

FOR LEASE

Prime Industrial Building



1315

GAY-LUSSAC STREET / BOUCHERVILLE, QC



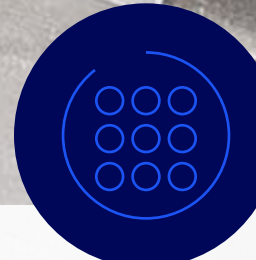
More than 49,250 SF
in excellent condition



Close to highways
20, 30 and 132



Modern
surveillance system



Floor
drains



1315 Gay-Lussac Street is a recently and completely renovated campus-style industrial building, offering prime space in excellent condition. The property is strategically located near Highways 20 and 30, as well as Route 132, providing easy access to the entire Greater Montreal region, and is only a 45-minute drive from the U.S. border. The approximately 49,250 SF of space is ideal for the research and development industry, as well as for high-tech companies.

HIGHLIGHTS



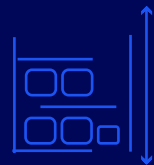
Building area:
± 49,250 SF



Office area:
± 8,750 SF



Major recent
renovations



Clear height
of 23'



More than 100
parking spaces



Power:
600 A / 600 V



1 truck level
door of 8' x 10'



1 drive-in door
of 14' x 14'

TECHNICAL SPECIFICATIONS

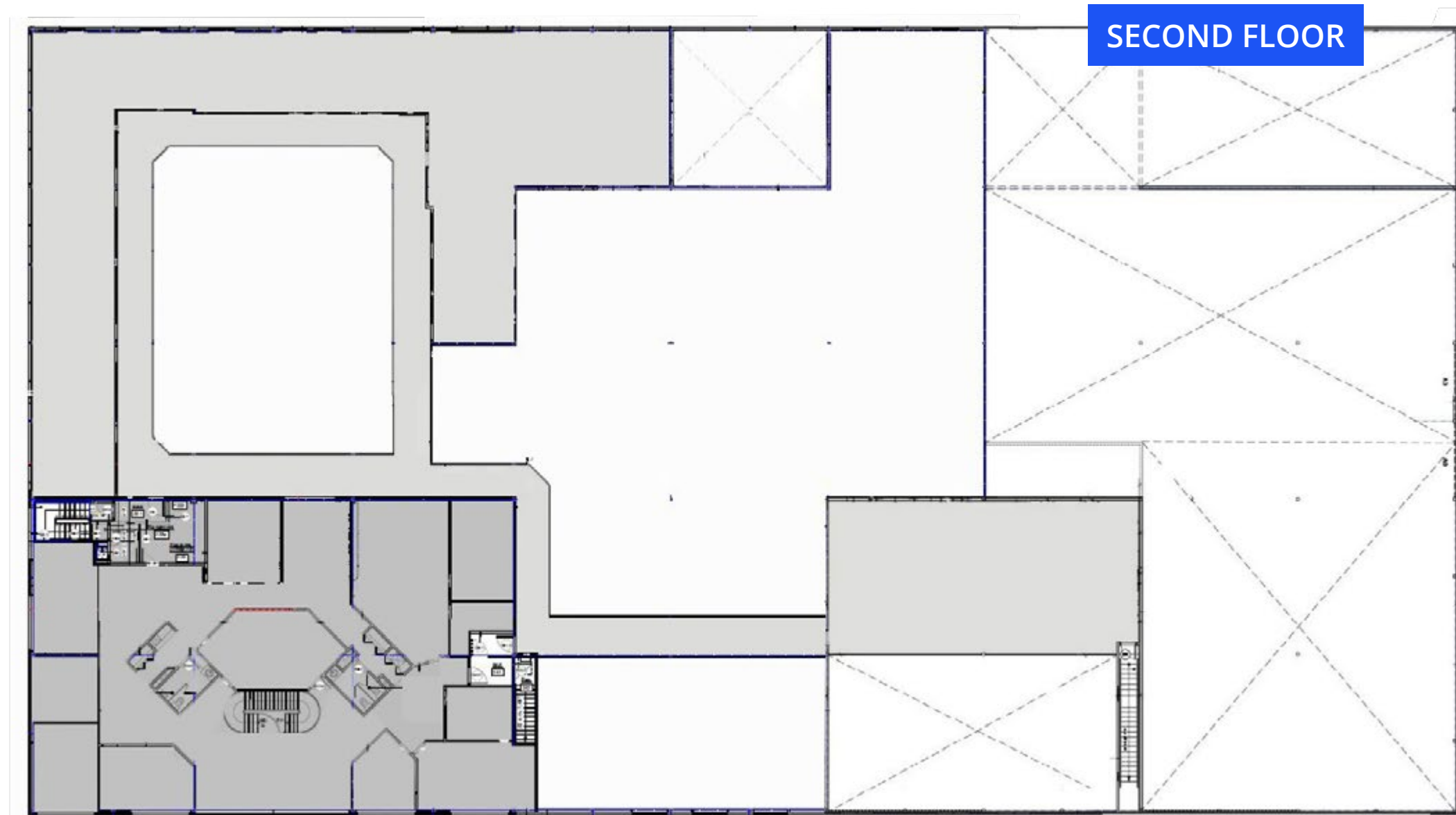
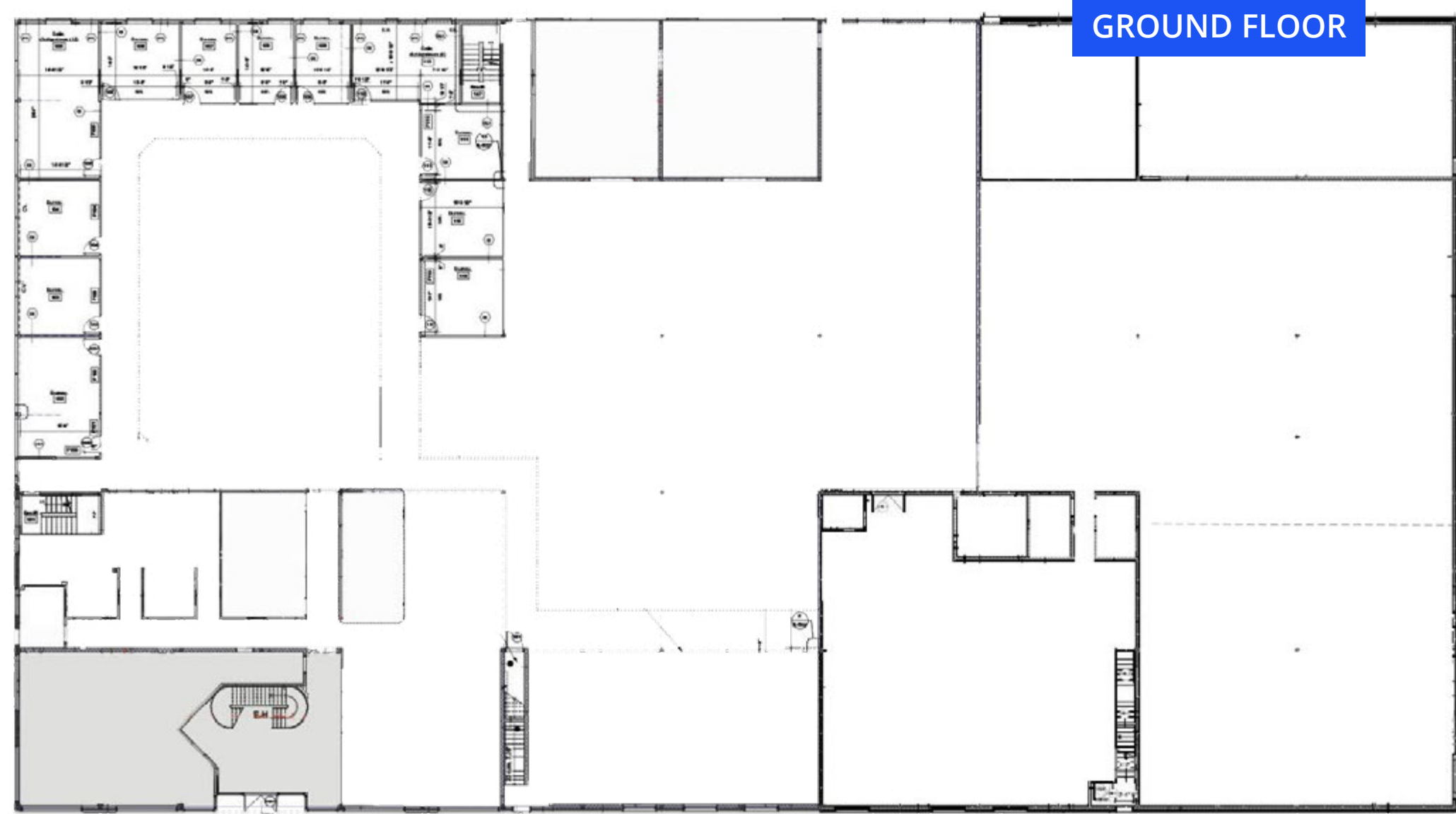
Building area	± 49,250 SF
Office area	± 8,750 SF (2 nd floor)
Year built	1991 (major renovations between 2017 and 2023)
Clear height	23'
Bay size	30' x 30'
Shipping	<ul style="list-style-type: none">• 1 truck level door (8' x 10' with levelers)• 1 drive-in door (14' x 14')
Air conditioning	Offices and 2/3 warehouse
Heating	Gas-fired unit heater
Power	600 Amp 600 Volt
Lighting	DEL
Construction	Bricks, insulated steel panels and fenestrated panels
Parking	More than 100 spaces
Sprinklers	Yes
Surveillance	<ul style="list-style-type: none">• Surveillance camera system indoor and outdoor• Alarm system with motion sensors
Signage	Building facade
Disponibility	± 90 days
Authorized uses	<ul style="list-style-type: none">• Scientific and technological and technology• High-tech manufacturing

