



**For Lease**

# Industrial Space

Ideal for manufacturing or warehousing and distribution

**1165 Lomer-Gouin Street,  
Quebec City | QC**

## Featured Benefits



**Prime location  
in the heart of the city**



**Near many  
amenities**



**In close proximity  
to highway 40**



# Property Overview

<b>Civic Address</b>	1165 Lomer-Gouin Street, Quebec City, QC
<b>Zoning</b>	Industrial
<b>Zoning information</b>	C31 Fuel Station C32 Sale or rental of small vehicles C33 Sale or rental of light vehicles C34 Sale or rental of other vehicles C35 Car wash C36 Repair shop C37 Auto Body Shop C38 Sale, Rental or Repair of Heavy Equipment

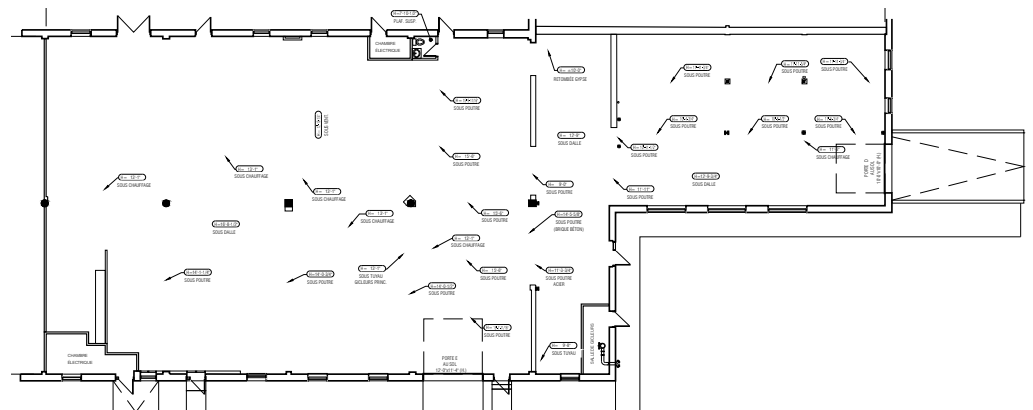
<b>Suite #135</b>	
<b>Total Area</b>	10,327 SF
<b>Shipping</b>	1 DI
<b>Availability</b>	Immediately
<b>Clear height</b>	±14'
<b>OPEX</b>	\$4.12/ SF (Energy: Metered)



