



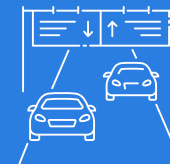
For Lease

Industrial Space

Ideal for warehousing, distribution, light industrial uses and repair shops

**625 Godin Avenue,
Quebec | QC**

Highlights



Easy Access



Ample parking



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



Property Overview

Civique Address 625 Godin Avenue, Quebec, QC

Zoning 21710Cc
Permitted Uses: C1, C2, C20, C40, P3, I2, I3 & R1

Suite #627

Area 13,419 SF

Clear Height 21'

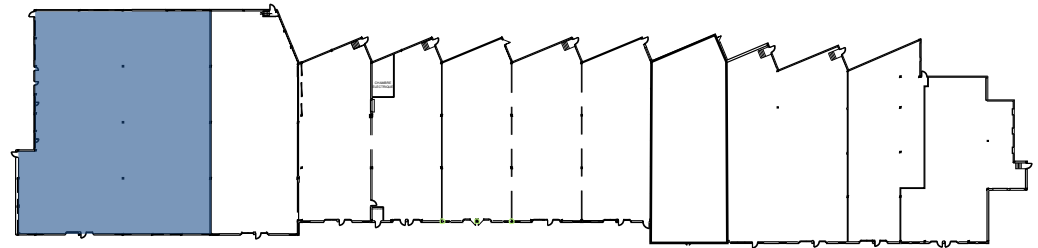
Shipping 1 DI | 4 TL

Availability Immediately

OPEX \$7.62/ SF (Energy: Metered)

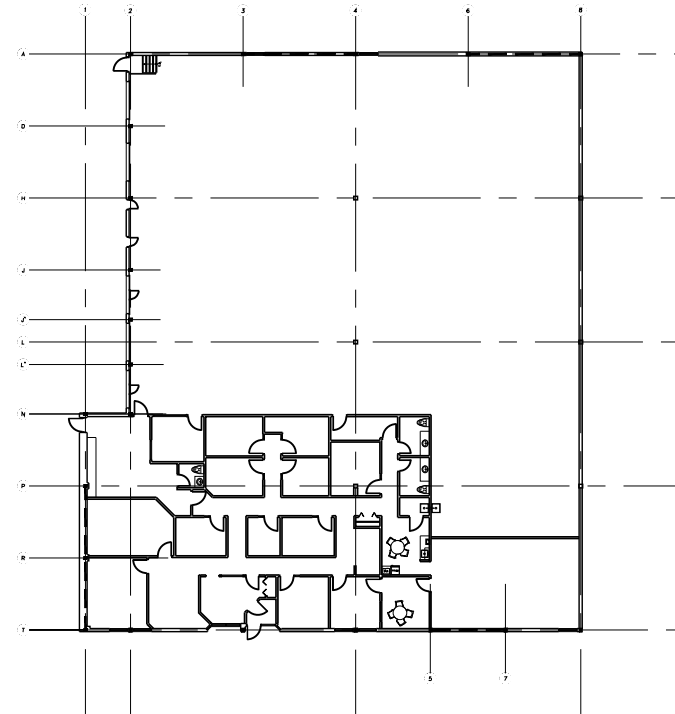


**Asking Rental Rate:
Contact Broker**



Suite #627

AVENUE GODIN



Suite #627





Nearby Amenities

625 Godin Avenue,
Quebec City, QC

- 1 Oeuforie / Steak Frites
- 2 A&W
- 3 Harvey's
- 4 Metro Plus
- 5 Usine Laura Secord
- 6 Carrefour Soumande
- 7 Les Halles Fleur de Lys
- 8 Sport Évolution le Gym
- 9 Les Galeries de la Capitale

