



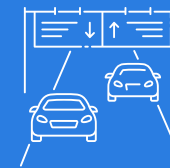
**For Lease**

# Industrial Space

with flexible zoning for office, light industrial, warehousing and auto shops

**2022 Lavoisier Street,  
Quebec City | QC**

## Featured Benefits



**Excellent  
accessibility**



**Ample parking**



**In close  
proximity to  
many amenities**



**Excellent  
fenestration**

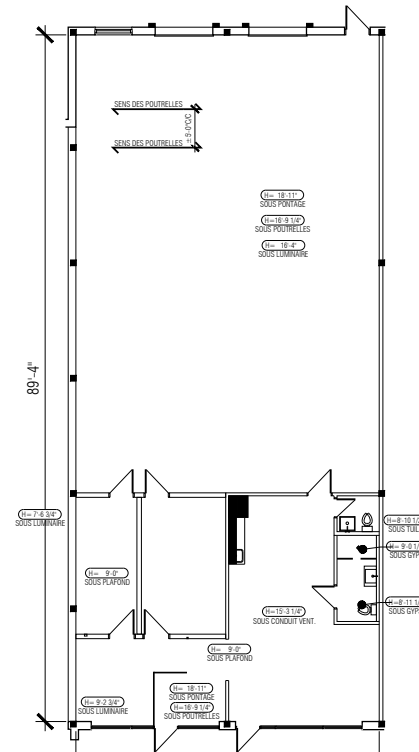
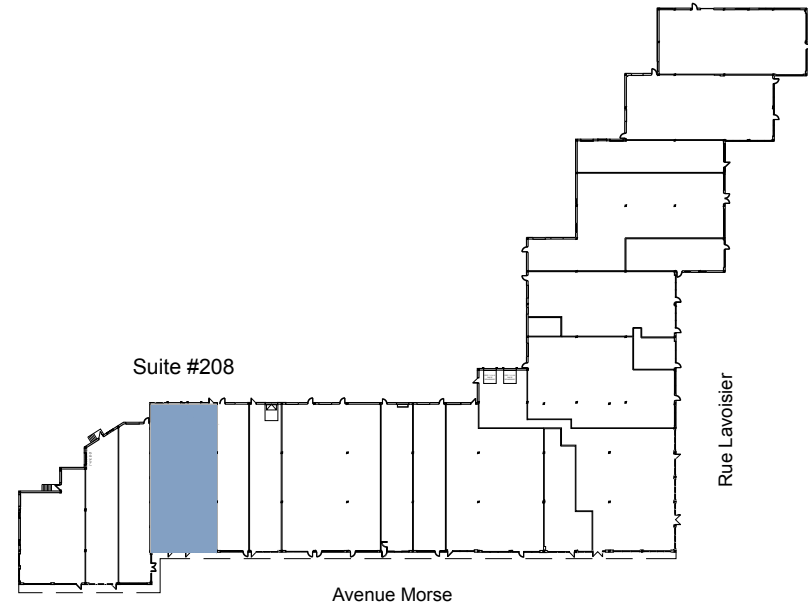


# Property Overview

<b>Civic Address</b>	2022 Lavoisier Street, Quebec City, QC
<b>Zoning</b>	22617lp Permitted uses: C1, C35, C36, C37, C40, P3, I1, I3
<b>Suite #208</b>	
<b>Total Area</b>	3,774 SF
<b>Clear Height</b>	±17'
<b>Shipping</b>	2 TL
<b>Availability</b>	Immediately
<b>OPEX</b>	\$7.08/ SF (Energy: Metered)




