

Boul. Parent, Trois-Rivières

FOR RENT

**Opportunity!
Industrial Park
Trois-Rivières**



Industrial space – up to 32,400 sq. ft.

Sylvain Dupré

Commercial & Industrial Real Estate Broker
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ROYAL LEPAGE
HABITATIONS
Agence immobilière
Franchisée indépendante et autonome

8445 BOUL. PARENT, TROIS-RIVIÈRES

ZONING

C7, C8, I2, I3, I4, I6
Industrial and Commercial

AREA

Warehouse Area **14,700 SQ. FT.**

Clear Height -
Warehouse **19'4"-21'5"**

Electrical Entrance **600 VOLTS**

Sprinklers **YES**

Parking **YES**



AVAILABILITY

Immediate

Rental Price

\$10/sq. ft.

Additional Rent

+/- \$2.25 pi2

LOCAL INDUSTRIEL

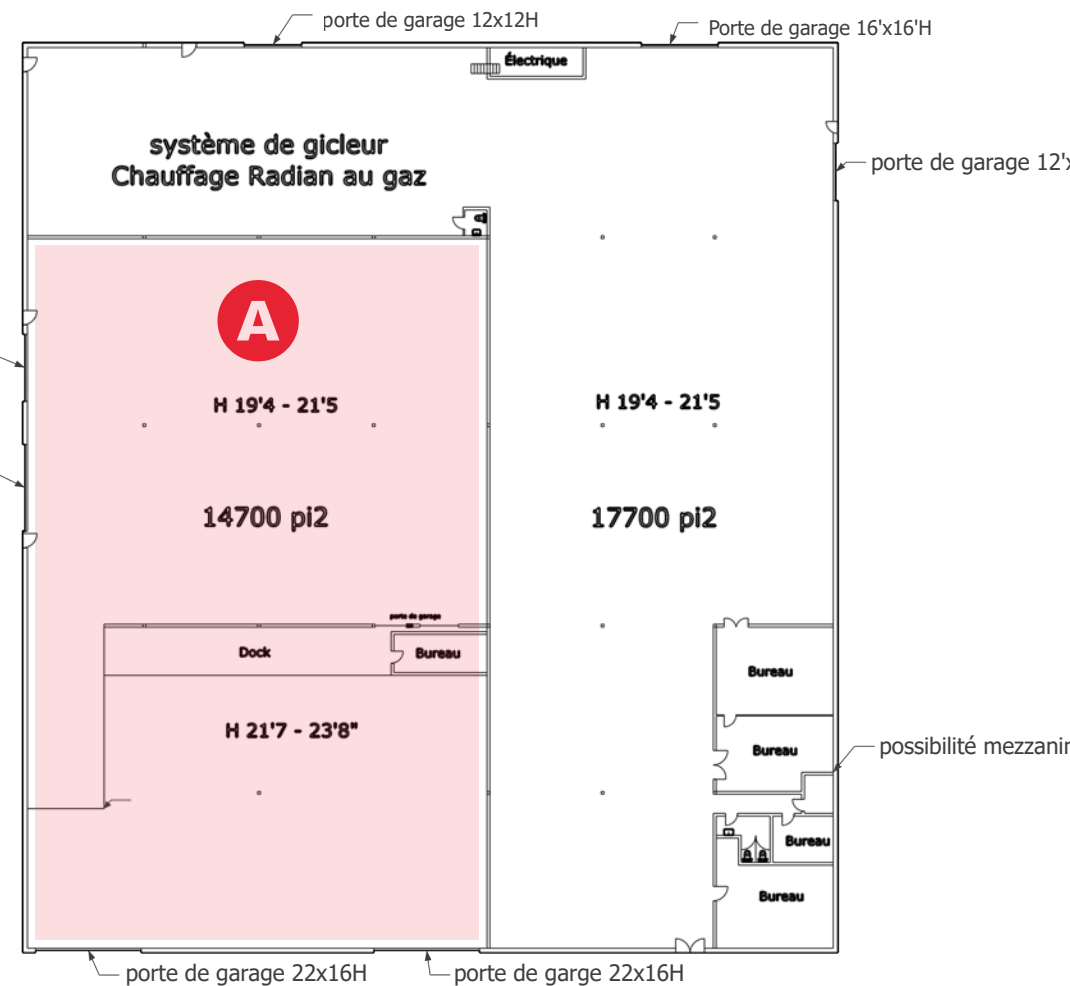


FEATURES

- Close to several highways
- 4 ground-level garage doors
- 2 loading docks (possible)
- Industrial Park
- Outdoor storage
- Ideal for a distributor

