



Colliers



PRICE REDUCTION

For Sale or Lease

Newly Constructed Industrial Building

with excess land available for exterior storage or future expansion.

1110 Bousquet Street, Granby, QC

Opportunity Overview

Located in Granby's industrial park, 1110 Bousquet provides quick access to Highways 10 and 139.

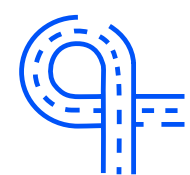
This newly built freestanding facility sits on \pm 595,000 sq. ft. of land, with flexible layout options and significant excess land for outdoor storage or future expansion. The location is well-suited for businesses seeking efficient operations and room to grow.

Key Highlights

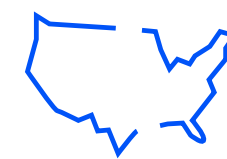
- Excess land for outside storage or future expansion
- F1 & F2 sections
- Power up to 4,000 A
- New construction
- Low taxes & operating expenses
- **Highly competitive tax structure in place for the coming years**
- Section with slab not poured to allow for underground services of the future tenant or owner



Close proximity
to Road 132



5 minutes away
from Hwy 10



45 minutes away
from the US border



Property Overview

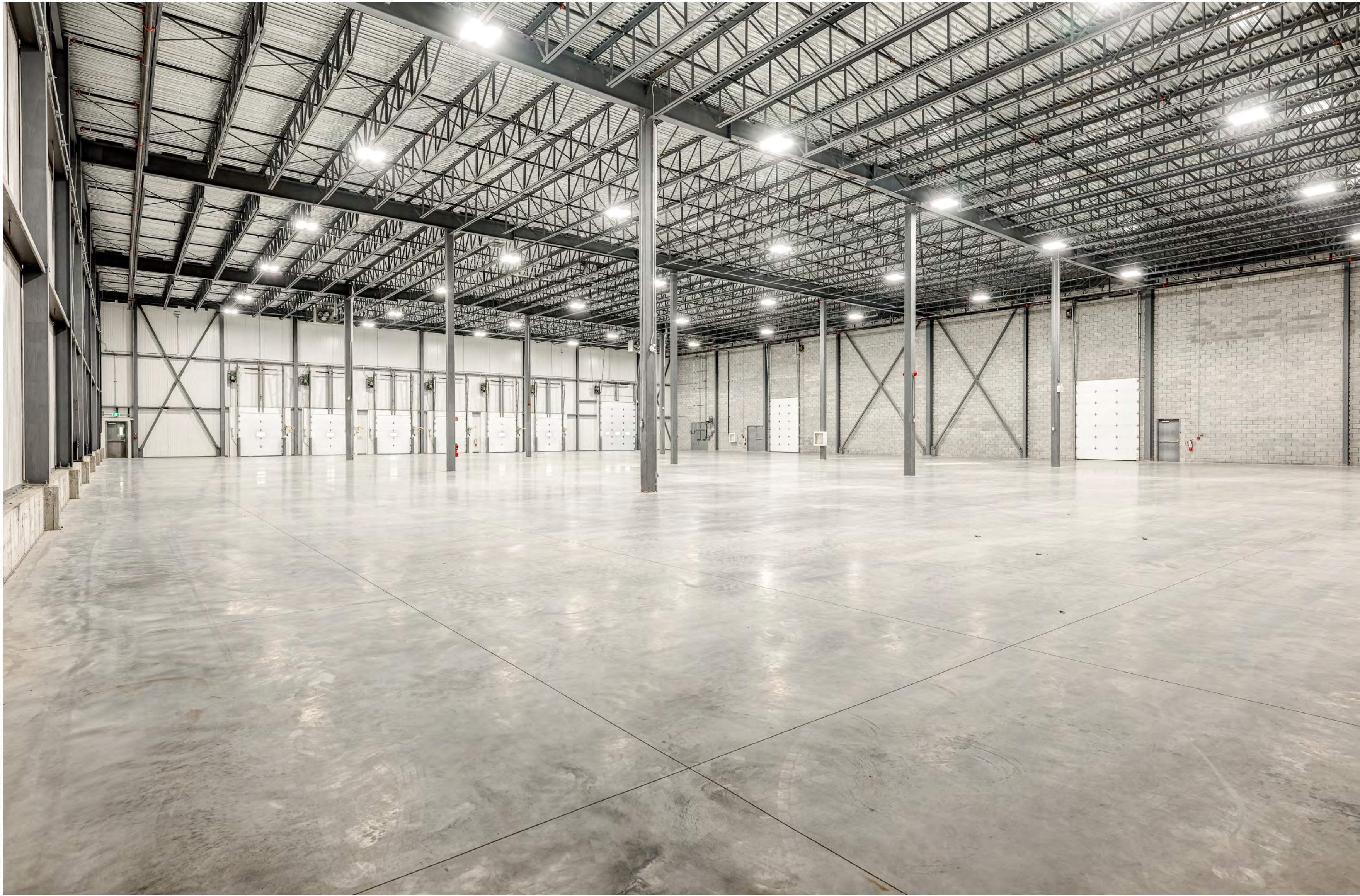
Warehouse Area	± 127,020 SF
Office Area	± 8,335 SF
Building Area	± 135,355 SF
Land Area	± 595,000 SF
Clear Height	28'
Shipping	10 TL 2 DI
Electricity	Up to 4,000 A
Sprinklers	Yes with ESFR sections
Parking	84 stalls



