

FOR LEASE

4900

Armand-Frappier Street

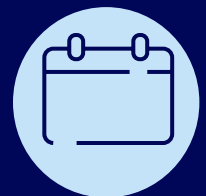
Saint-Hubert | QC

± **33,820 SF** high-end industrial space located in the Saint-Hubert Industrial Park with visibility from Highway 30



Areas and Dimensions

Ground Floor Office Area	± 1,910 SF
Mezzanine Office Area	± 4,420 SF
Warehouse Area	± 24,857 SF
Shared Shipping Area	± 2,633 SF
Total Space Area	± 33,820 SF
Space Dimensions	± 113' x ± 200' (irr.)



Availability
Immediate



Net Rental Rate
Contact the brokers

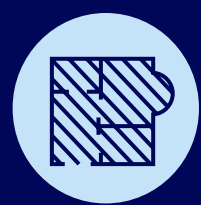


Operating Expenses
± \$7.25 / SF*
* Electricity is included



Technical Specifications

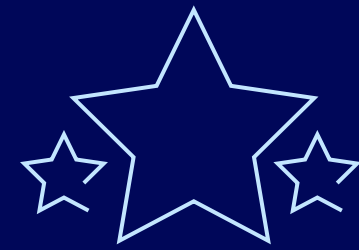
Clear Height	± 28,5'
Column Spacing	± 36,5' x ± 49'
Shipping	4 shared truck-level doors with leveler (8' x 9') 1 shared truck-level doors with leveler (10' x 10') 2 drive-in doors, one of which is shared (14' x 14')
Electric Entry	600 A 600 V
Heating	Gas unit heater
Air Conditioning	Office
Lighting	LED
Sprinklers	Yes
Generator	Yes



Zoning | I-865

- Research and development industry
- Prestige and high-tech industry
- Light industry
- Industry-compatible professional services