FINANCIAL INFORMATION

Asking rent	Contact the real estate broker
Additional rent	\$3,40 / SF



Floor plans



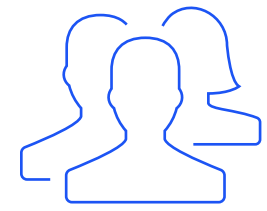
Boucherville, QC

Thanks to its proximity to Montreal and major highways, Boucherville is strategically located for industrial development. Its industrial park is one of the largest in Quebec, covering nearly 75,300 SF and home to 664 companies generating over 24,000 jobs.

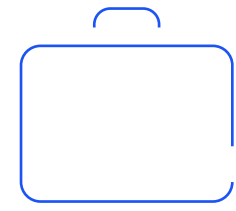
Development opportunities are accentuated by the city's proximity to the Montreal Metropolitan Airport (MET), an airport zone focused on aerospace development in the Montreal region. Many resources are available to encourage industrial development. The DEL (Développement économique de l'agglomération de Longueuil) strives to simplify, facilitate and accelerate the realization of business projects and the establishment of companies.*

*Source : Longueuil agglomeration economic development – March 2021

DEMOGRAPHICS



Total population:
43,646

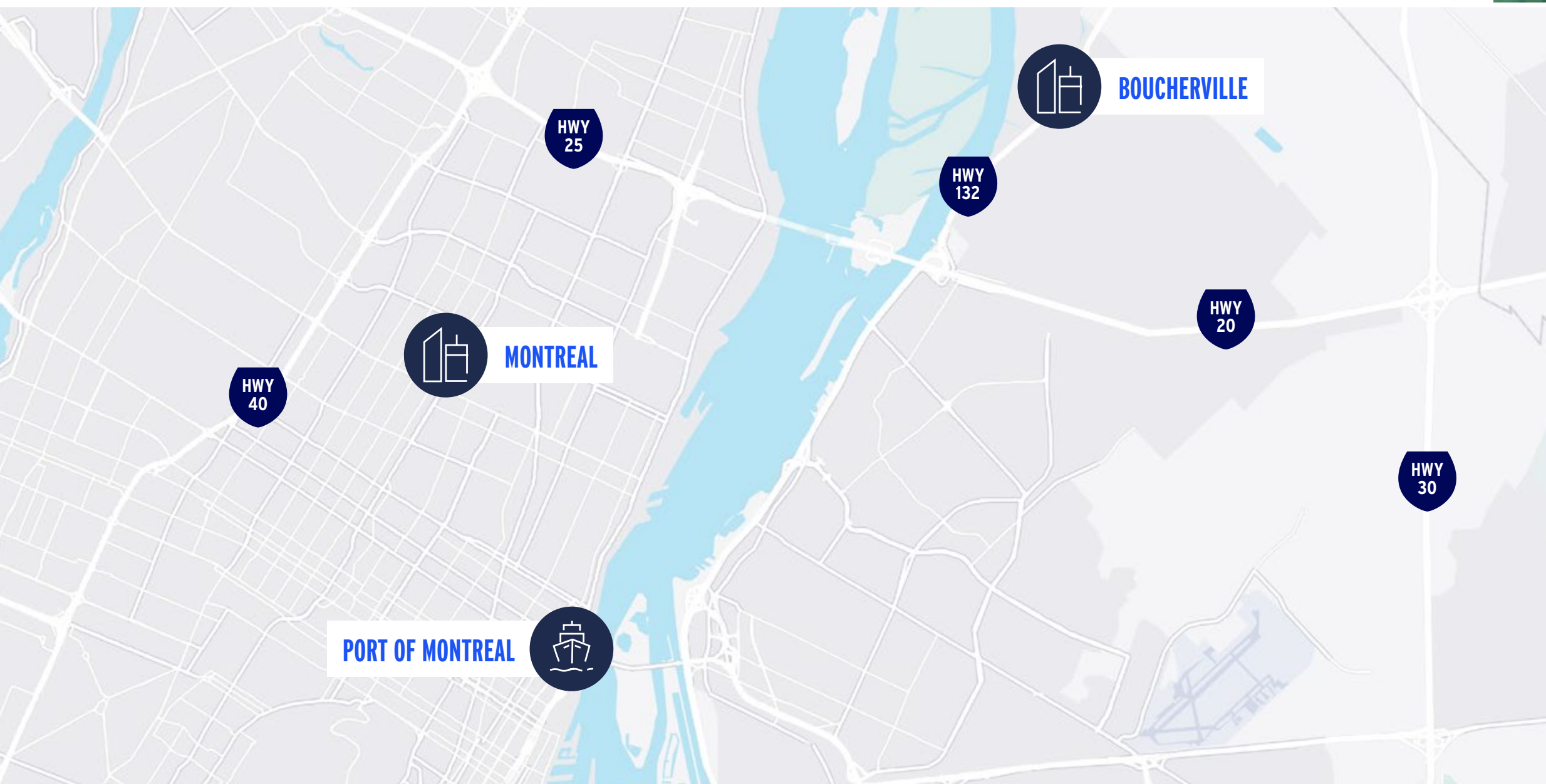


Employment rate: 96.3 %



Average household income: \$115,730

Source : Colliers Data, 2023



Industrial and Technological Hub



A stimulating work environment

1315, rue Gay-Lussac underwent major renovations between 2017 and 2023 to provide spaces that are not only first-rate but also perfectly adapted to tenants' needs, offering a stimulating environment conducive to the realization of their projects.