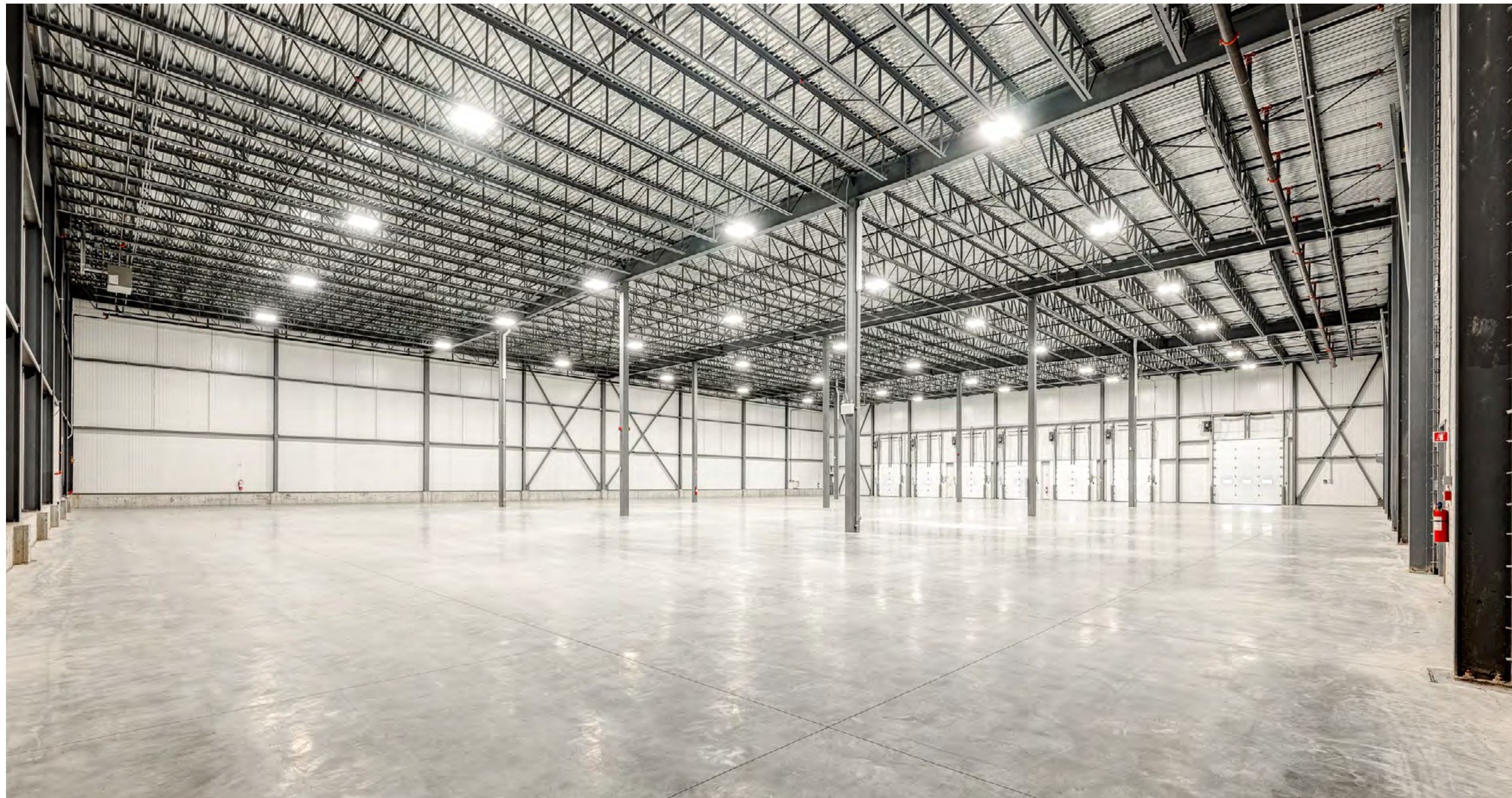
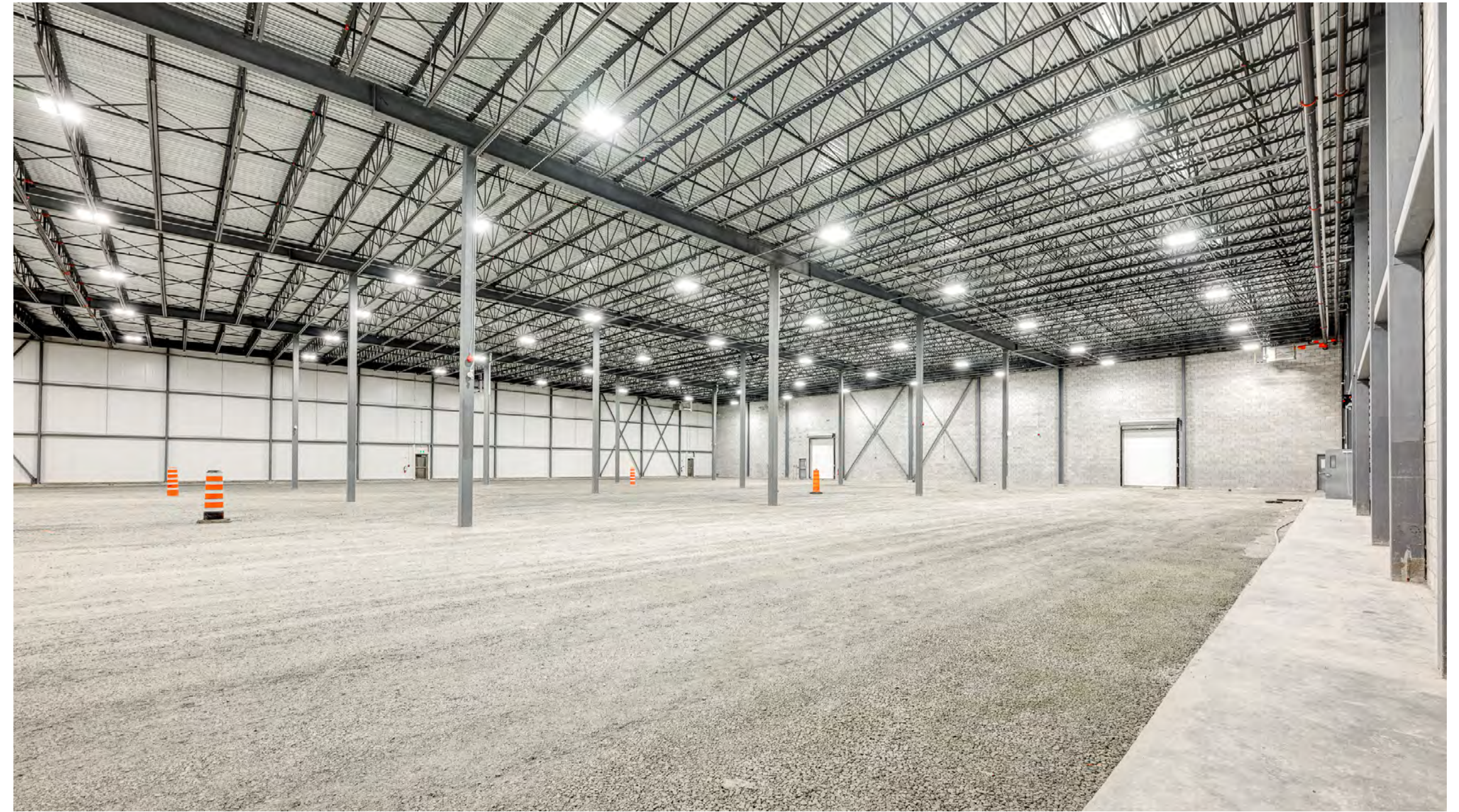
Sale Price & Lease Rate:
Contact the broker



