



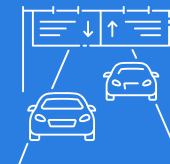
For Lease

Industrial Space

with flexible zoning for office, light industrial, warehousing and auto shops

**454 Marconi Avenue,
Quebec City | QC**

Featured Benefits



**Excellent
accessibility**



Ample parking



**In close
proximity to
many amenities**



Property Overview

Civic Address 454 Marconi Avenue, Quebec City, QC

Zoning 226171p
Permitted uses :
C1, C35, C36, C37, C40, P3, I2, I3

Suite #454

Total Area 4,140 SF

Clear Height ±19'

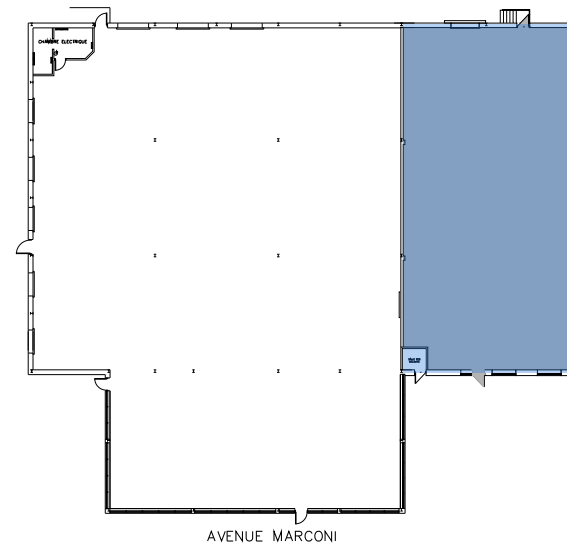
Shipping 1 TL

Availability Immediately

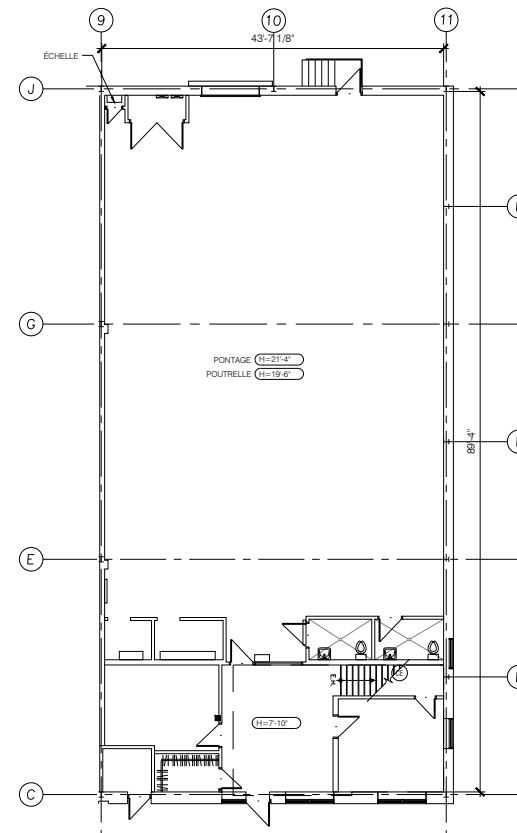
OPEX \$8.60/ SF (Energy: Metered)



**Asking Rental Rate:
Contact Broker**




Suite #454








Nearby Amenities


 454 Marconi Avenue,
Quebec City, QC

- 1 Restaurant le Nikoli
- 2 Jamais 2 sans 3
- 3 Tim Hortons
- 4 Forge Gym
- 5 Bureau en Gros
- 6 Jean Coutu
- 7 Irving Oil gas station

