

FOR RENT

VARENNES

3020A, Marie-Victorin Road

INDUSTRIAL - WAREHOUSE

21,105 ft²



Michel LABBÉ

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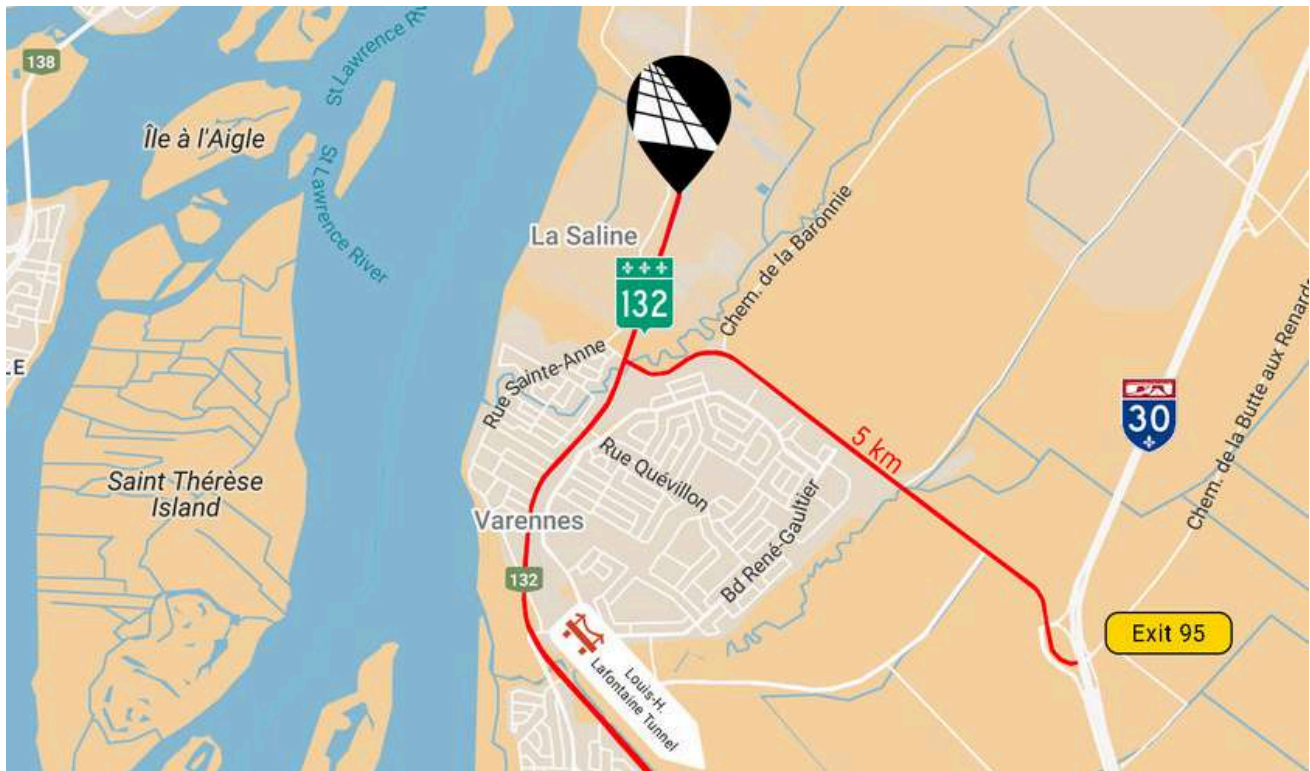


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HIGHLIGHTS

- 100% fitted office space
- New construction
- Office, warehouse space, and mezzanine
- Racking system included in the warehouse area (±1,150 pallets)
- Located in the center of Varennes' industrial district
- Along Route 132, 5 minutes from downtown Varennes
- Easy access to Highway 30 (5 km) and the Louis-H. Lafontaine Tunnel (16 km)



LOCATION



Public Transport
700, 701



Main Roads
R132, A30 (±5 km)



Road Bridges
Louis-H.-La Fontaine Tunnel (±16 km)

DEMOGRAPHY

5 km radius, excluding Montreal



37,240 Residents



18,944 Daytime Active Population



15,873 Households



\$ 129,127 Average Household Income

Sitewise - Estimated 2025 Statistics



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Mezzanine



Garage doors



Warehouse



Rear view

GENERAL INFORMATION

Base Rent	12.50 \$ / ft ²
Additional Rent	3.50 \$ / ft ²
Electricity / Energy	Excluded
Racking	Included
Availability	To be discussed

AVAILABLE AREA

(approximates)

Office	2,845 ft ²
Warehouse	15,648 ft ²
Mezzanine	2,612 ft ²
Total	21,105 ft ²
Suite level	First and second floor

Main tenant



Business close by





TECHNICAL POINTS



Construction
2022



Zoning
I-307



Lot #
6 477 385



Exterior covering
Aluminium siding



Roof
Elastomeric
membrane



Loading docks
2



Clear Height
26'