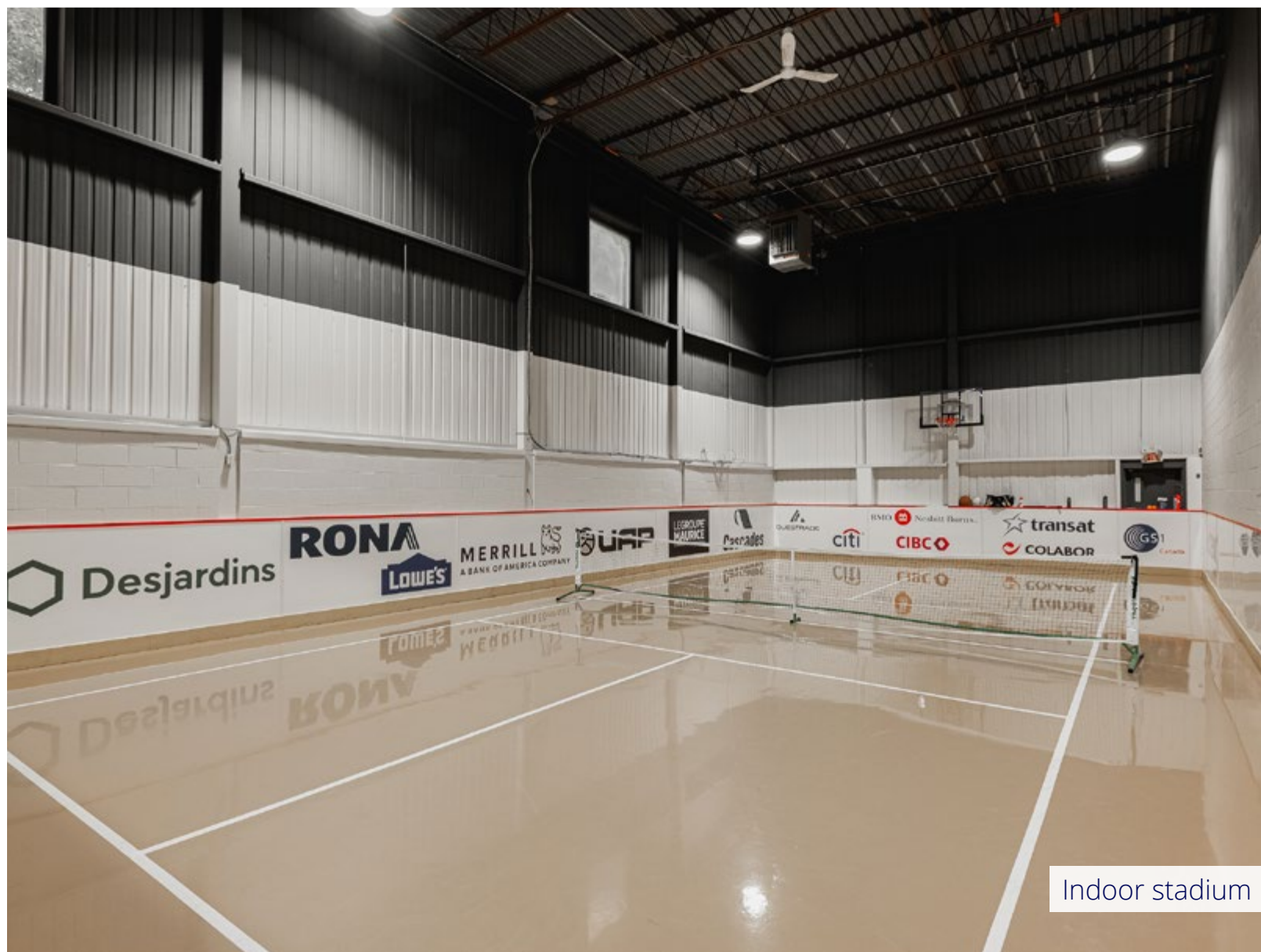
Fully equipped dining room



Plenty of daylight



Office space in excellent condition



Indoor stadium



Large space for conversion



Contact us for more information

Béatrice Roquet

Real Estate Broker

+1 514 918 1005

beatrice.roquet@colliers.com



collierscanada.com

This document has been prepared by Colliers for advertising and general information only. Colliers 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 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 and/or its licensor(s). Copyright © 2024. 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.