porte de garage 14x16H

porte de garage 14x16H



ZONING

C7, C8, I2, I3, I4, I6
Industrial and Commercial

AREA

Total Area **17 700 SQ. FT.**

Warehouse **15 932 PI**

Offices **1 768 SQ. FT.**

Clear Height - Warehouse **19'4 - 21'5**

Electrical Entry **600 VOLTS**

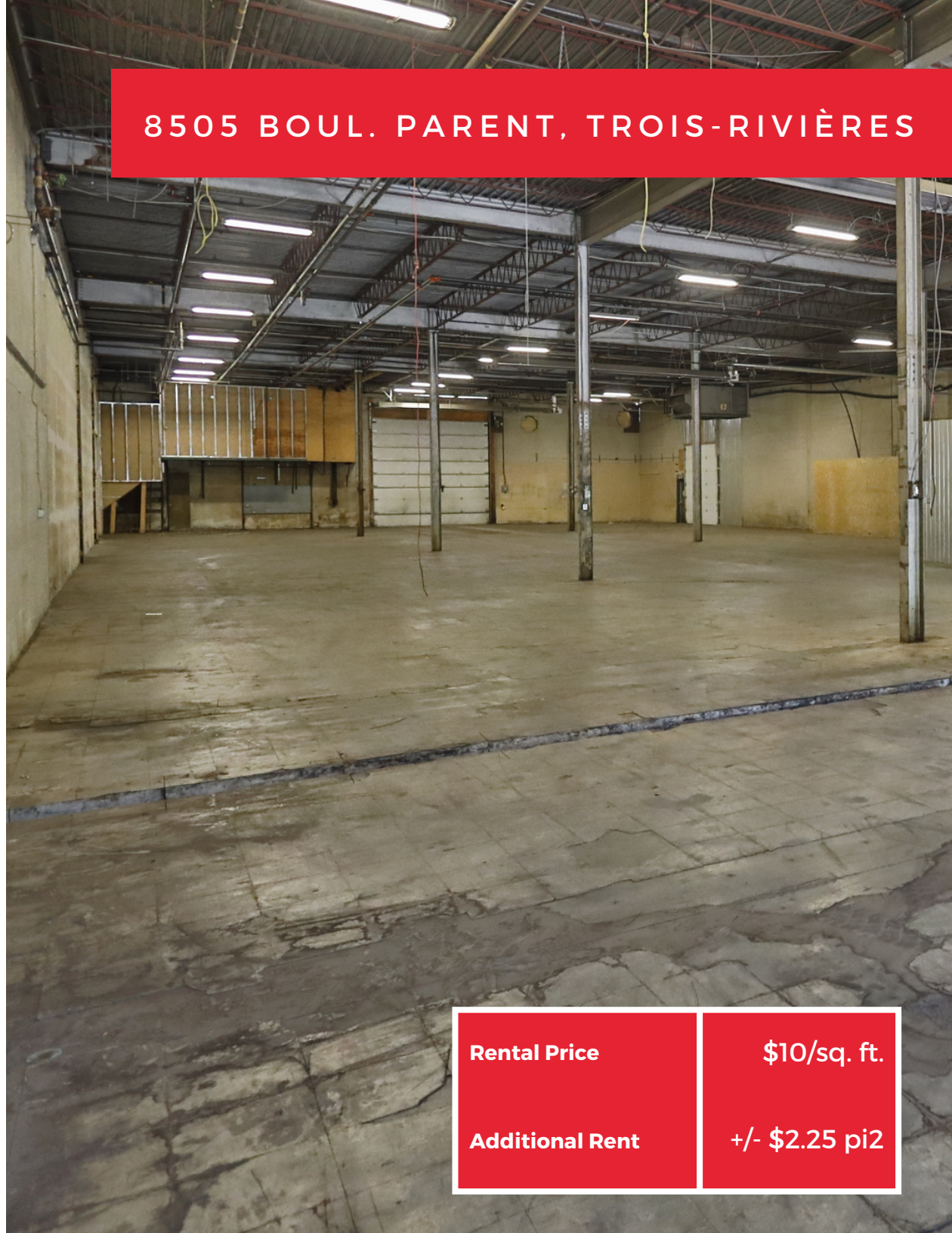
Sprinklers **OUI**

Parking **OUI**

AVAILABILITY

Immediate

8505 BOUL. PARENT, TROIS-RIVIÈRES



Rental Price

\$10/sq. ft.

