

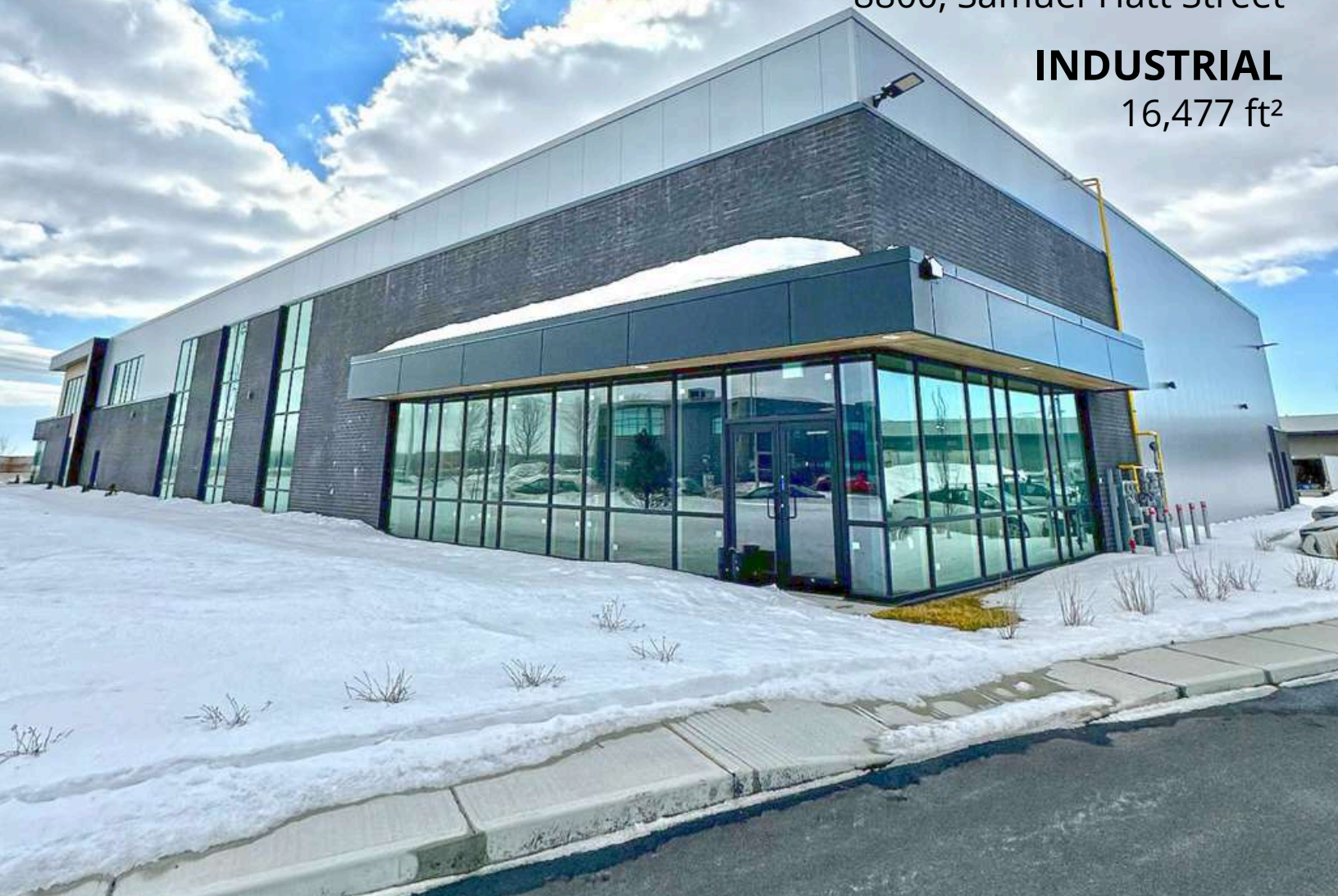
FOR SALE FOR RENT

CHAMBLY

8800, Samuel-Hatt Street

INDUSTRIAL

16,477 ft²



Michel LABBÉ

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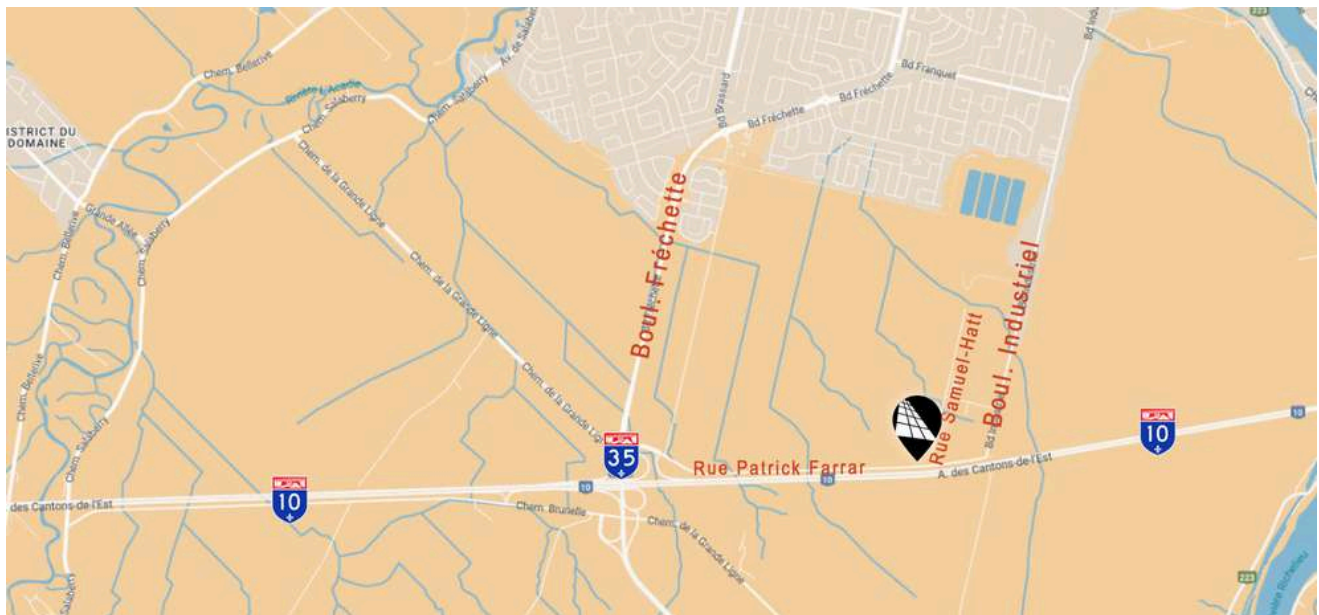


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HIGHLIGHTS

- Industrial condo for sale / for rent built in 2024
- Accessible and visible from Highway 10 (Exit 22), close to Highway 35
- 26 minutes from downtown Montreal
- Located in a growing industrial park
- Neighbor / Co-owner: Distillerie WfE
- The slab-on-grade has not yet been poured to facilitate the next occupant's move-in.
- Newly built to accommodate the needs of the next occupant



LOCATION



Public Transit
385, 386, 487



Main Roads
10, 35



Road bridges
Samuel-de-Champlain Bridge (±27 km)

DEMOGRAPHY

(5km Radius)



42,894 Residents



31,336 Daytime Active Population



16,205 Households



\$147,699 average income/household

Sitewise - Estimated 2024 Statistics



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GENERAL INFORMATION

Asking Price	\$4,750,000
	\$288.28 / ft ²
Net Rent	\$18.00 / ft ²
Additional Rent	\$4.75 / ft ²
Electricity / Energy	Excluded
Parking (shared)	30 stalls
Availability	To be negotiated

AREAS

(approximatives)

Condo (total)	16,477 ft²
Mezzanine	1,500 ft ²
Ground Floor	14,977 ft ²
Land (common)	67,402 ft ²





FEATURES



Construction
2024



Zoning
I-004



Lot #
6 565 317 (private)
6 565 315 (common)



Clearance height
22'8"



Shared loading docks
2 (8'x9')



