

FOR LEASE

NEW INDUSTRIAL PROJECT

75, rue de Hambourg, Saint-Augustin-de-Desmaures (Qc)

CBRE



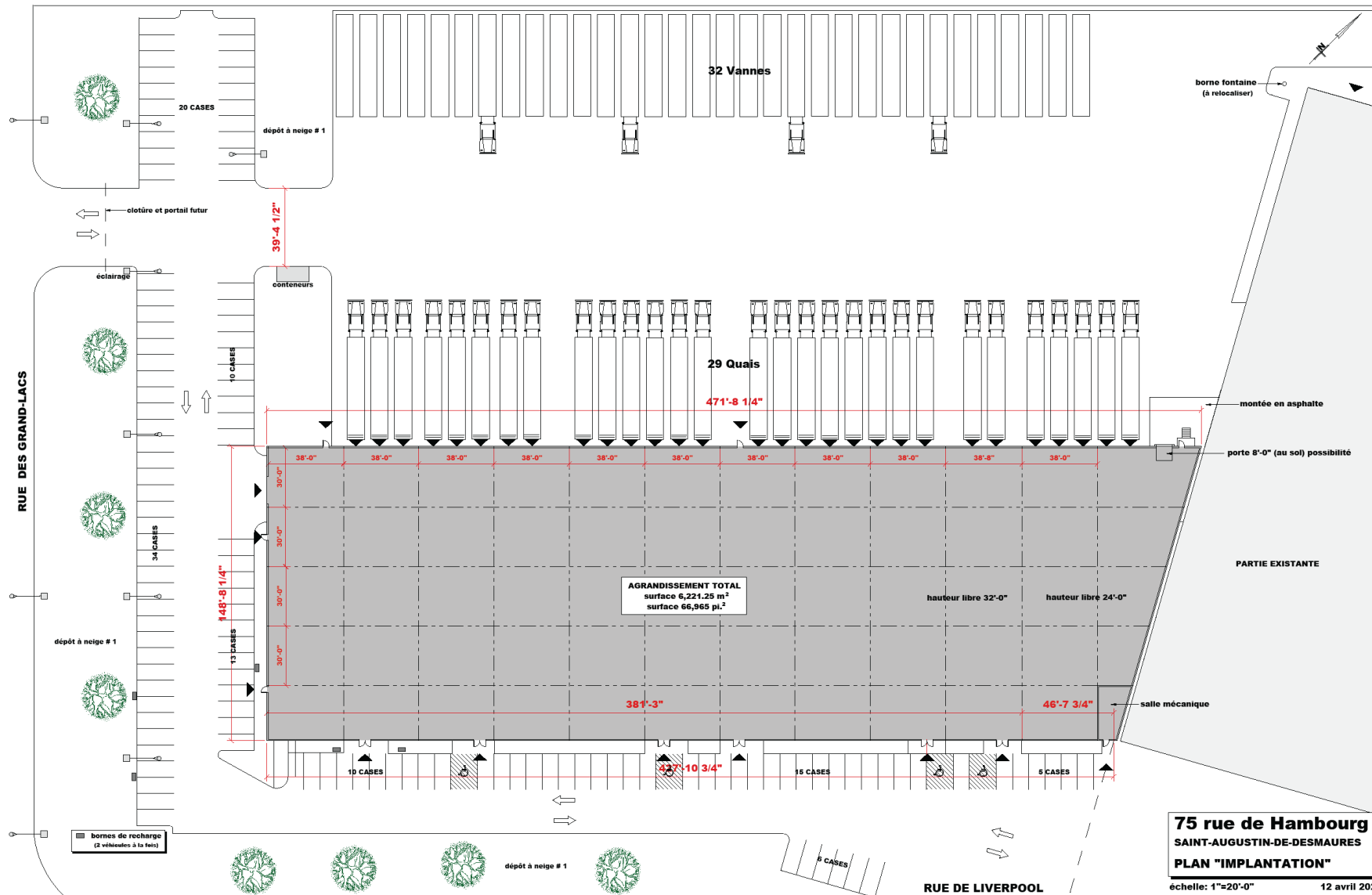
PROPERTY OVERVIEW

CHARACTERISTICS	PROJECT 75, RUE DE HAMBOURG
Availability	Q2 2025
Building Type	Industrial
Class	A
Lot Number	6 015 896
Land Area (sq. ft.)	250,000
Gross Leasable Area (sq. ft.)	66,965
Zoning	Industrial
Clear Height	32'
Truck Level Doors	30
Trailer Parking	32
Electricity	600V 400A
Term	10 years
Operating Expenses Estimated (sq. ft.)	\$7.69
Inducement (sq. ft.)	\$2.00
ASKING NET RENT (sq. ft.)	1-5: \$16.50 6-10: \$18.50

