



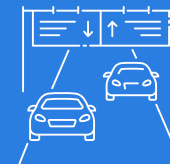
**For Lease**

# Industrial Space

Ideal for warehousing, distribution and light industrial uses

**2181-2211 Leon-Harmel Street,  
Quebec City | QC**

## Featured Benefits



**Excellent  
accessibility**



**Ample parking**



**Located in the heart  
of Quebec City**



# Property Overview

**Civic Address** 2181-2211 Leon-Harmel Street,  
Quebec City, QC

**Zoning** 226171p  
Permitted uses:  
C1, C35, C37, C40, P3, I2 & I3

## Suite #2191

**Total Area** 3,956 SF

**Clear Height** 22'

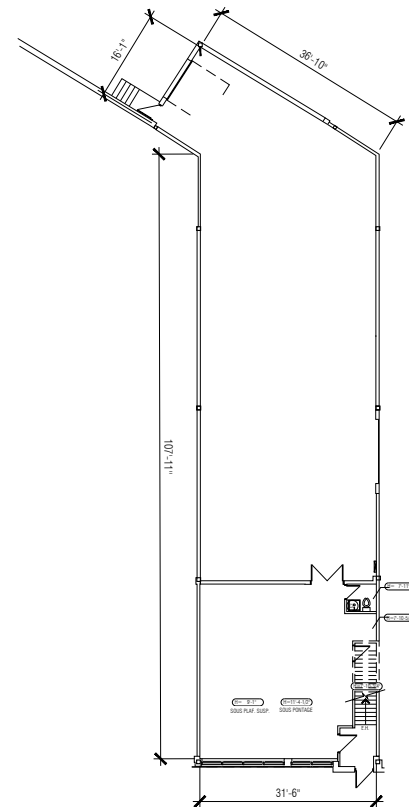
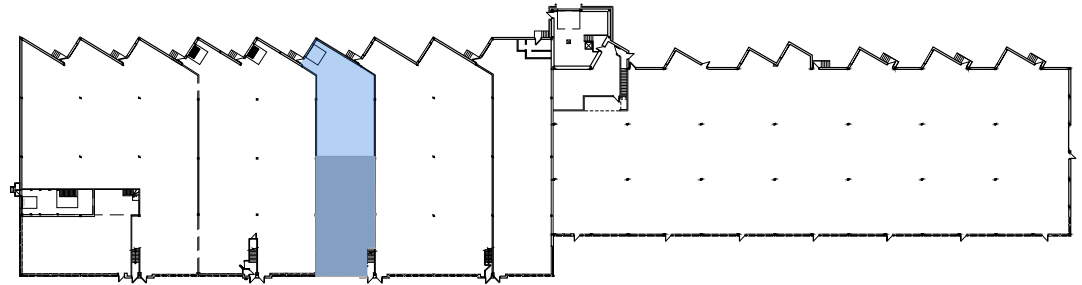
**Shipping** 1 TL