Additional Rent

+/- \$2.25 pi2

INDUSTRIAL SPACE

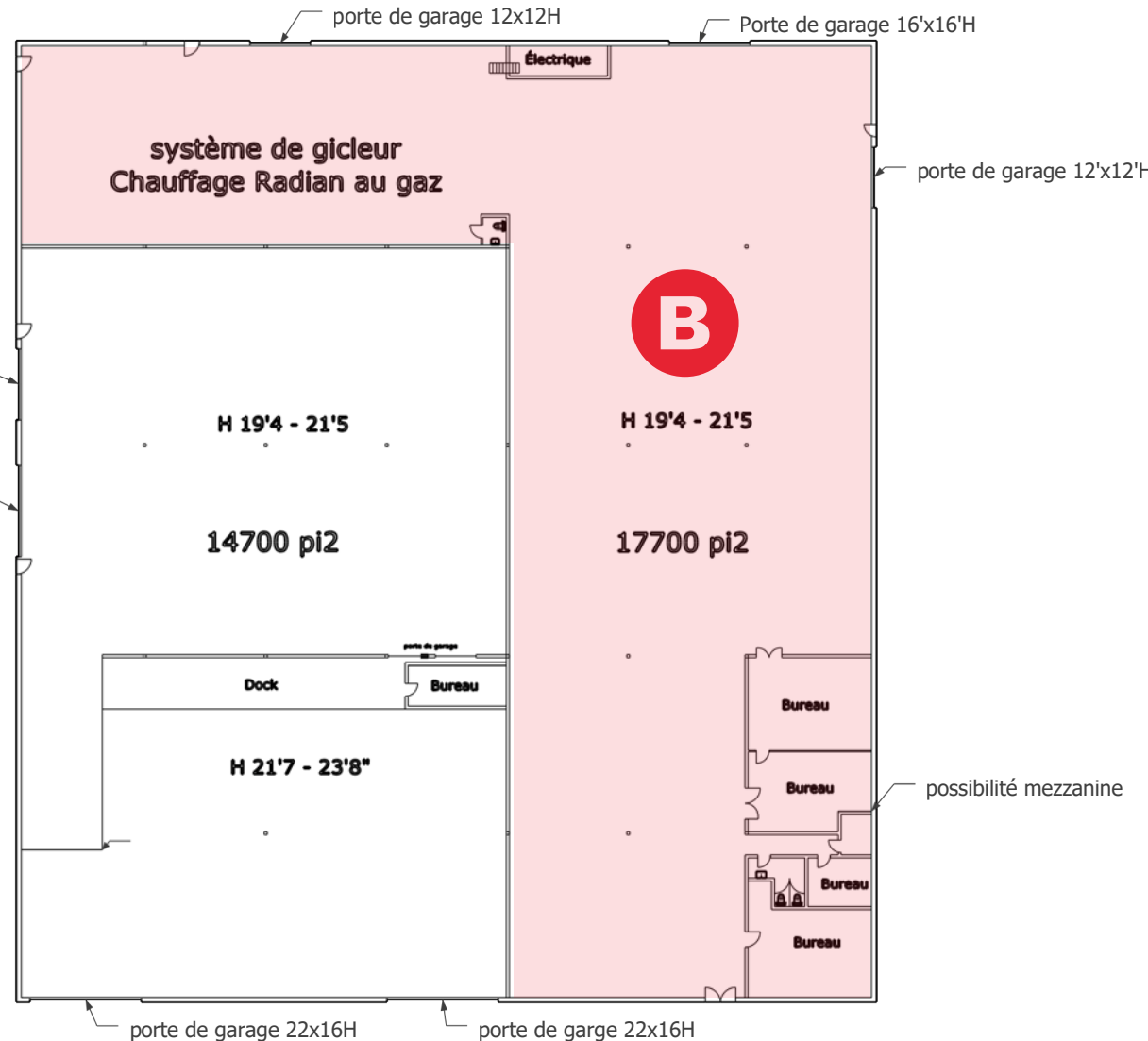


porte de garage 14x16H

porte de garage 14x16H

FEATURES

- Close to several highways
- 3 ground-level garage doors
- 2 loading docks (possible)
- Office space
- Outdoor storage



**LAND AVAILABLE FOR
OUTDOOR STORAGE**

Area up to

160,000 sq. ft.