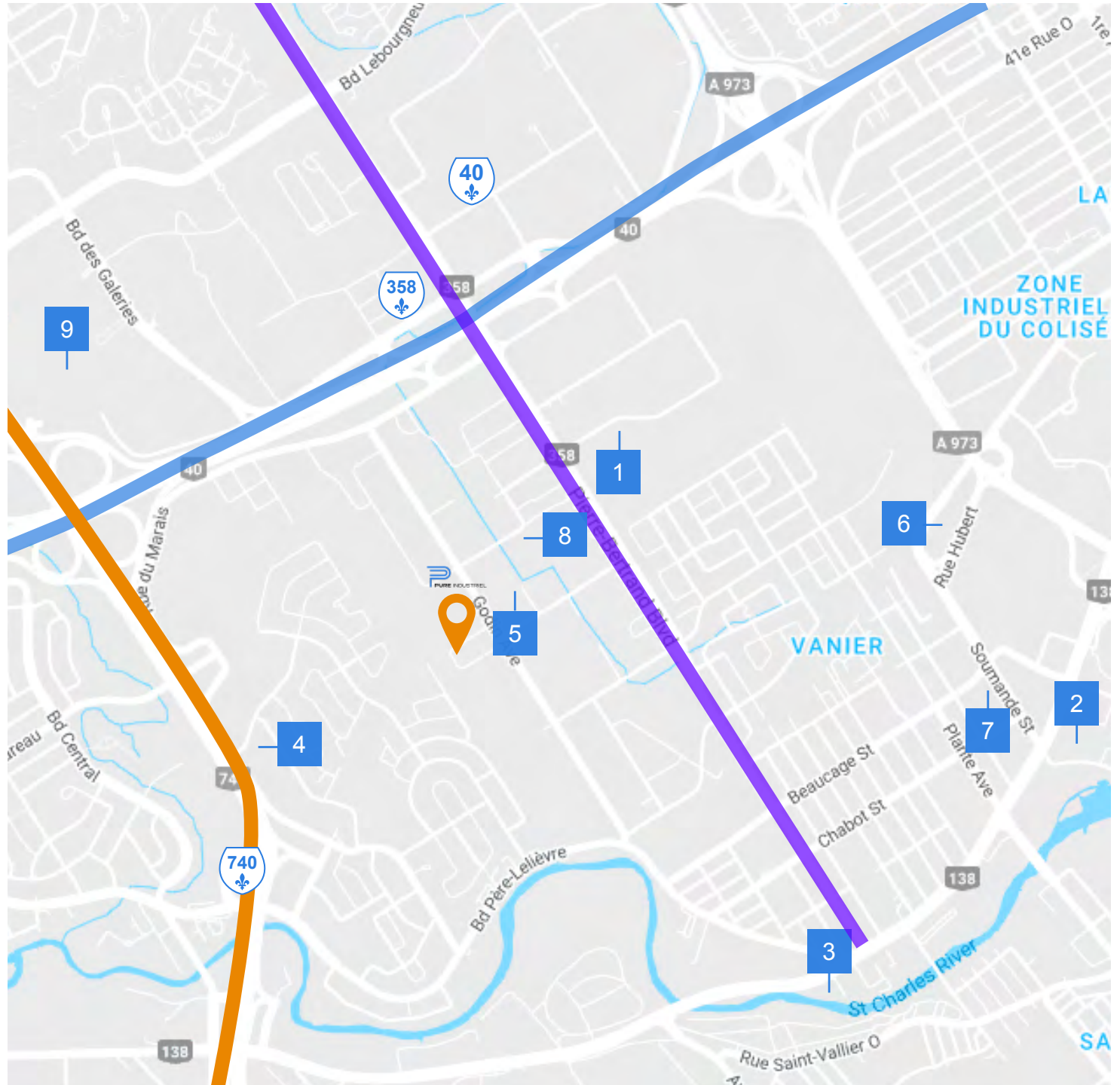
● Highway 40
1.5 km | 4 minutes

● Highway 740
3.5 km | 7 minutes

● Highway 358
0.5 km | 2 minutes

● Gare du Palais (Intermodal)
7 km | 15 minutes

● Station Sainte-Foy
11.5 km | 30 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



Colliers

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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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