Highlights



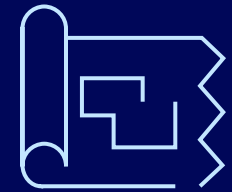
Building in excellent condition



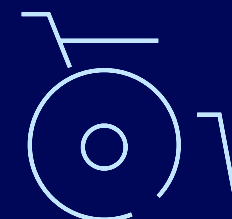
Exterior camera system



Close to several services



Located in the Saint-Hubert Industrial Park



Accessible to people with reduced mobility



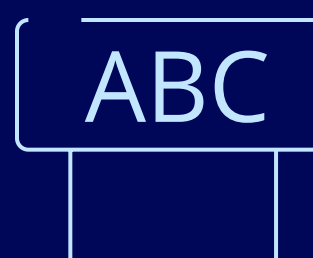
Fenced yard with automatic gate



Easily accessible from Highway 30



Excellent visibility



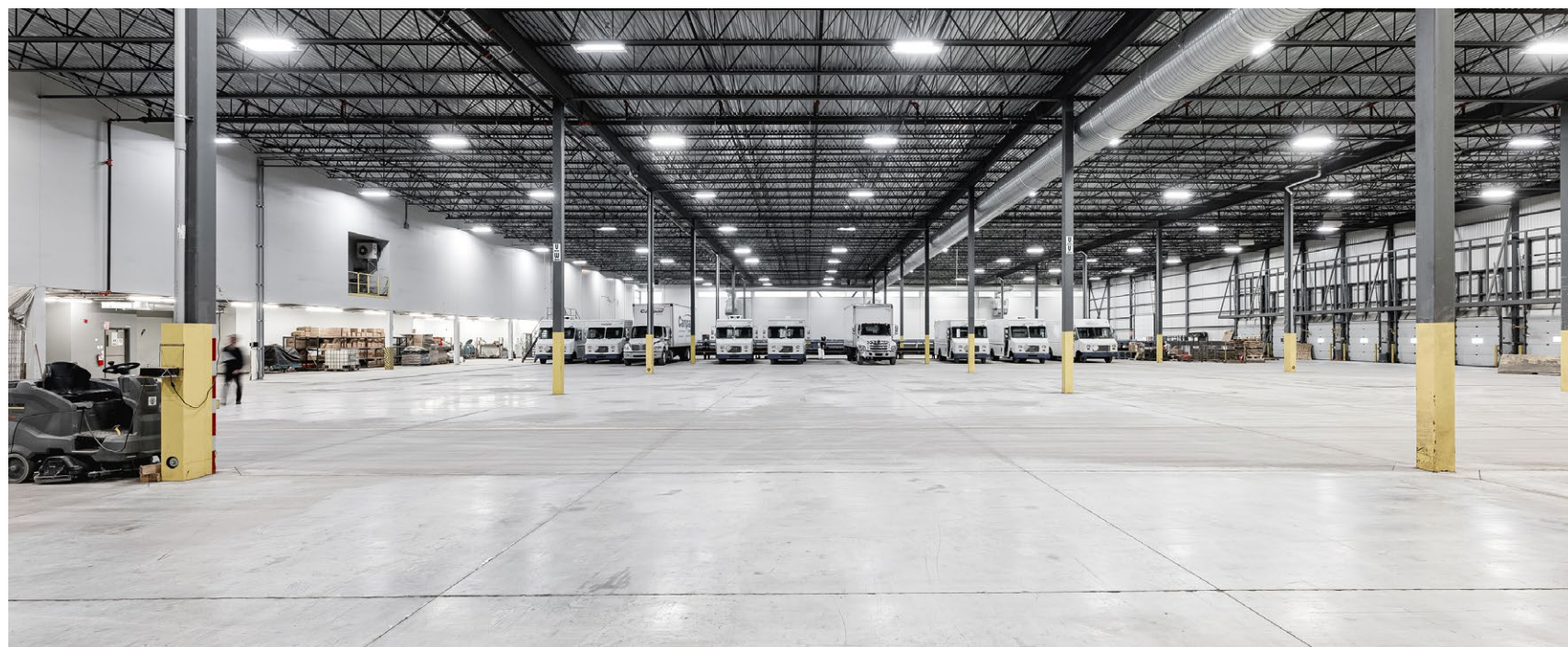
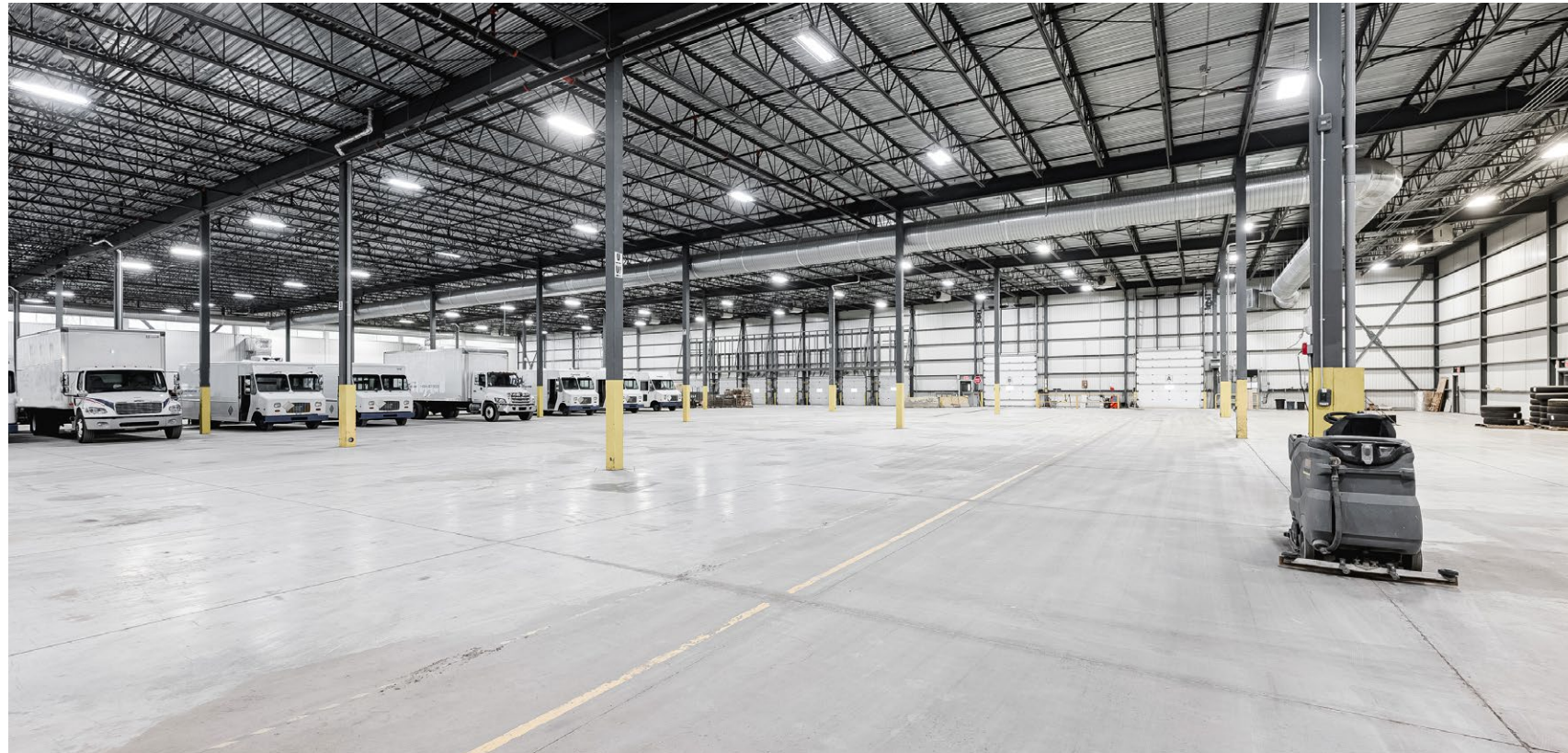
Sign on façade



