

# FOR RENT

BOUCHERVILLE  
135-K de Mortagne Blvd

INDUSTRIAL  
8,980 ft<sup>2</sup>



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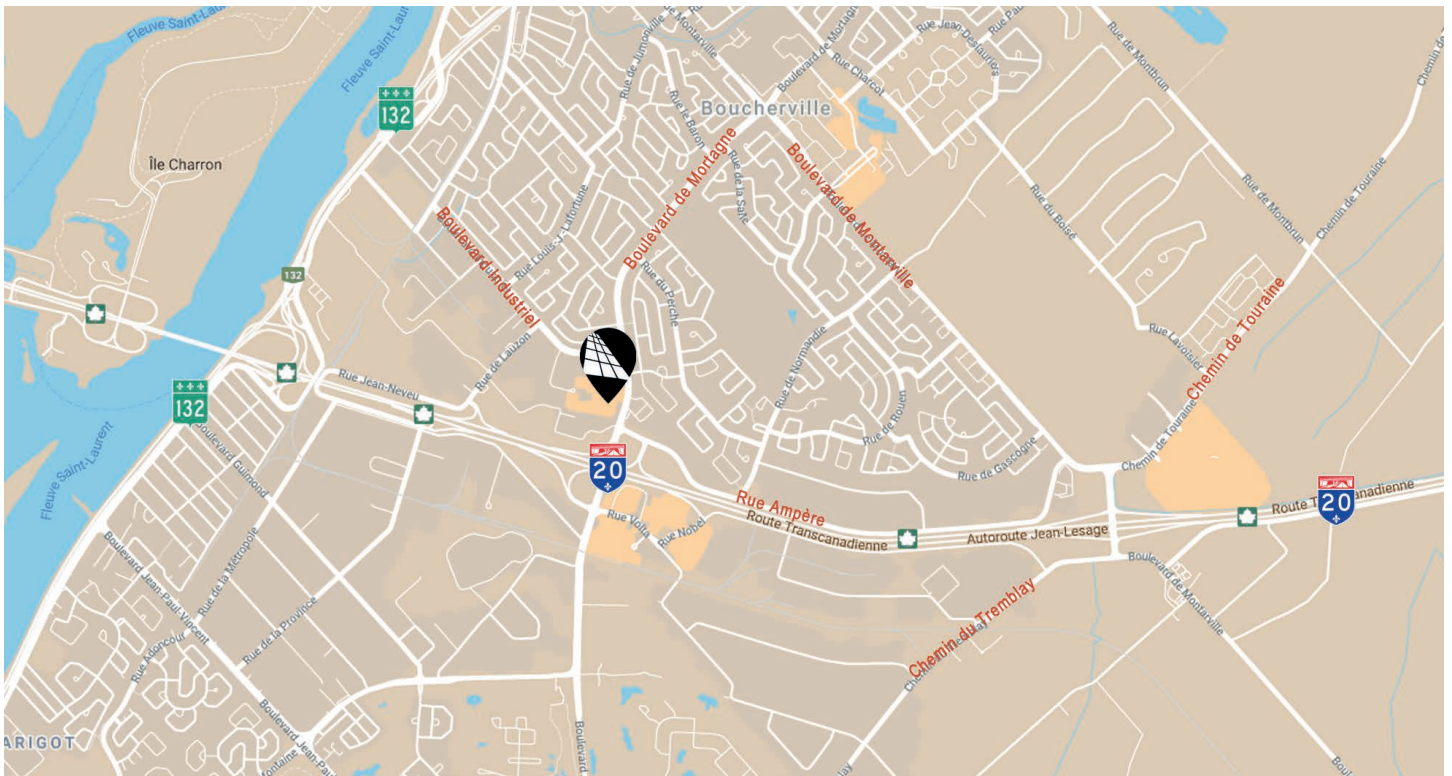
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# HIGHLIGHTS

- Rare opportunity in the market
- Strategic location at the entrance of Boucherville
- Easy access to:
  - Highway 20 (400 m)
  - Route 132 (3.7 km)
  - Highway 30 (7 km)
- Downtown Montreal is 20 km away
- Near a multitude of services: Banks, restaurants, coffee shops, grocery stores, hotels, gas stations
- Very clean and high quality building
- No exterior storage permitted
- Private owner also occupies the building



## LOCATION


 Public Transit  
#61, T89, T92, 161, 185

 Main Roads  
A20, A30, R132

 Road Bridges  
Tunnel Louis-H-La Fontaine (±4 km)  
and Jacques-Cartier Bridge (±12 km)