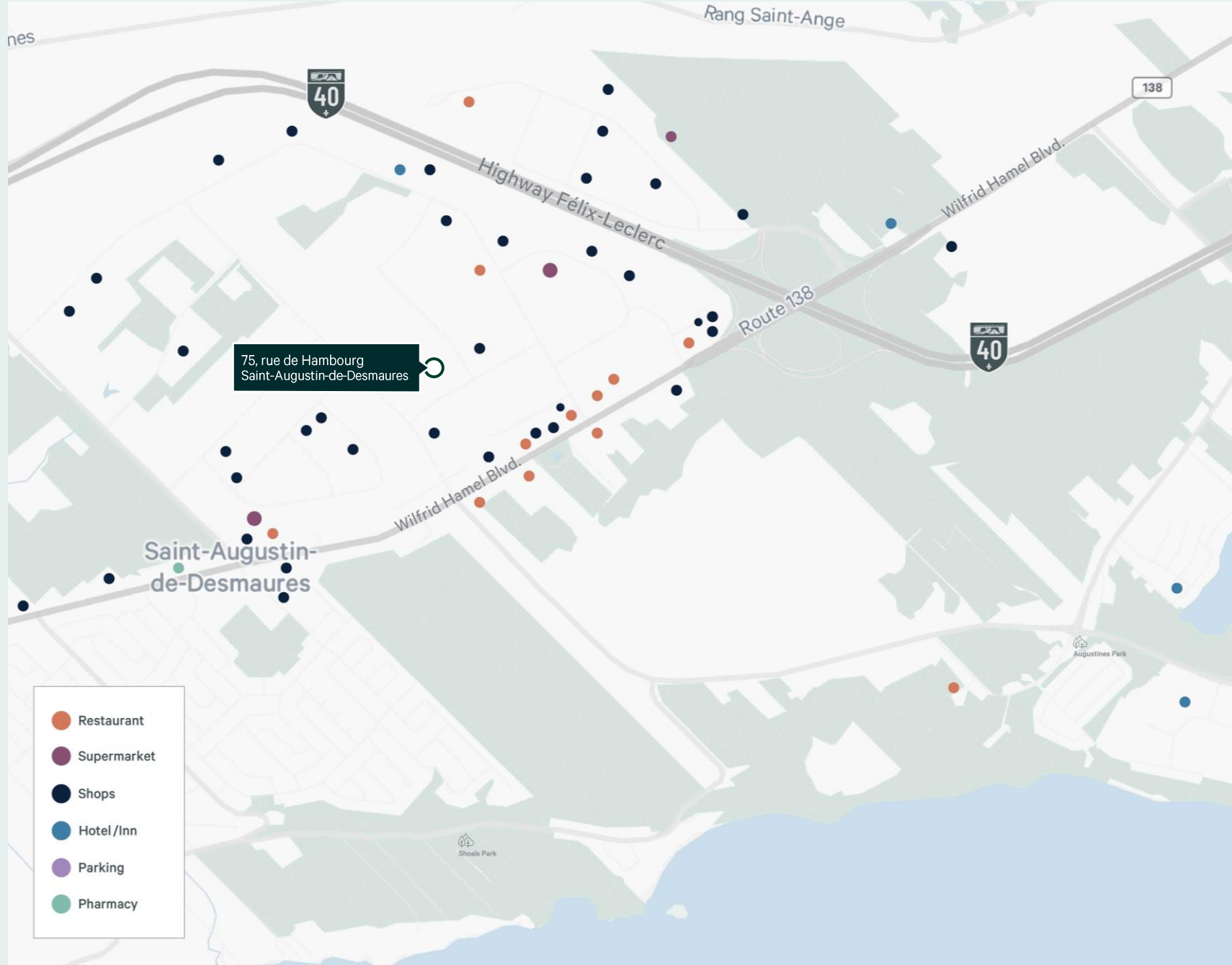









SITE PLAN - LOCATION

75, rue de Hambourg, Saint-Augustin-de-Desmaures (Qc)



SITE PLAN + DEMOGRAPHICS



-  Population 2023
21,431
-  Median Age
49.2
-  Median Income Per Household
\$113,267
-  Average Persons Per Family
2,9
-  Language Spoken At Home
French
-  2028 Estimated
Population Increase
1.3% to reach 21,719
-  Highways
A40 4 min

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For more information,
please contact:

Philippe Lambert

Associate Vice President
Commercial Real Estate Broker
T +1 418 622 4019
C +1 418 570 4627
philippe.lambert@cbre.com

CBRE Limited, Real Estate Agency

1020, rue Bouvier, bureau 400, Québec (Québec)
www.cbre.ca/quebec

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