Asking Rental Rate:  
Contact Broker








Suite #208

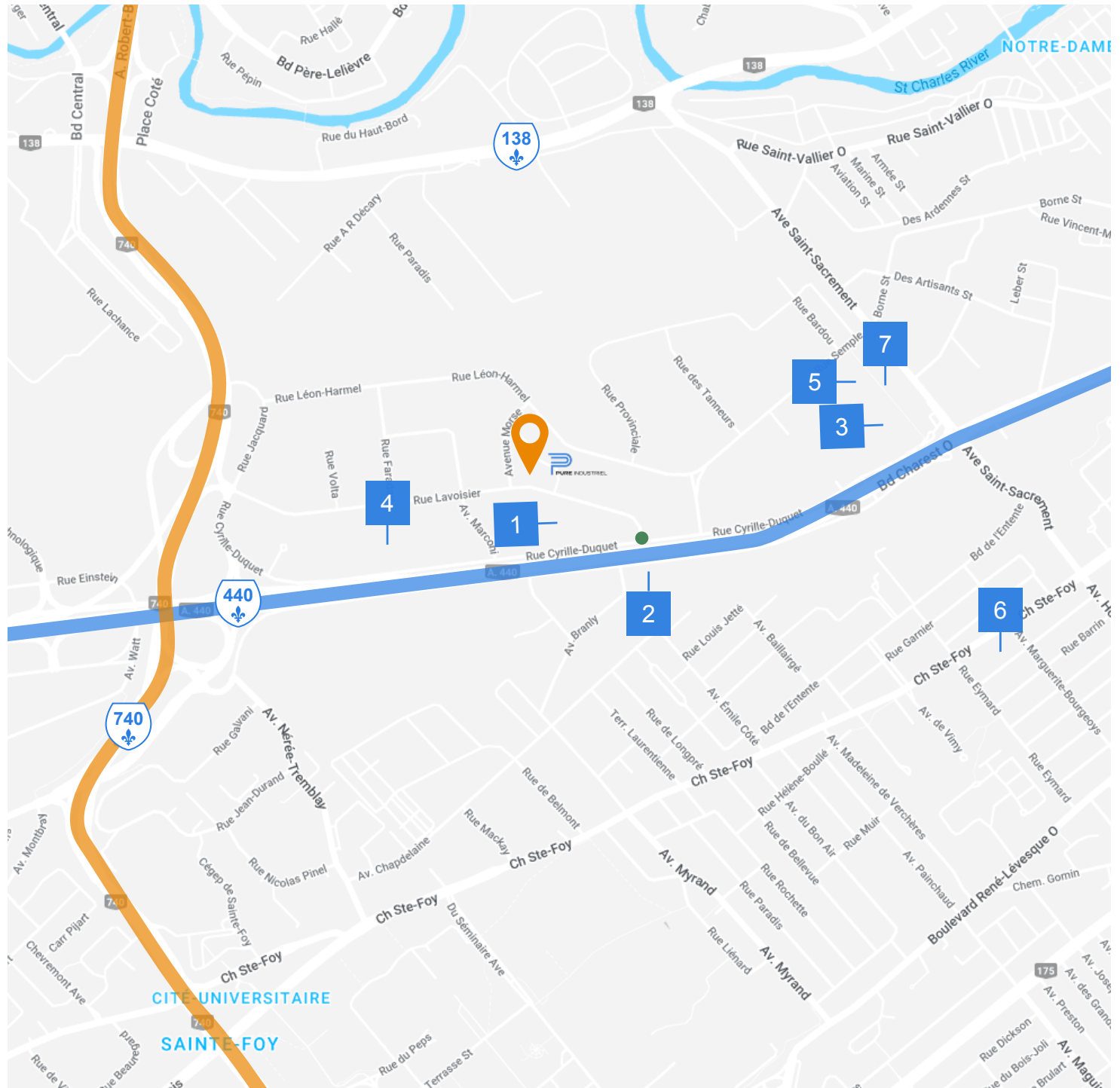


# Nearby Amenities

 2022 Lavoisier Street,  
Quebec City, QC

- 1 Restaurant le Nikoli
- 2 Jamais 2 sans 3
- 3 Tim Hortons
- 4 Forge Gym
- 5 Bureau en Gros
- 6 Jean Coutu
- 7 Station-service Irving

-  **Highway 440**  
500 m | 2 minutes
-  **Highway 740**  
2 km | 5 minutes
-  **Bus 9**  
75 m | 3 minutes
-  **Gare du Palais (Intermodal)**  
4 km | 10 minutes
-  **Sainte-Foy**  
4 km | 10 minutes



# Our Team



Pure Industrial is one of Canada's leading providers of industrial real estate.

Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial owns and operates a portfolio of over 40 million square feet of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Our strategic focus has enabled us to develop and refine our unique industrial real estate offering in order to serve the needs of customers, with premium industrial real estate in locations that are critical for the Canadian supply chain, from the first mile, to the last.

Pure prides itself on its professional and customer service-oriented team, building long-term relationships with tenants based on providing highly-responsive, personalized service.

[pureindustrial.ca](http://pureindustrial.ca)



Colliers

Colliers is a leading diversified professional services and investment management company. With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors.

With annualized revenues of \$3.6 billion (\$4.0 billion including affiliates) and \$46 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people.

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## 2022 Lavoisier Street, Quebec City, QC

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