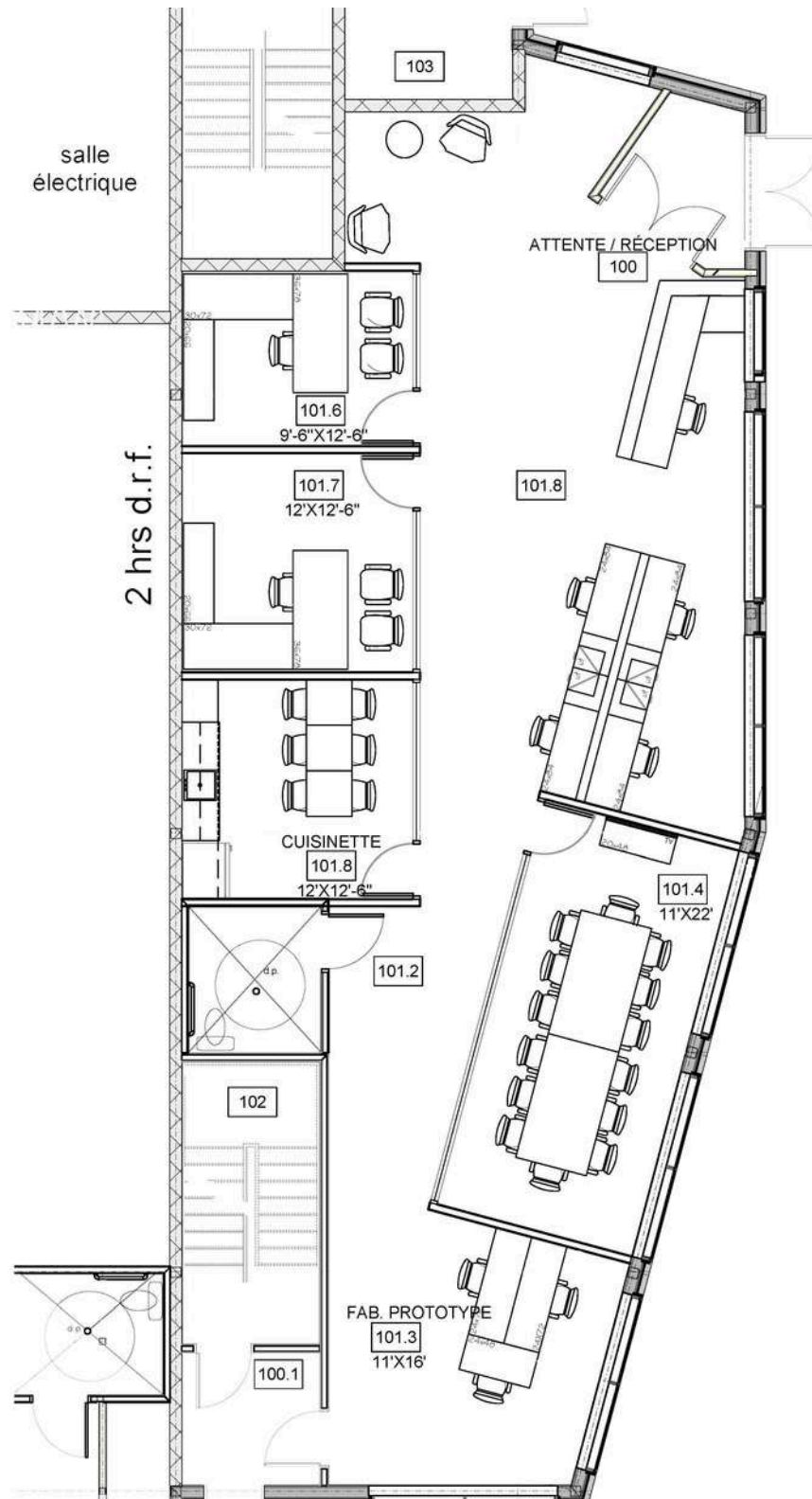
 Sprinklers
 Yes

 Clearance height
 10'4"

 Office ventilation
 Heating and
 A/C

 Electrical inputs
 60 amps /
 600 volts

LAYOUT 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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April 15, 2025