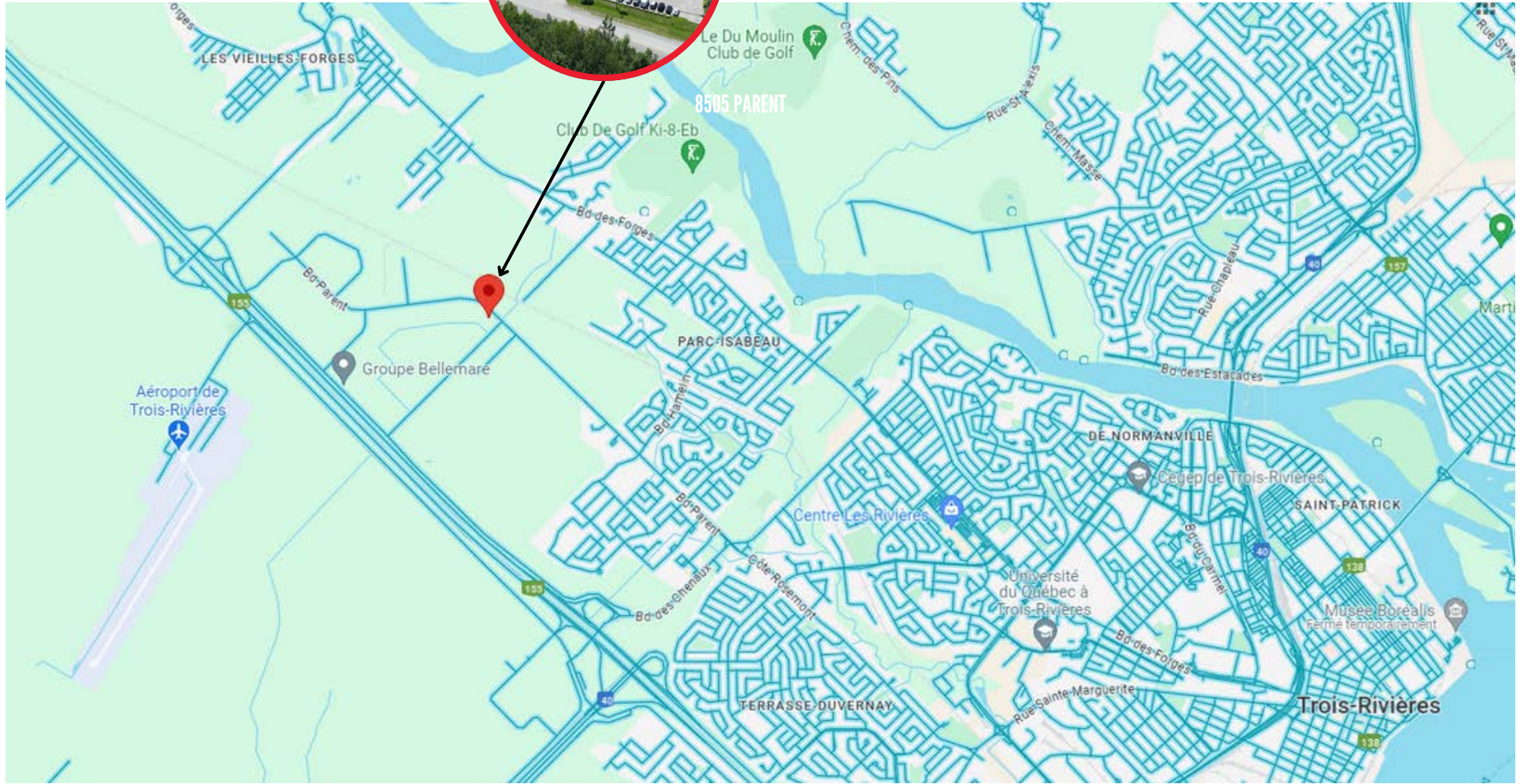
Rental price

To be discussed



THE SURROUNDINGS

8505 BOUL. PARENT, TROIS-RIVIÈRES



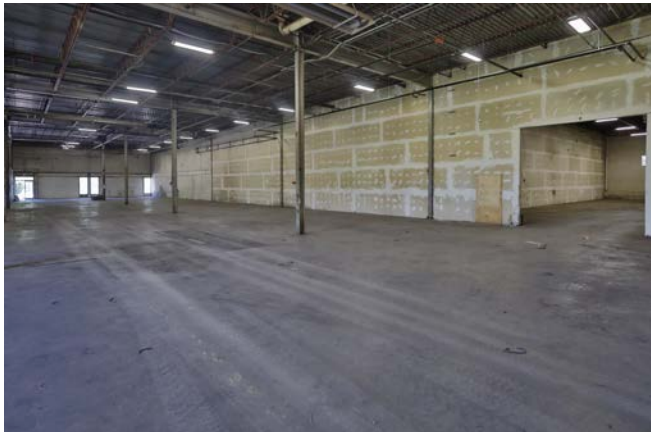
NEAR HIGHWAY 40 / 55

6 MINUTES (5 KM) TO **TROIS-RIVIÈRES AIRPORT**

16 MINUTES (15 KM) FROM THE **PORT OF TROIS-RIVIÈRES**

35 MINUTES (35 KM) FROM THE **PORT OF BÉCANCOURT**

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8445 boul. parent, trois-rivières





SYLVAIN DUPRÉ

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EXECUTIVE CIRCLE™
AWARD 2024