## DEMOGRAPHY (5 km radius)

 76,960 Residents

 32,697 Households

 \$132,484 Average Household Income

©Sitewise - Estimated 2020 Statistics



## GENERAL INFORMATION

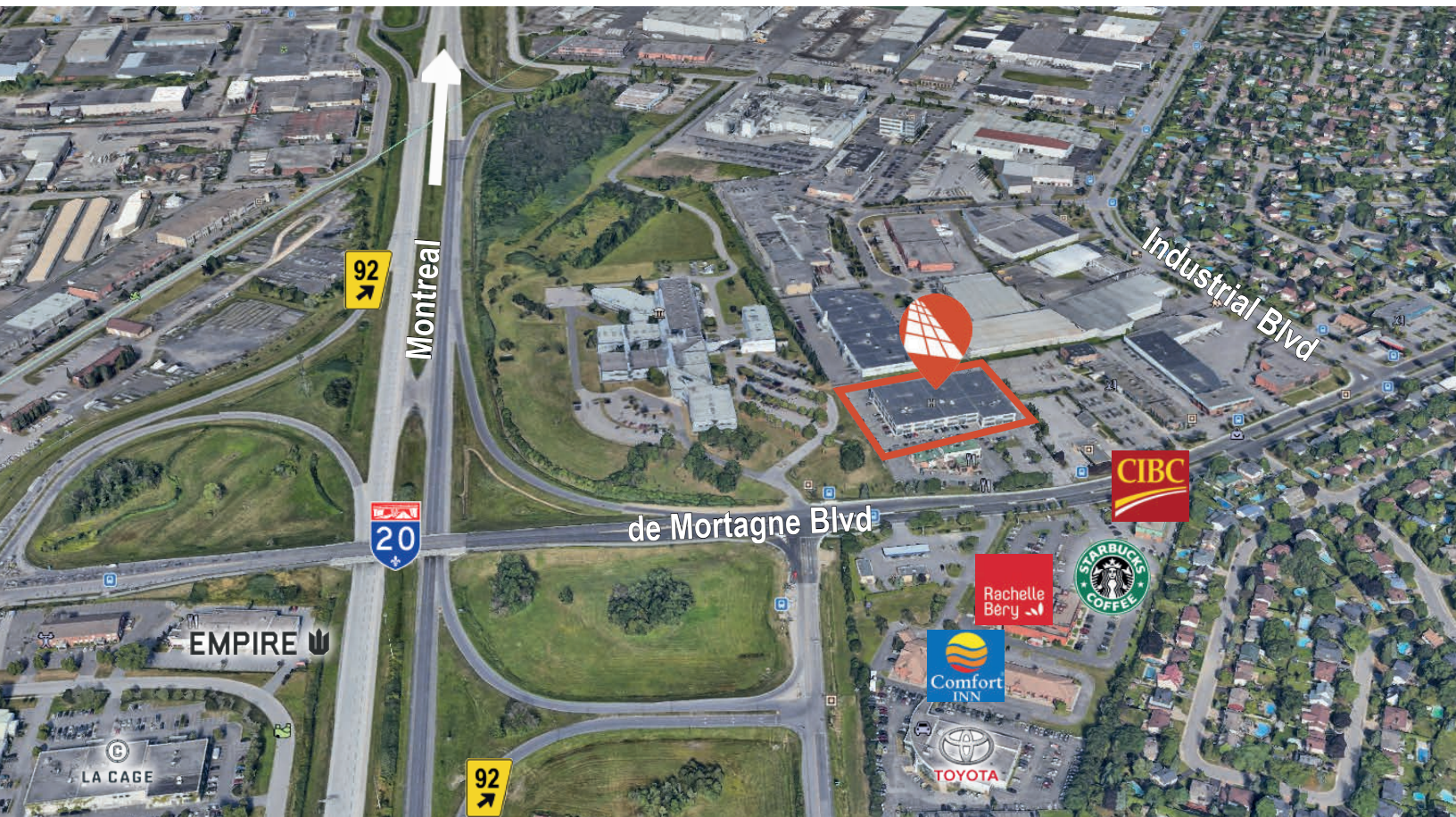
Base Rent	\$7.50 / ft <sup>2</sup>
Additional Rent (estimated)	\$3.55 / ft <sup>2</sup>
Electricity / Energy	Excluded