**Asking Rental Rate:  
Contact Broker**



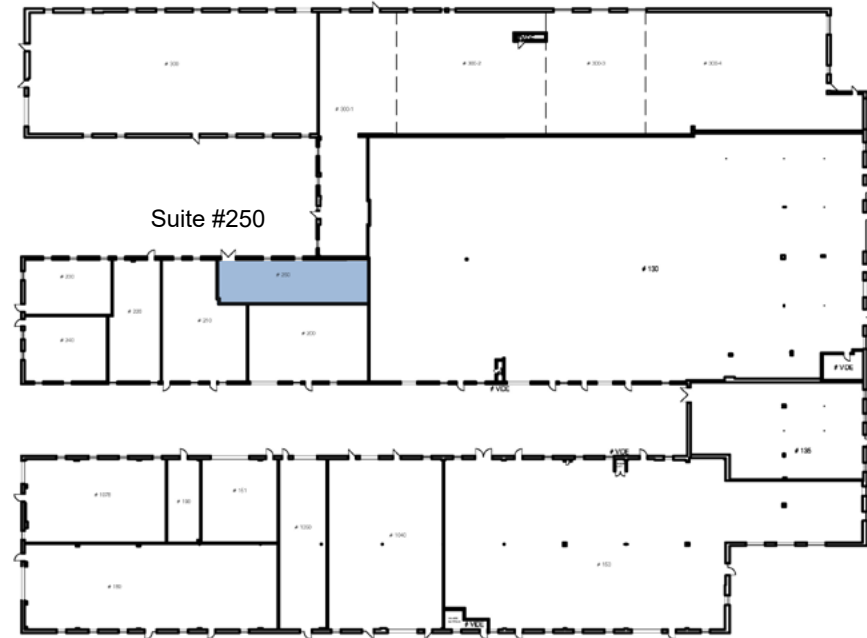
Suite #135



Suite #135

# Property Overview

<b>Civic Address</b>	1165 Lomer-Gouin Street, Quebec City, QC
<b>Zoning</b>	Industrial
<b>Zoning information</b>	C31 Fuel Station C32 Sale or rental of small vehicles C33 Sale or rental of light vehicles C34 Sale or rental of other vehicles C35 Car wash C36 Repair shop C37 Auto Body Shop C38 Sale, Rental or Repair of Heavy Equipment
<b>Suite #250</b>	
<b>Total Area</b>	1,097 SF
<b>Shipping</b>	-
<b>Availability</b>	July 2023
<b>Clear height</b>	±14'
<b>OPEX</b>	\$4.12/ SF (Energy: Metered)



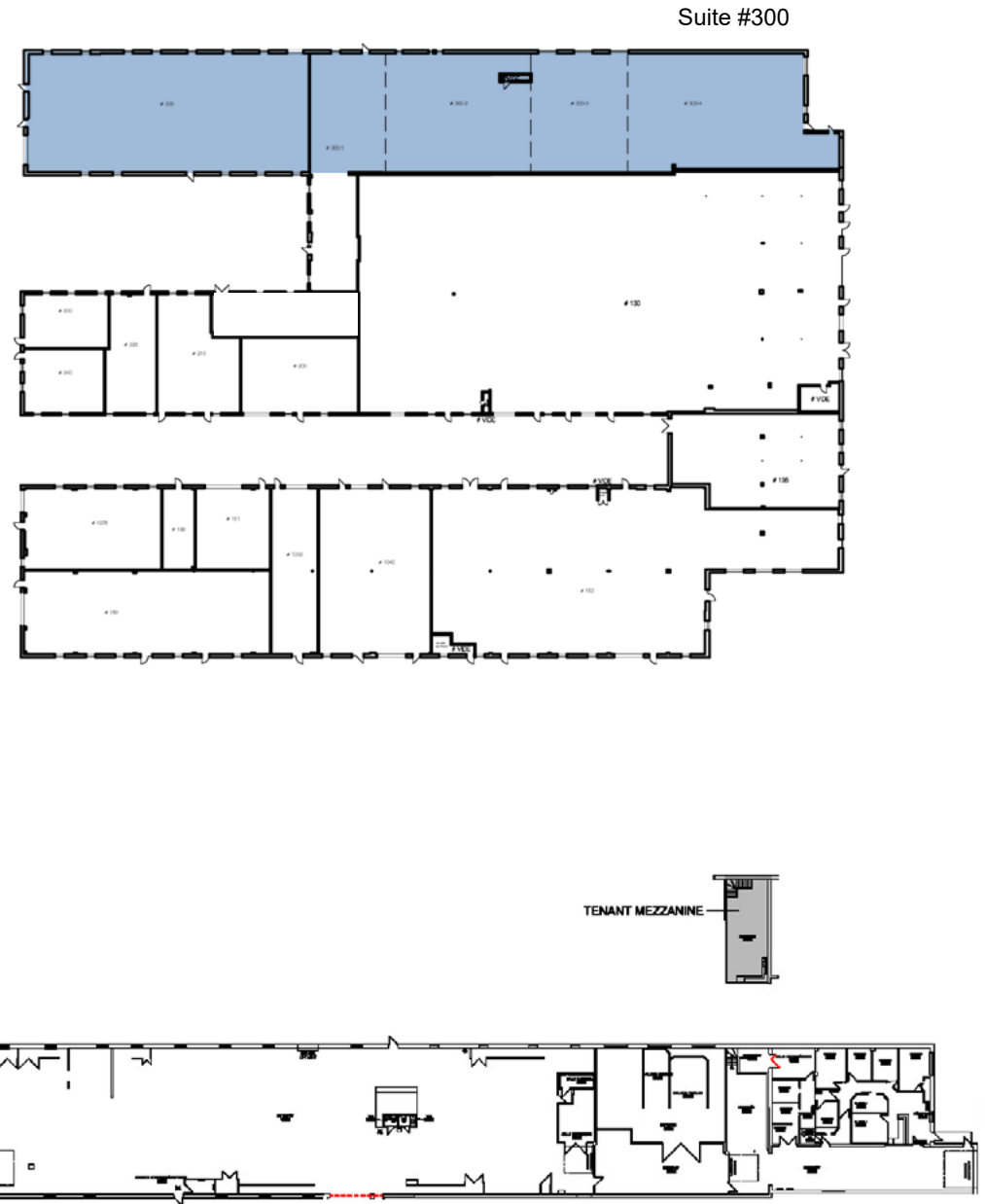
**Asking Rental Rate:  
Contact Broker**