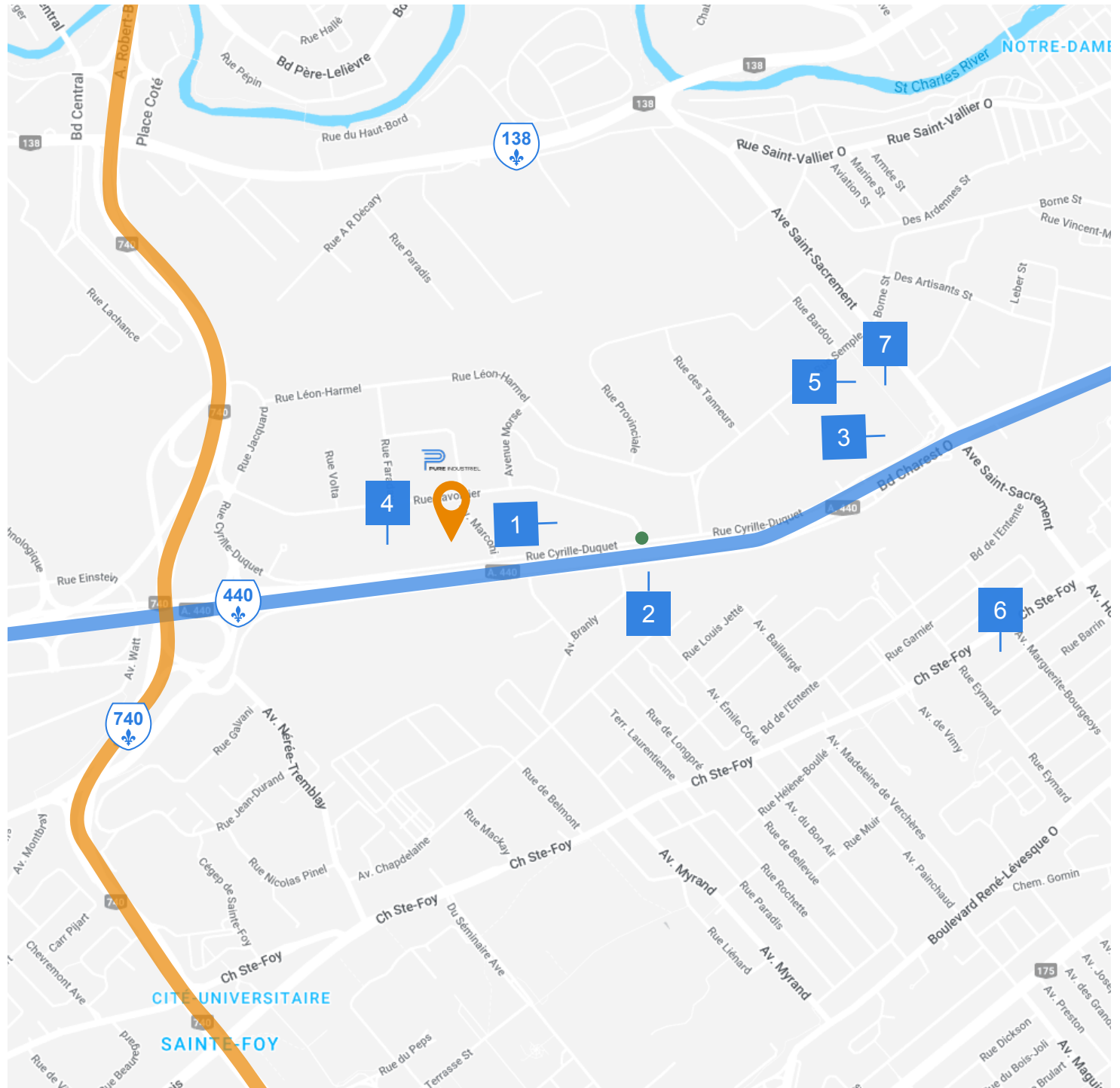
 **Highway 440**
500 m | 2 minutes

 **Highway 740**
2 km | 5 minutes

 **Bus 9**
75 m | 3 minutes

 **Gare du Palais (Intermodal)**
4 km | 10 minutes

 **Sainte-Foy**
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

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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