



4005, boulevard Matte, Brossard (Québec) J4Y 2P4

Espace bureau de 3 000 pi² et espace industriel de 10 985 pi², adjacent au Quartier Dix30 et à proximité des nouvelles stations du REM

3,000 ft² office space and 10,985 ft² industrial space, adjacent to Quartier Dix30 and close to the new REM stations

Pour plus d'informations contactez :
For more information contact :

Paul-Éric Poitras

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Caractéristiques des espaces | Spaces Features



Superficie (pi²) | Area (ft²)

Local Unit F	
Entrepôt Warehouse	± 9 484
Bureau Office	± 1 500
Total	10 985

Local Unit H	
Bureau 2 ^e étage 2 nd Floor Office	3 000

Disponibilité | Availability: Immédiate | Now



Local Unit F	
Taux de location net (\$ pi²) Net rental rate (\$ ft²)	16,00 \$

Local Unit H	
Taux de location net (\$ pi²) Net rental rate (\$ ft²)	12,00 \$

Frais d'exploitation estimés 2024 (\$ | pi²) | Estimated operating expenses 2024 (\$ | ft²): 8,50 \$



Construction 2003



Hauteur libre | Clear Height
Entrepôt | Warehouse 24'

Bureau | Office 8'9"



Porte au sol | Drive-In Door 1 (8' x 10')