# Property Overview

<b>Civic Address</b>	1165 Lomer-Gouin Street, Quebec City, QC
<b>Zoning</b>	Industrial
<b>Zoning information</b>	C31 Fuel Station C32 Sale or rental of small vehicles C33 Sale or rental of light vehicles C34 Sale or rental of other vehicles C35 Car wash C36 Repair shop C37 Auto Body Shop C38 Sale, Rental or Repair of Heavy Equipment
<b>Suite #300</b>	
<b>Total Area</b>	17,670 SF
<b>Shipping</b>	2 DI
<b>Availability</b>	Immediately
<b>Clear height</b>	±14'
<b>OPEX</b>	\$4.12/ SF (Energy: Metered)



**Asking Rental Rate:  
Contact Broker**

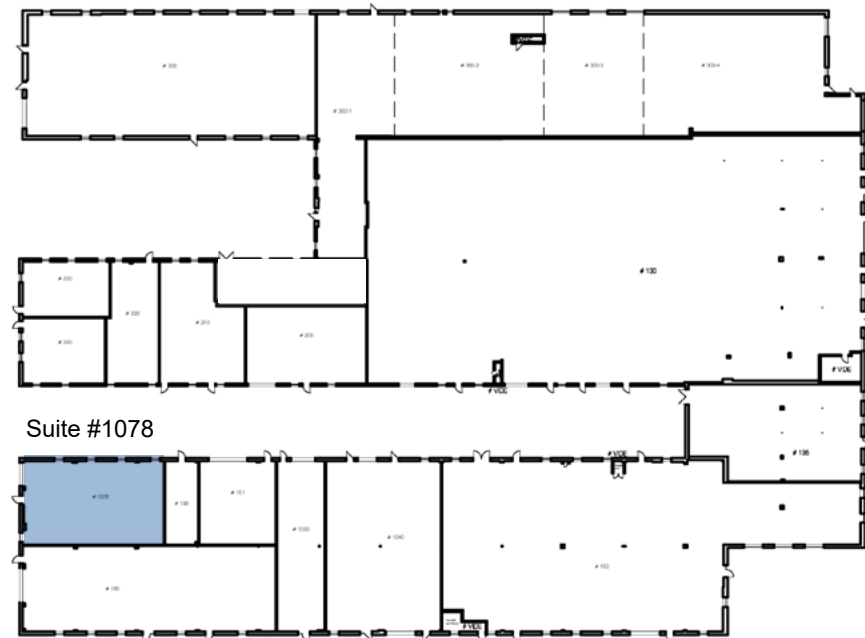


# Property Overview

<b>Civic Address</b>	1165 Lomer-Gouin Street, Quebec City, QC
<b>Zoning</b>	Industrial
<b>Zoning information</b>	C31 Fuel Station C32 Sale or rental of small vehicles C33 Sale or rental of light vehicles C34 Sale or rental of other vehicles C35 Car wash C36 Repair shop C37 Auto Body Shop C38 Sale, Rental or Repair of Heavy Equipment
<b>Suite #1078</b>	
<b>Total Area</b>	2,236 SF
<b>Shipping</b>	1 DI (9'1/2 L x 12' H)
<b>Availability</b>	June 2023
<b>Clear height</b>	±14'
<b>OPEX</b>	\$6.98/ SF (Energy: Included)