Drive-in door (possible)
To be built-in



Lights
DEL



Columns
±33x36



Heating
Gas and electric

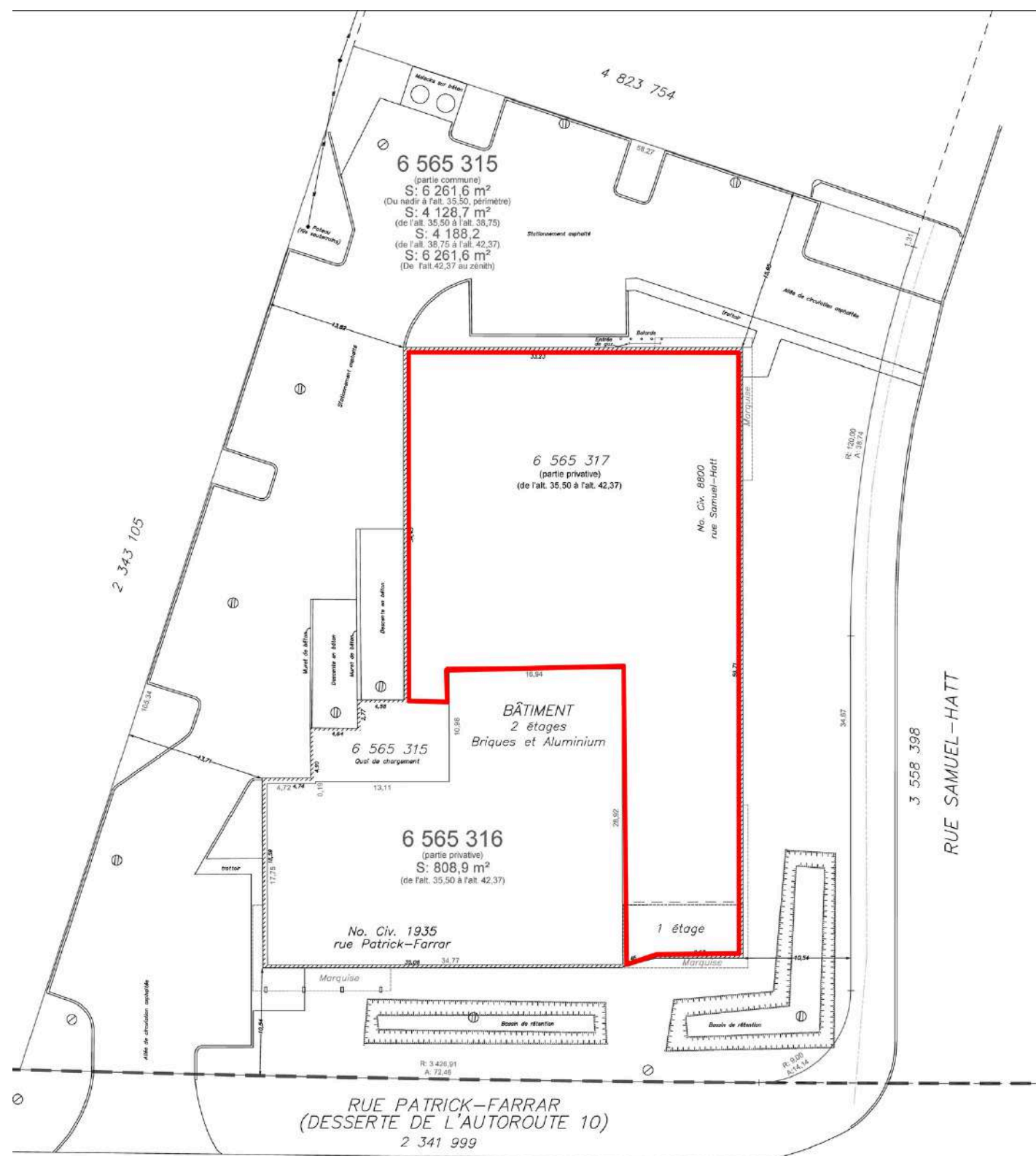


Electrical input
200 A, 600 V



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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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March 27, 2025