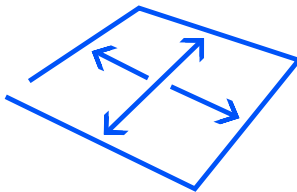
Availability:
Immediate



Property Photos



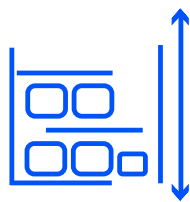
Site Plan



Land Area:
± 595,000 SF



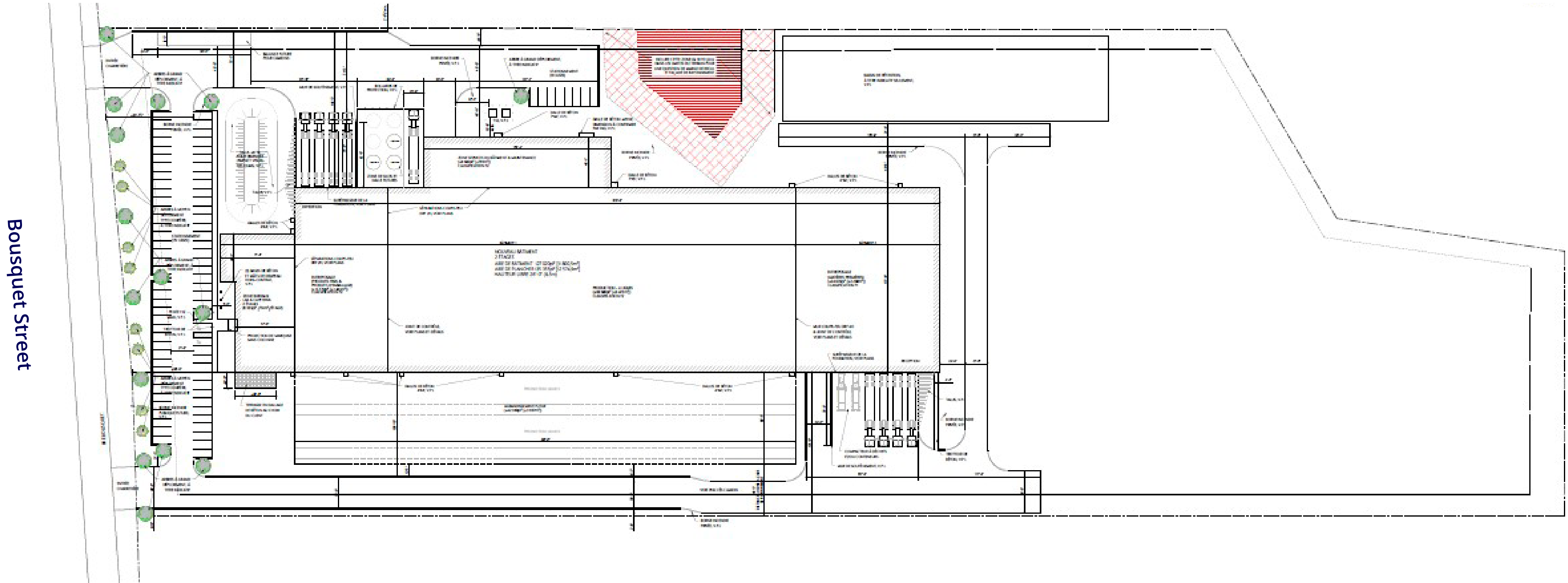
Building Area:
± 135,355 SF



Clear Height:
28'