Entrée électrique
Electric Entry 200 A, 600 V



Éclairage | Lighting Fluorescent



Autoroutes | Highways



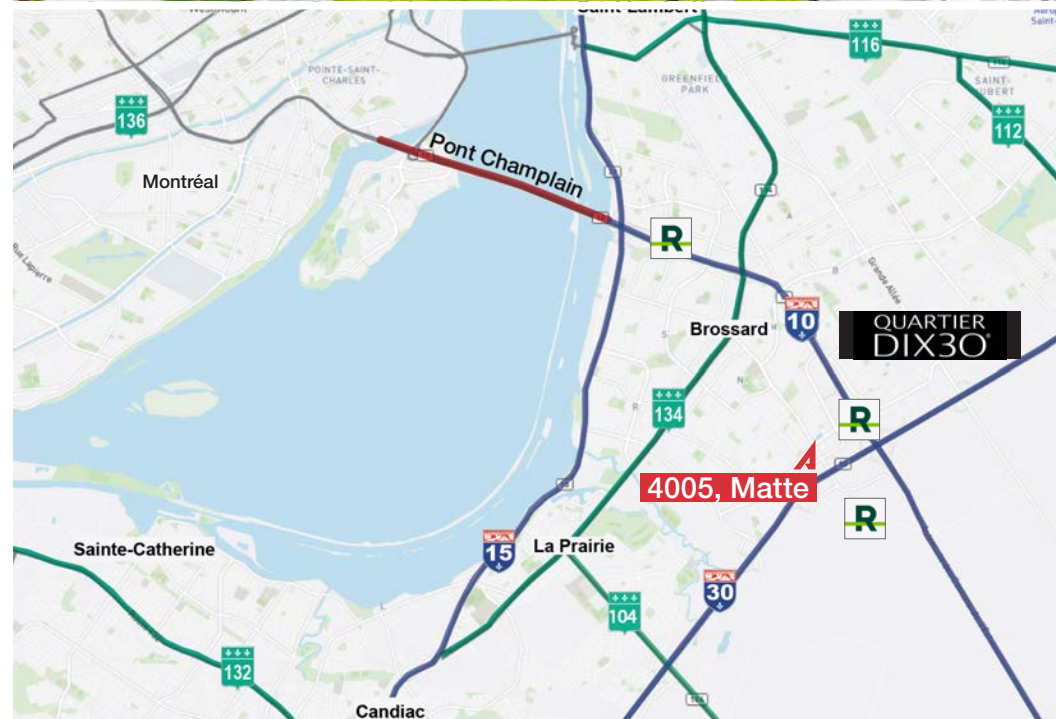
Gicleurs | Sprinklers Oui | Yes



Stations REM | Stations Panama, Du Quartier & Brossard



Stationnement | Parking Ample extérieur
Ample exterior space



Faits saillants | Highlights



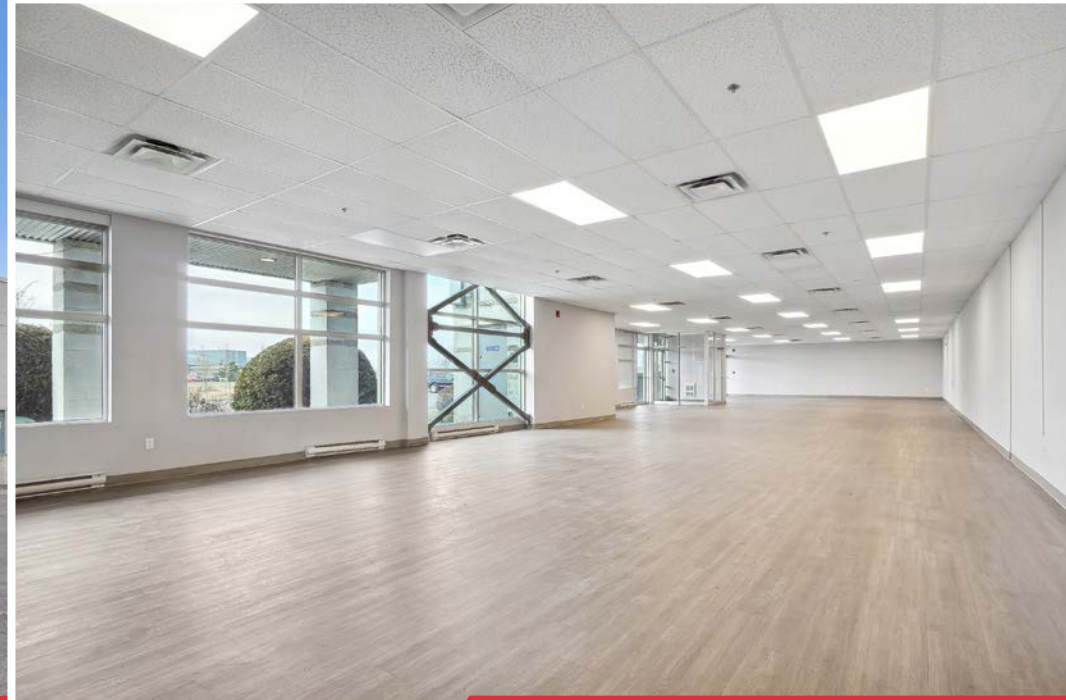
- Espace d'entreposage de qualité | High-quality storage space
- Accès par les autoroutes 10, 15 et 30 | Access via Highways 10, 15 & 30
- Hauteur de plafond de 24' | 24' ceiling height
- Autobus 77 menant au Terminus Panama du REM
Bus 77 leading to the REM's Panama Terminal

Désignation et zonage | Designation and Zoning



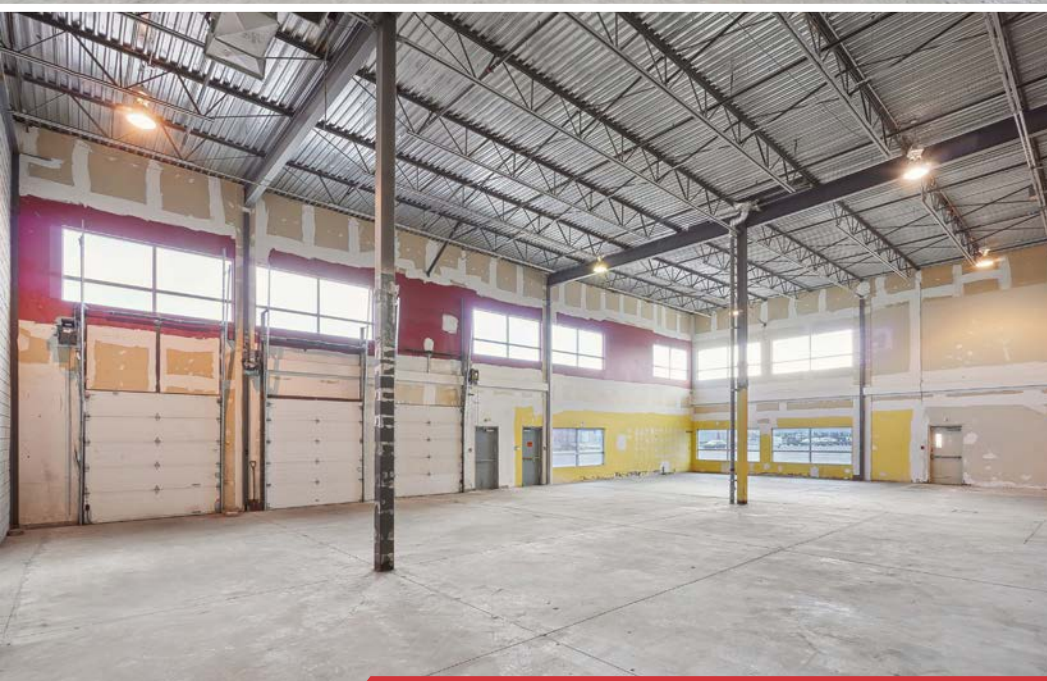
Zonage | Zoning
Numéro de lot | Lot number
(Cadastre du Québec)