Parking (shared)	Ample
Lease Term	5 years
Occupancy	November 2022

## AVAILABLE AREAS\*

<b>Leasable areas</b>	<b>8,980 ft<sup>2</sup></b>
Office	290 ft <sup>2</sup>
Warehouse	8,690 ft <sup>2</sup>

\* These areas are approximate



## FEATURES



Zoning  
I-666



Construction  
1989



Renovation  
1995



Lot #  
2 275 321 and 2 515 414



Sprinklers  
Yes



Heating  
Natural Gas



Columns  
39'



Clear Height  
23' 6"

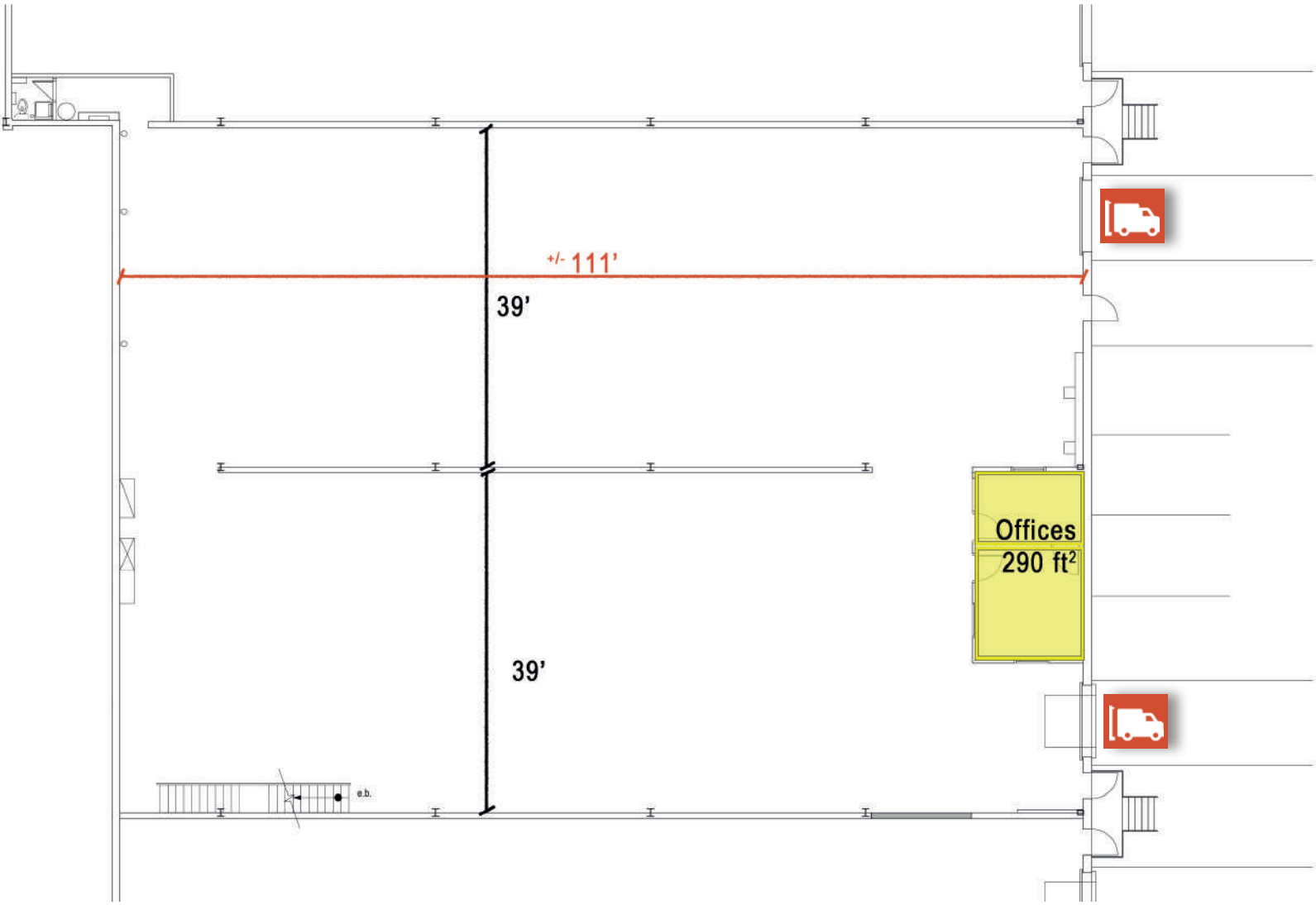


Loading Docks  
2



W/C  
Private

# 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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