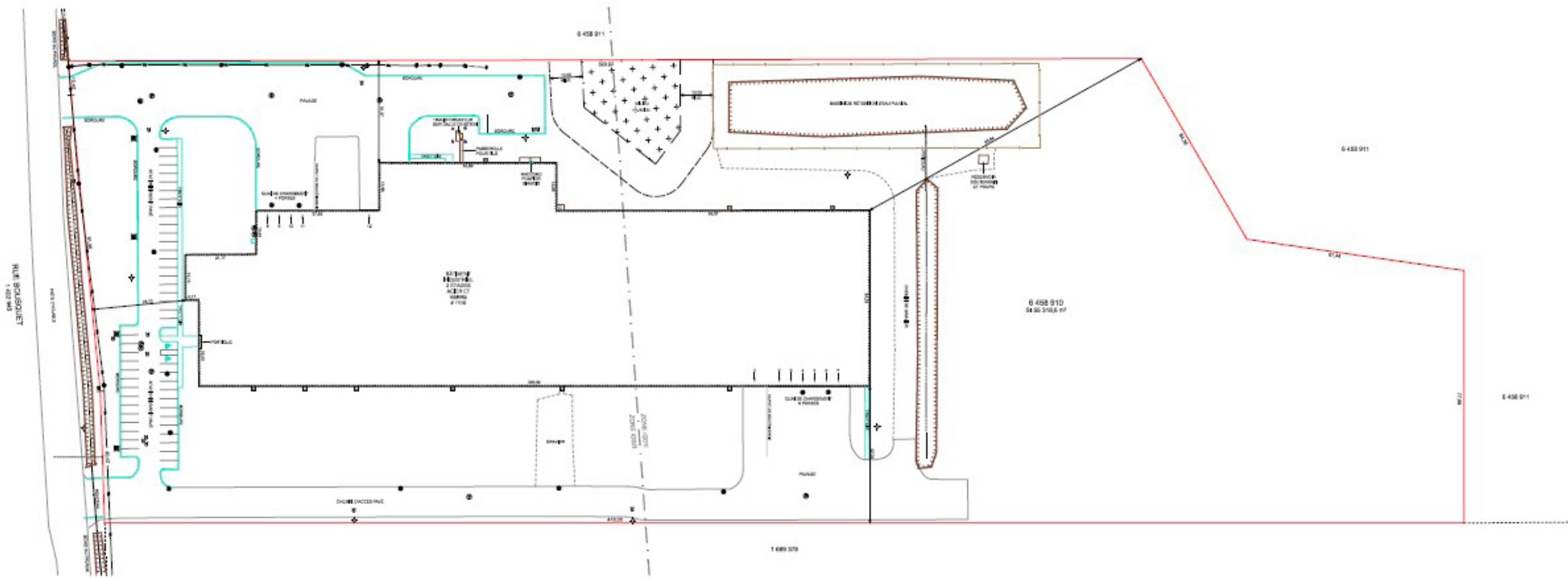


Shipping:
10 TL | 2 DI

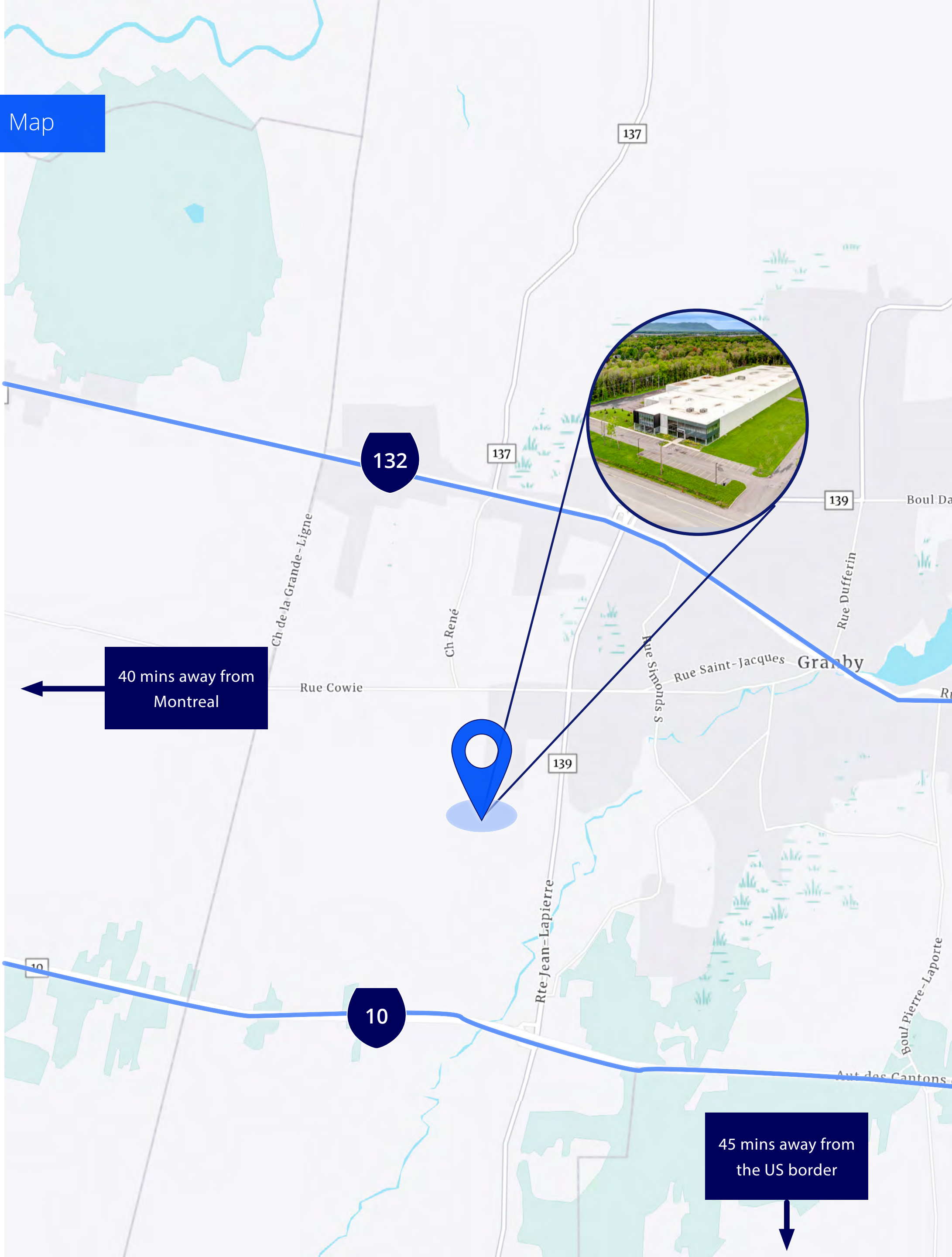


Certificate of Location & Map

Certificate of Location



Map





Colliers

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