**Asking Rental Rate:  
Contact Broker**







# Nearby Amenities


 1165 Lomer-Gouin Street,  
Quebec City, QC

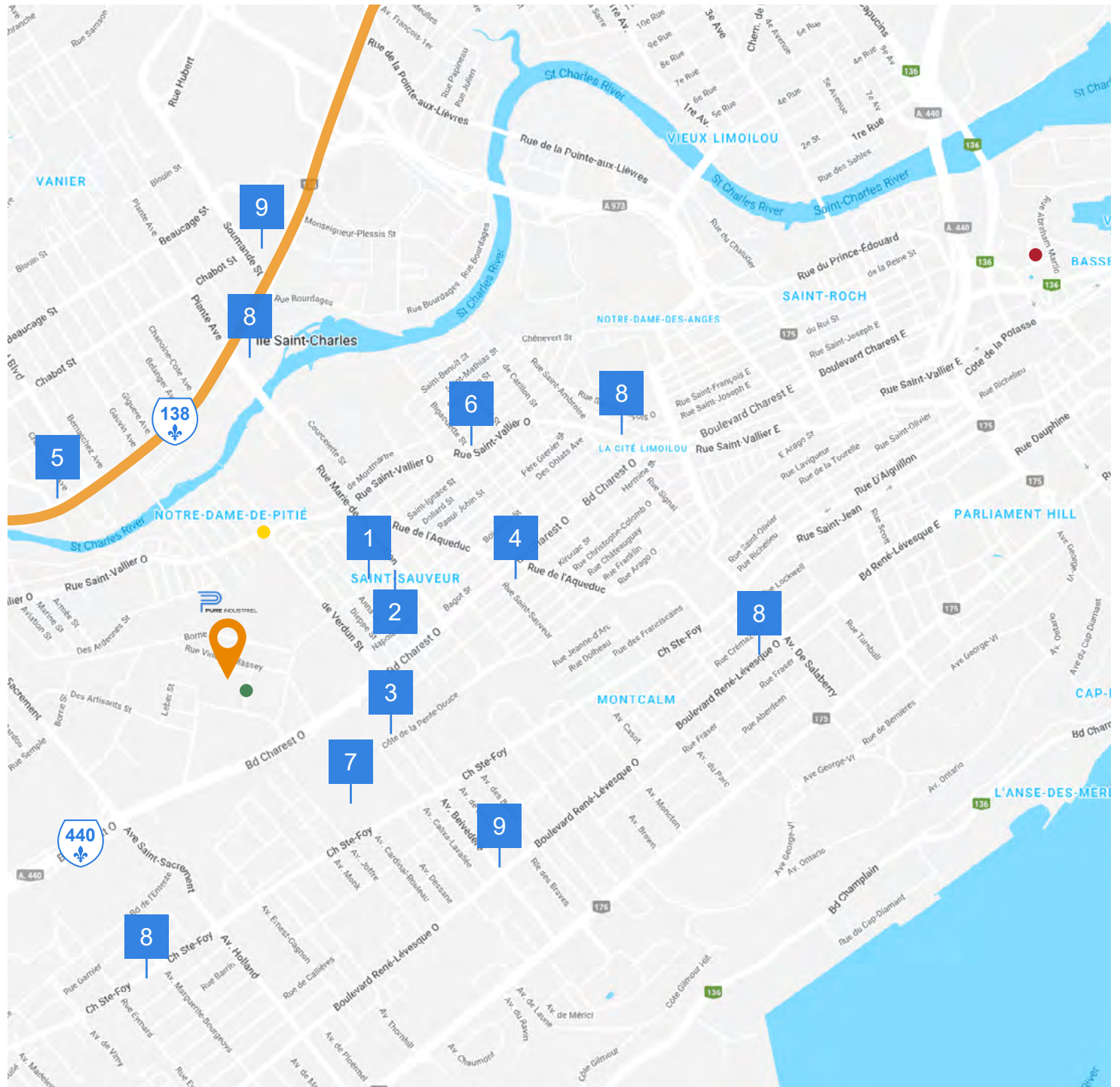
- 1** Le Fin Gourmet
- 2** La Pouterie
- 3** Benny & Co.
- 4** Kalimera
- 5** Transit café
- 6** Le Philtre Café
- 7** Hospital Saint Sacrement
- 8** Jean Coutu
- 9** Petro Canada

 **Highway 138**  
2 km | 5 minutes

 **Bus 9**  
20 m | 1 minute

 **Bus 80**  
900 m | 12 minutes

 **Gare du Palais (Intermodal)**  
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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