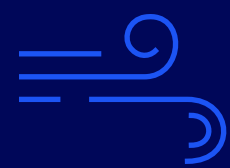
Office Space Pictures



Warehouse Space Pictures




Floor drains



Air exchanger


Location

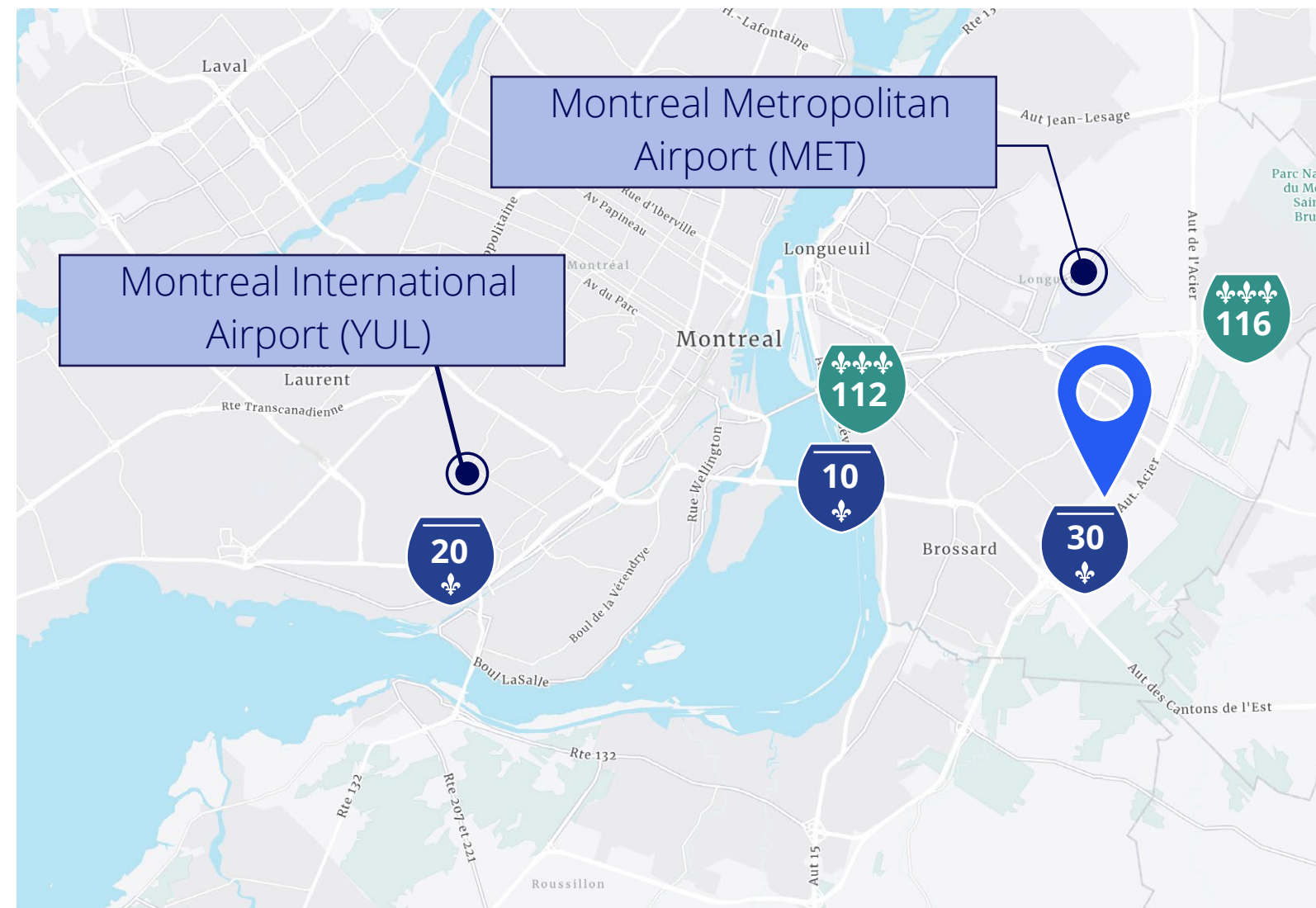
 **Montreal**
15 minutes

 **Montreal Port**
18 minutes

 **Montreal Metropolitan Airport (MET)**
10 minutes

 **Montreal International Airport (YUL)**
25 minutes

 **American border**
55 minutes

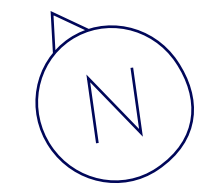


 4900 Armand-Frappier Street, Saint-Hubert

INDUSTRIES CLOSE BY

-  1 Agropur
-  2 FedEx Ship Centre
-  3 Emmi Canada
-  4 Capol
-  5 Groupe AFFI
-  6 GSI Électronique
-  7 L&L Cold Storage
-  8 Cicame Énergie
-  9 Fabrication Théberge Inc.

