

## Unit industriel 1

Condo industriel #1 Pierre-Dansereau,  
Salaberry-de-Valleyfield

— **FOR RENT**



**Laurent Paquin & Mélissa  
Jacob**

FIRST VICE PRESIDENT

Real estate broker

Team Laurent Paquin et Mélissa Jacob

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**PMML.CA**



## RENTAL SPACE DESCRIPTION

Discover this unique opportunity to lease a new-build commercial/industrial space, offering 13,795 ft<sup>2</sup> of floor space and a clear height of up to 28 ft. Ideal for your business needs, this space also includes dedicated office areas. This building promises to meet your expectations. Scheduled delivery spring 2025

## STRATEGIC AREA FOR

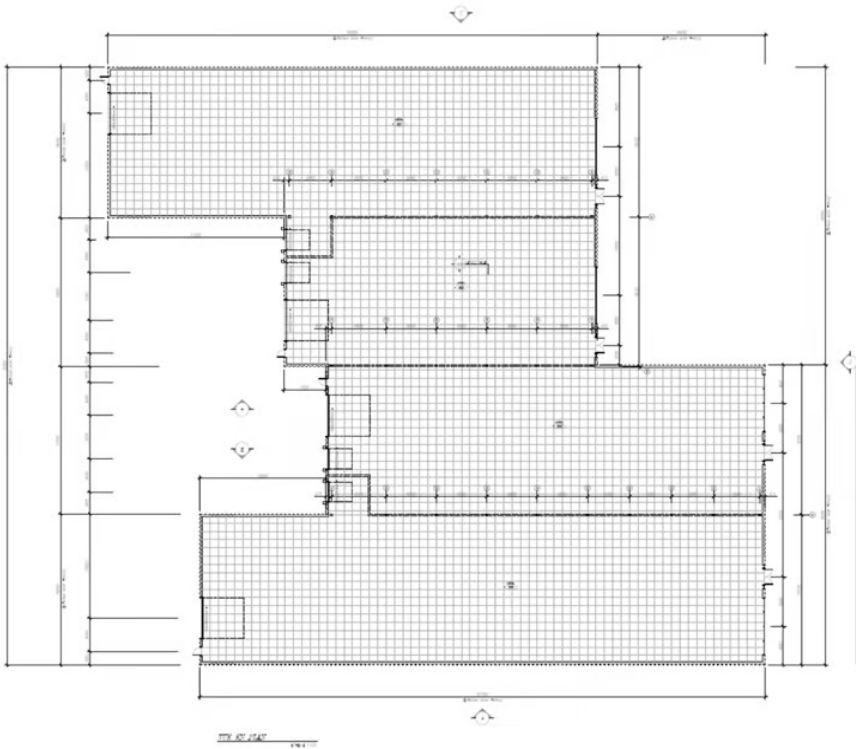
Industrial/Commercial

## SERVICES OFFERED IN THE BUILDING

To be verified

**AVAILABLE AREA SQ. Ft.**

13 795 SQ. Ft.



**AVAILABILITY**  
To be determined

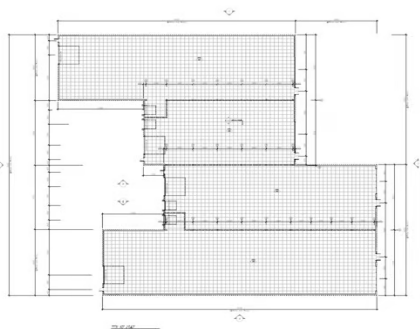
**CONTIGUOUS SPACE**  
Yes

**CONTIGUOUS AVAILABLE AREA**  
Yes

**Transit Score**  
To be verified



**Bike Score**  
29



**Walk Score**  
7



This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.



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### MAIN ATTRACTIONS OF THE AREA

- Conveniently located near major industrial and commercial zones, offering opportunities for business partnerships and easy access to potential suppliers and customers.



# CHARACTERISTIC OF THE SPACE

**YEAR OF RENOVATION**  
construction neuve 2025

**CURRENT DEVELOPMENT**  
N/A

**FREE HEIGHT**  
28

**RECEPTION AREA**  
To be verified

**INTERNET AND TELECOM**  
To be verified

**SECURITY**  
To be verified

**MEETING ROOM**  
To be verified

**HEATING**  
Electric heaters and fan heaters

**MANAGER'S OFFICE**  
To be verified

**KITCHENETTE**  
To be verified

**AIR CONDITIONING**  
To be verified

**DAILY CLEANING**  
To be verified

**WASHROOMS**  
To be verified

**ELECTRICITY**  
To be verified

**ELEVATOR**  
N/A

## OTHER INFORMATION

All occupancy projects must meet the municipality's use criteria. The sale is made without any legal guarantee of quality and at the buyer's risk.

# RENT CONDITIONS TERMS OF LEASE

3 YEARS

**#**  
Suite 1  
**FLOORS**  
**AVAILABLE AREA**  
13 795 SQ. FT.  
**BASE RENT**  
15,00 \$ / SQ. FT. +GST/+PST  
**ESTIMATED ADDITIONAL RENT**  
\$ / SQ. FT.  
**ALLOCATION**  
**AVAILABILITY**  
To be determined

10 YEARS

**#**  
Suite 1  
**FLOORS**  
**AVAILABLE AREA**  
13 795 SQ. FT.  
**BASE RENT**  
15,00 \$ / SQ. FT. +GST/+PST  
**ESTIMATED ADDITIONAL RENT**  
\$ / SQ. FT.  
**ALLOCATION**  
**AVAILABILITY**  
To be determined

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## ACCESS

Autoroute 530 / Boul. Pie-XII

### PUBLIC TRANSPORTS

N/A

### BIKE STORAGE

N/A

### INTERIOR PARKING

N/A

### PRICE RESERVED PARKING SPACE

N/A

### OUTDOOR PARKING

Yes

### PRICE NON-RESERVED PARKING SPACE

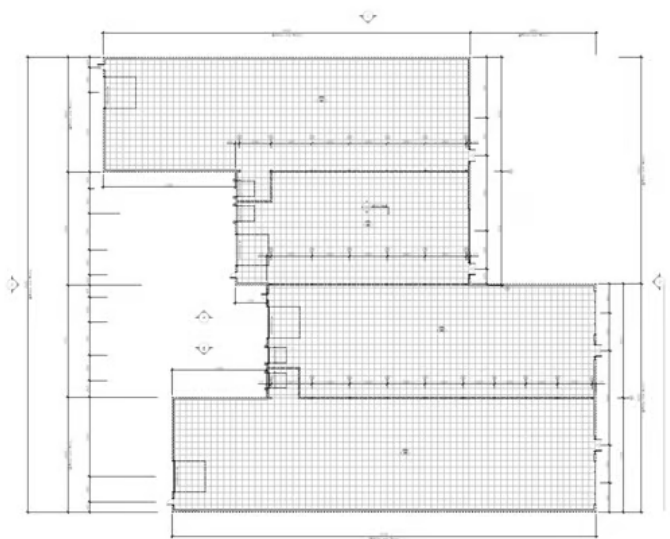
N/A

## ZONING

I-918

### SIGNAGE OPPORTUNITY

To be verified



Descriptive sheet generated on : 2024-11-26 20:07