**Availability** Immediately

**OPEX** \$7.28/ SF (Energy: Metered)



**Asking Rental Rate:  
Contact Broker**



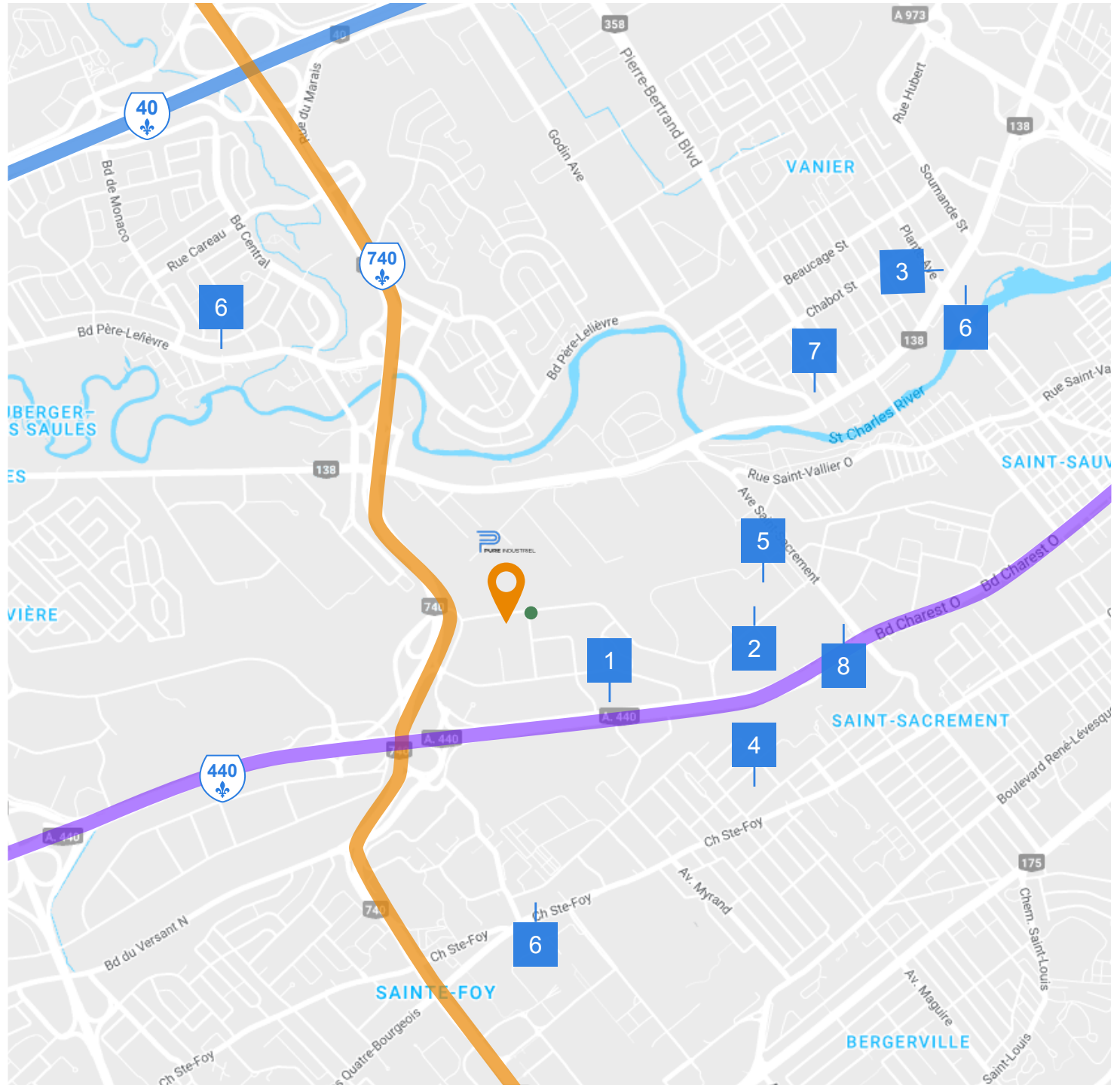
# Nearby Amenities



2181-2211 Leon-Harmel Street,  
Quebec City, QC

- 1 Restaurant le Nikoli
- 2 Brasserie Alpha
- 3 Instacup
- 4 Café Oxymel
- 5 Square One Super Market
- 6 National Bank
- 7 Ultramar
- 8 Irving Oil

- Highway 40  
3.4 km | 6 minutes
- Highway 740  
0.5 km | 2 minutes
- Highway 440  
1 km | 5 minutes
- Bus 9  
75 m | 3 minutes
- Gare du Palais (Intermodal)  
6 km | 13 minutes
- Gare de Sainte-Foy  
7 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.

[collierscanada.com](http://collierscanada.com)



**2181-2211 Leon-Harmel Street, Quebec City, QC**

**Maxime Paquet**

Senior Associate  
Commercial Real Estate Broker  
+1 418-473-9974  
maxime.paquet@colliers.com

**Patrick Soucy**

Senior Vice President  
Chartered Real Estate Broker  
+1 418-648-0911  
patrick.soucy@colliers.com

**William Grenon**

Senior Associate  
Commercial Real Estate Broker  
+1 418-648-0911  
william.grenon@colliers.com



This document has been prepared by Colliers International for advertising and general information only. This document is not an offer or promise to purchase, but is an invitation to submit an offer or promise to purchase. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International (Québec) Inc. Real Estate Agency.