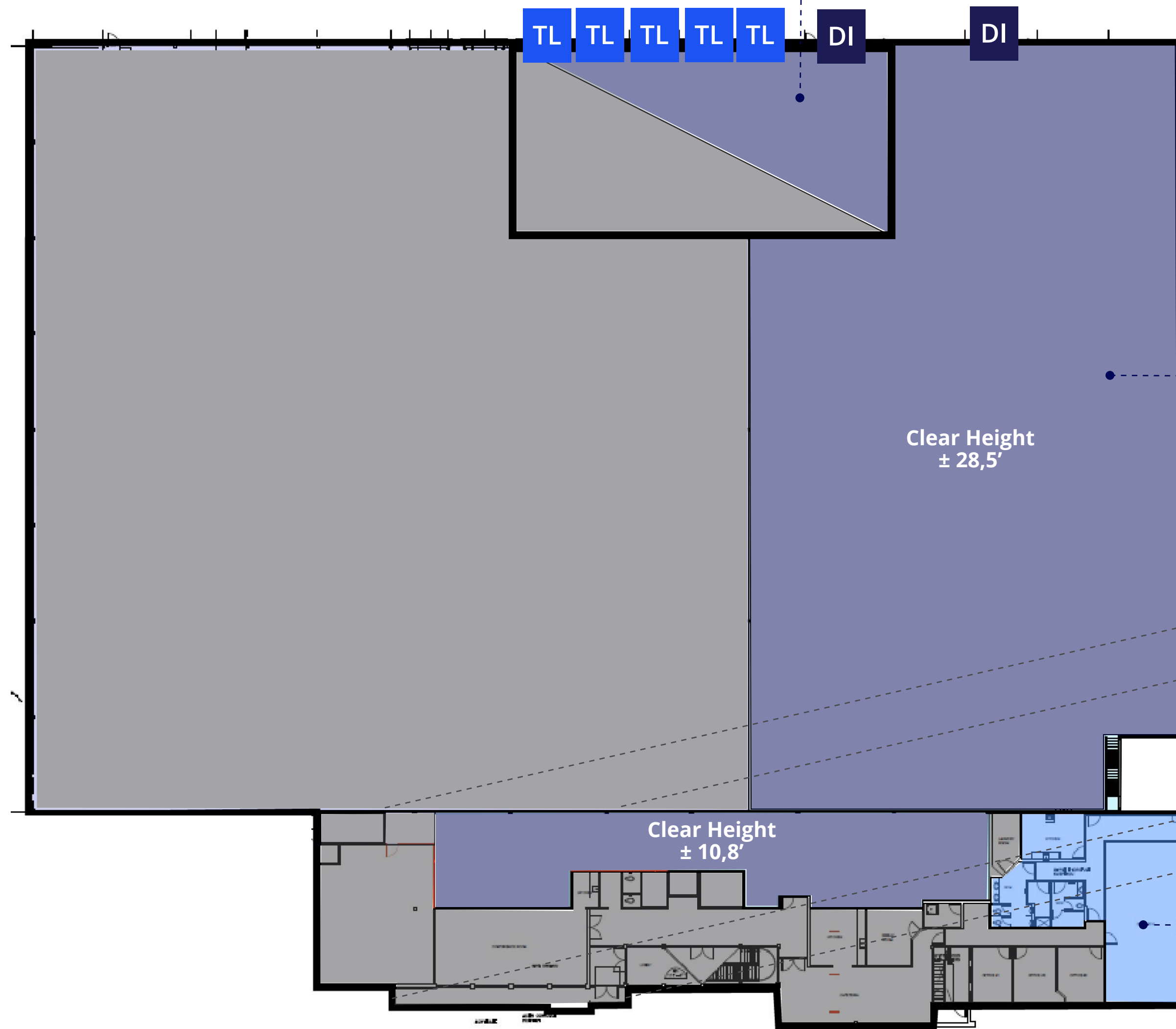
Space Plan



Ground floor

Shared shipping area
± 2,633 SF (50% of total area)

- Leased space
- Warehouse
- Office
- Shared shipping area
- QC Shared truck-level doors
- PS Drive-in doors



Warehouse
± 24,857 SF

Clear Height
± 28,5'

Mezzanine

Office
± 4,420 SF

Clear Height
± 10,8'

Office
± 1,910 SF

Armand-Frappier Street



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