Floors
2



Mezzanine
Yes



Bathroom
Private



Signage
On building



Racking
±1,150 pallets



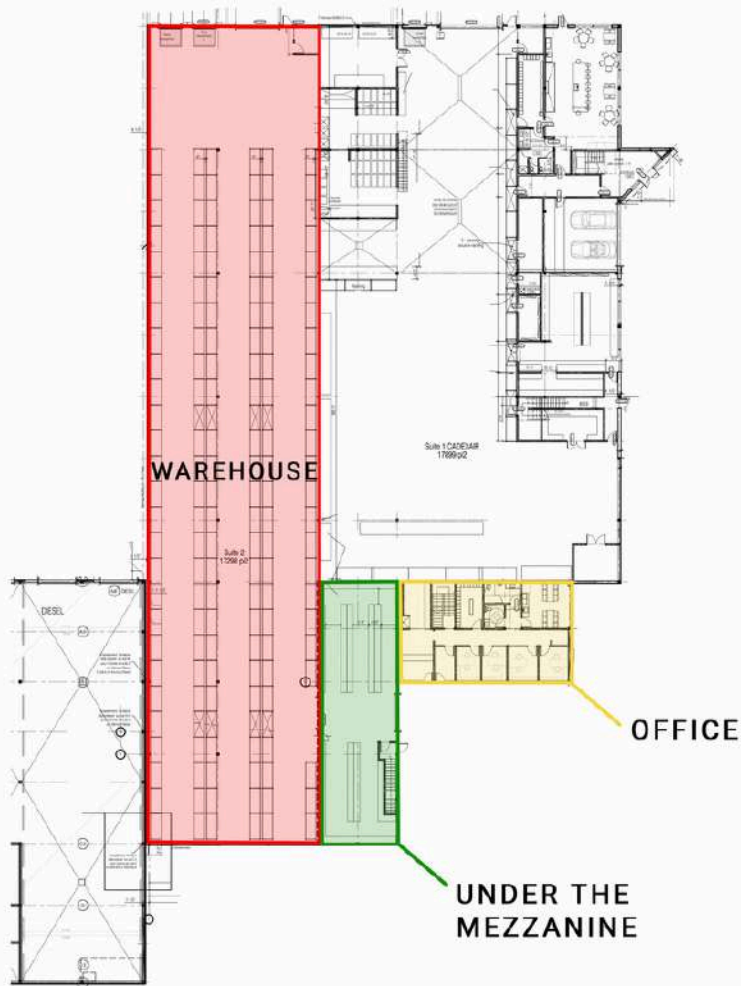
Indoor storage
Yes



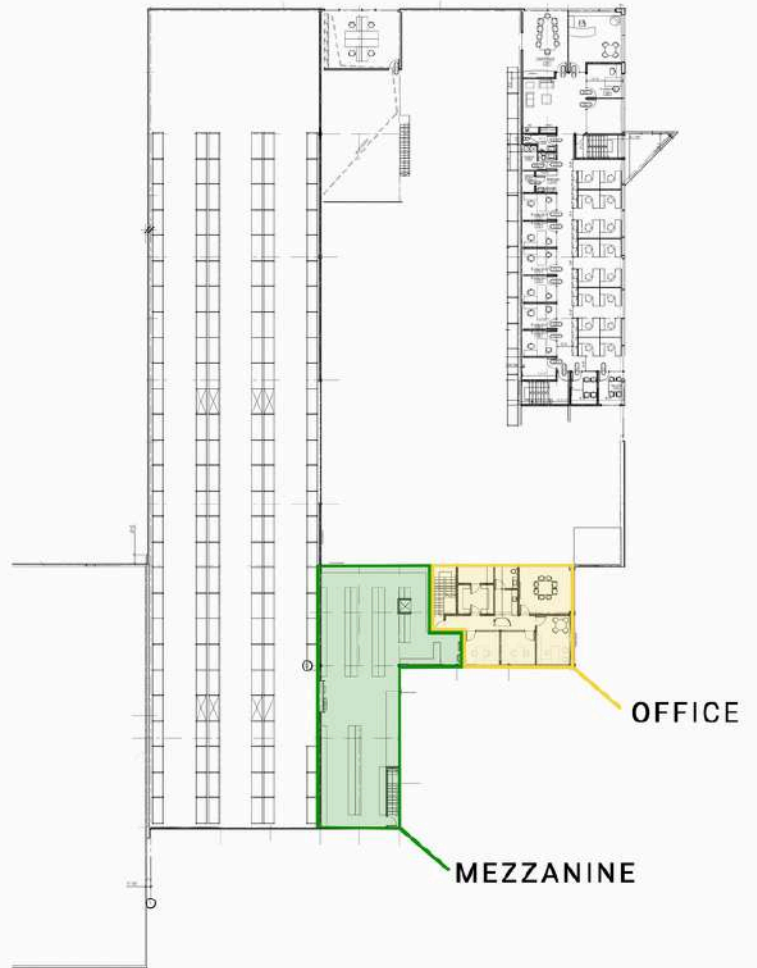
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PLAN

FIRST FLOOR



SECOND FLOOR



(Marie-Victorin Road)



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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