Industriel | Industrial
3 255 302



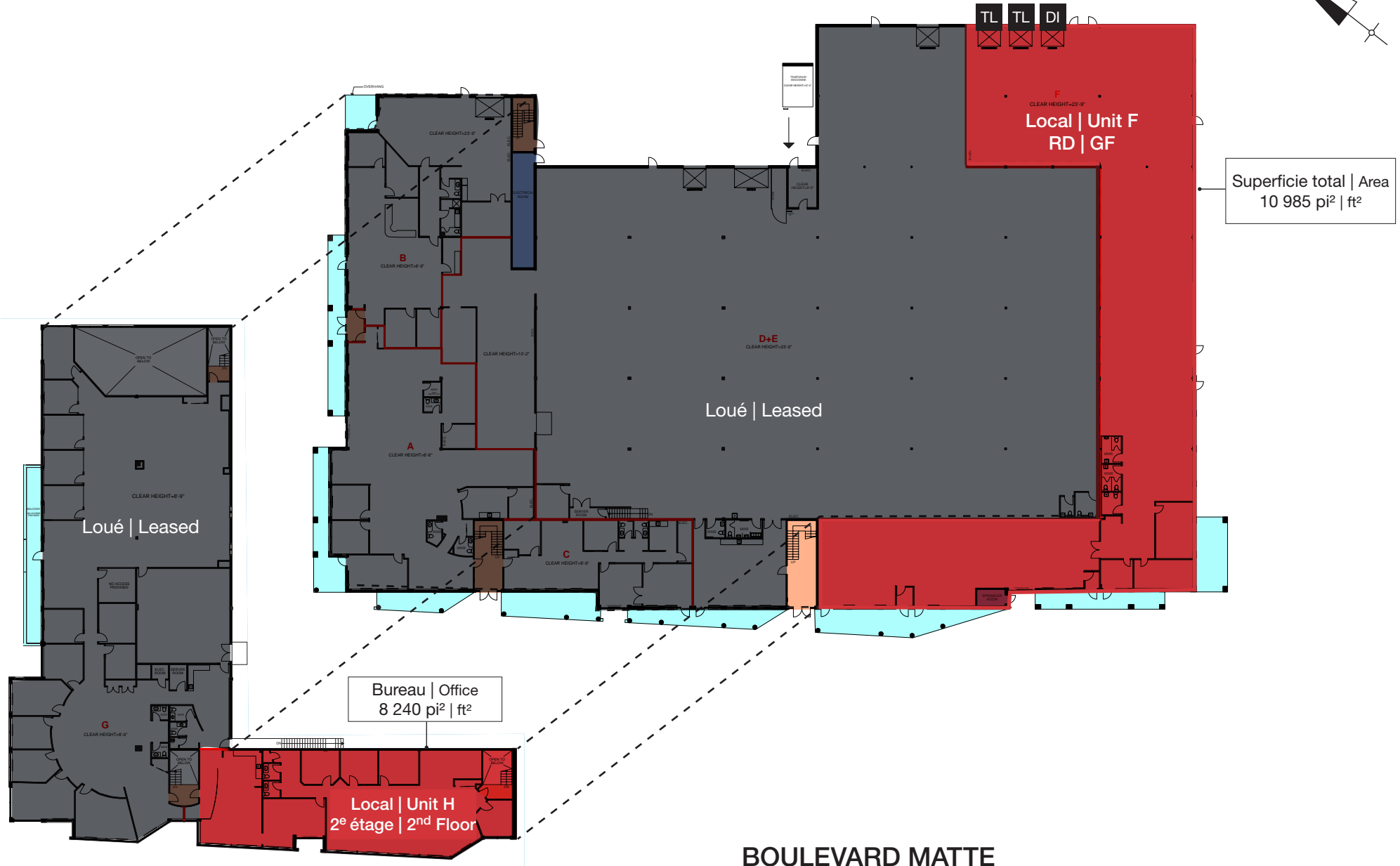
Local F – Expédition | Unit F – Shipping

Local F – Bureau RC | Unit F – Office GF

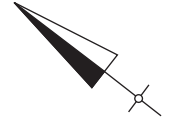




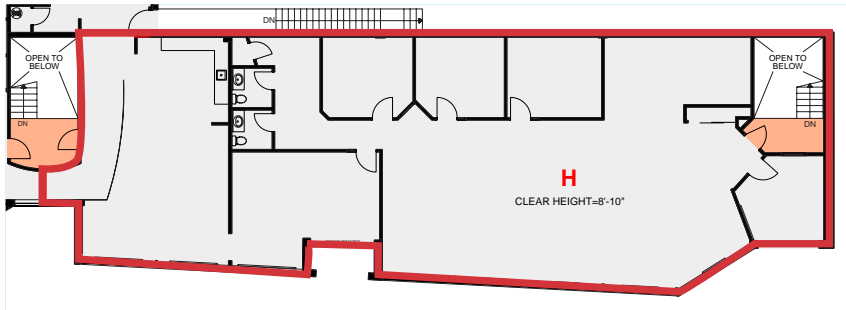
Plan du bâtiment | Building Plan



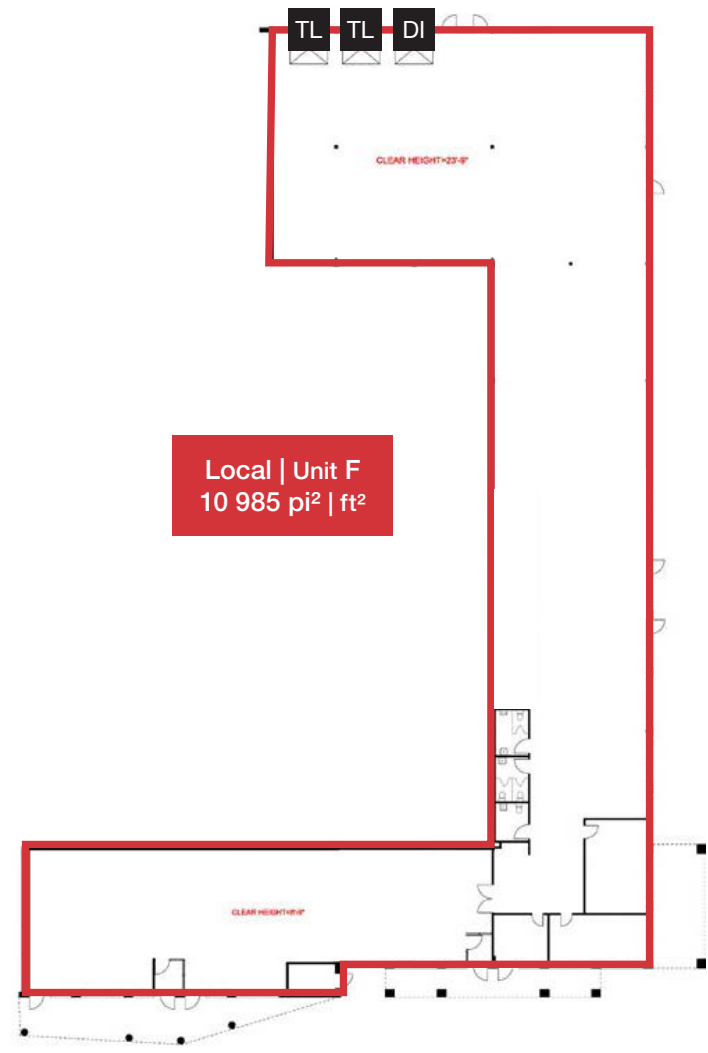
Plans locaux H & F | Units H & F Plans



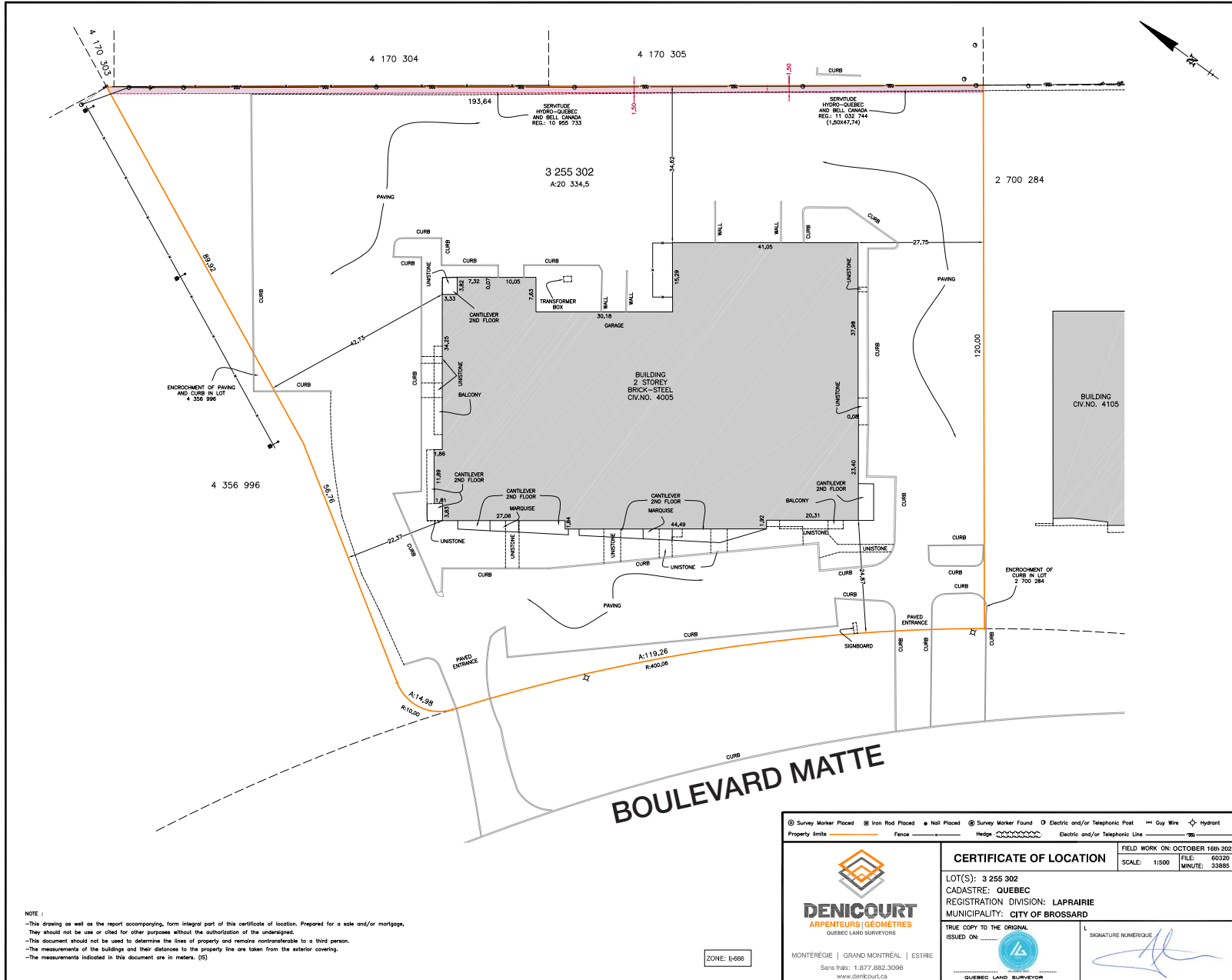
Local | Unit H
3 000 pi² | ft²



Local | Unit F
10 985 pi² | ft²



Plan au certificat de localisation | Survey Plan



NOTE :
 -This drawing as well as the report accompanying, form integral part of this certificate of location. Prepared for a sale and/or mortgage.
 They should not be used or cited for other purposes without the authorization of the undersigned.
 -This document should not be used to determine the lines of property and remains nontransferable to a third person.
 -The measurements of the buildings and their distances to the property line are taken from the exterior covering.
 -The measurements indicated in this document are in meters. (SI)

ZONE: I-698

(S) Survey Marker Placed (R) Iron Rod Placed (N) Nail Placed (F) Survey Marker Found (E) Electric and/or Telephonic Post (G) Guy Wire (H) Hydrant Property limits (---) Fence (---) Hedge (---) Electric and/or Telephonic Line (---)		FIELD WORK ON: OCTOBER 16th 2023 SCALE: 1:1500 FILE: 60320 MINUTE: 33885	
DENICOURT ARPENTEURS GÉOMÈTRES QUÉBEC LAND SURVEYORS MONTÉRÉGIE GRAND MONTRÉAL ESTRIE Sans frais: 1.877.882.3096 www.denicourt.ca		CERTIFICATE OF LOCATION LOT(S): 3 255 302 CADASTRE: QUEBEC REGISTRATION DIVISION: LAPRAIRIE MUNICIPALITY: CITY OF BROSSARD	
		TRUE COPY TO THE ORIGINAL ISSUED ON: SIGNATURE NUMÉRIQUE	