



For Lease

Industrial Space

Ideal for warehousing and distribution and light industrial

**830 Godin Avenue,
Quebec City | QC**

Featured Benefits



Prime location
in the heart of the city



Excellent height
of 24' clear



Near many
amenities



Proximity to
Highway 40



Property Overview

Civic Address 830 Godin Avenue, Quebec City

Zoning Industrial

Zoning information

- C1 Administrative services
- C2 Retail Sales and Services
- C36 Repair shop
- C37 Auto Body Shop
- C40 Warehouse generator
- I2 Craft industry
- I3 General Industry

Availabilities

Total Area

- Suite 90: 24,158 SF
- Suite 15: 17,836 SF
- Can be combined: 41,994 SF

Shipping 9 TL | 1 DI

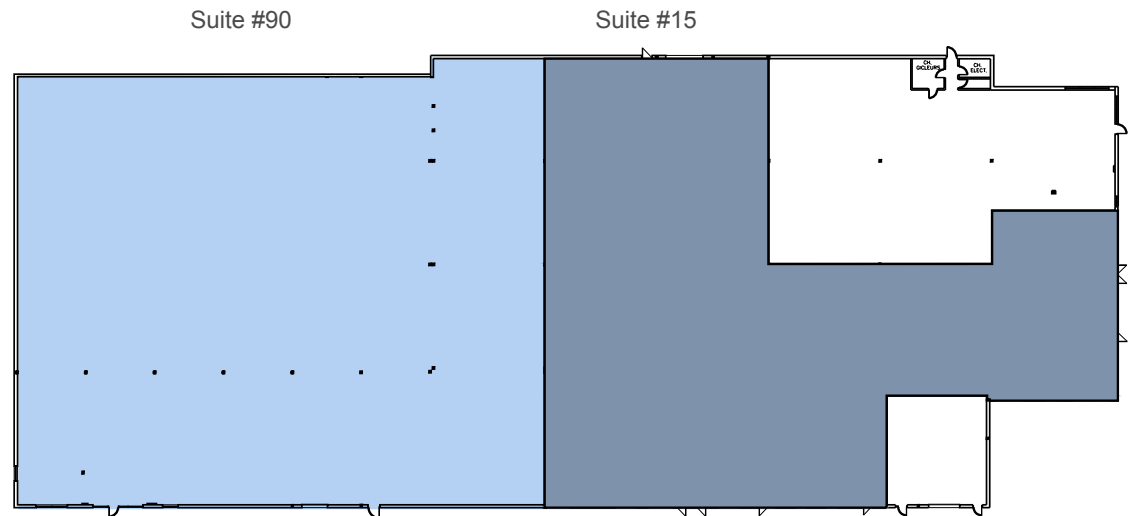
Availability Immediately

Clear Height ±18' to 24'

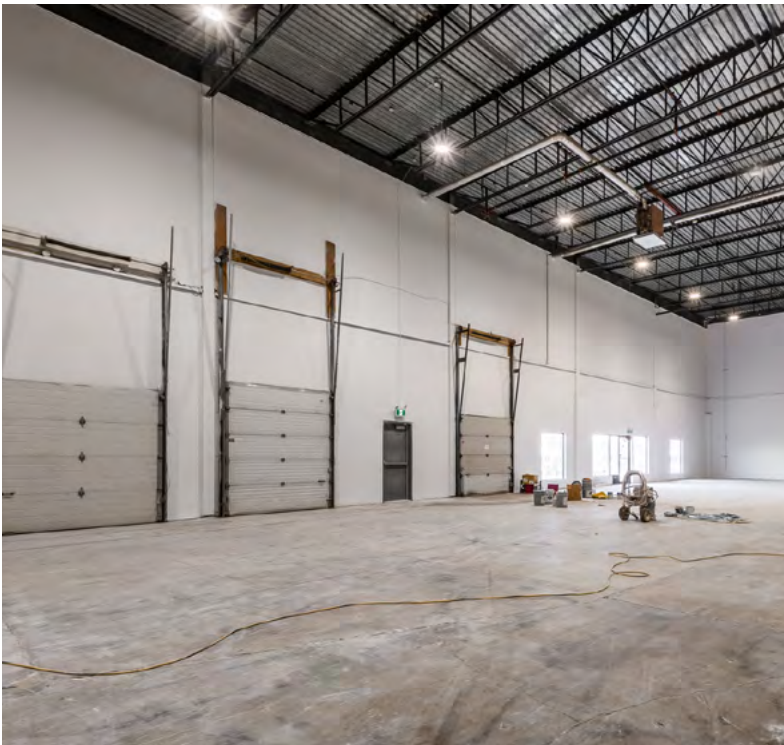
OPEX \$4.95/ SF (Energy: Metered)




**Asking Rental Rate:
Contact Broker**




Site plan





Nearby Amenities


 830 Godin Avenue,
Quebec City, QC


- | | |
|----|--------------------------|
| 1 | Chez Ashton |
| 2 | Cécile et Ramone |
| 3 | Oeuforie/Steak-Frites |
| 4 | Transit Café |
| 5 | Fitness Depot |
| 6 | Yoga Fitness Lebourgneuf |
| 7 | Ultramar |
| 8 | Petro-Canada |
| 9 | Metro |
| 10 | Maxi |
| 11 | IGA |
| 12 | Dollarama |

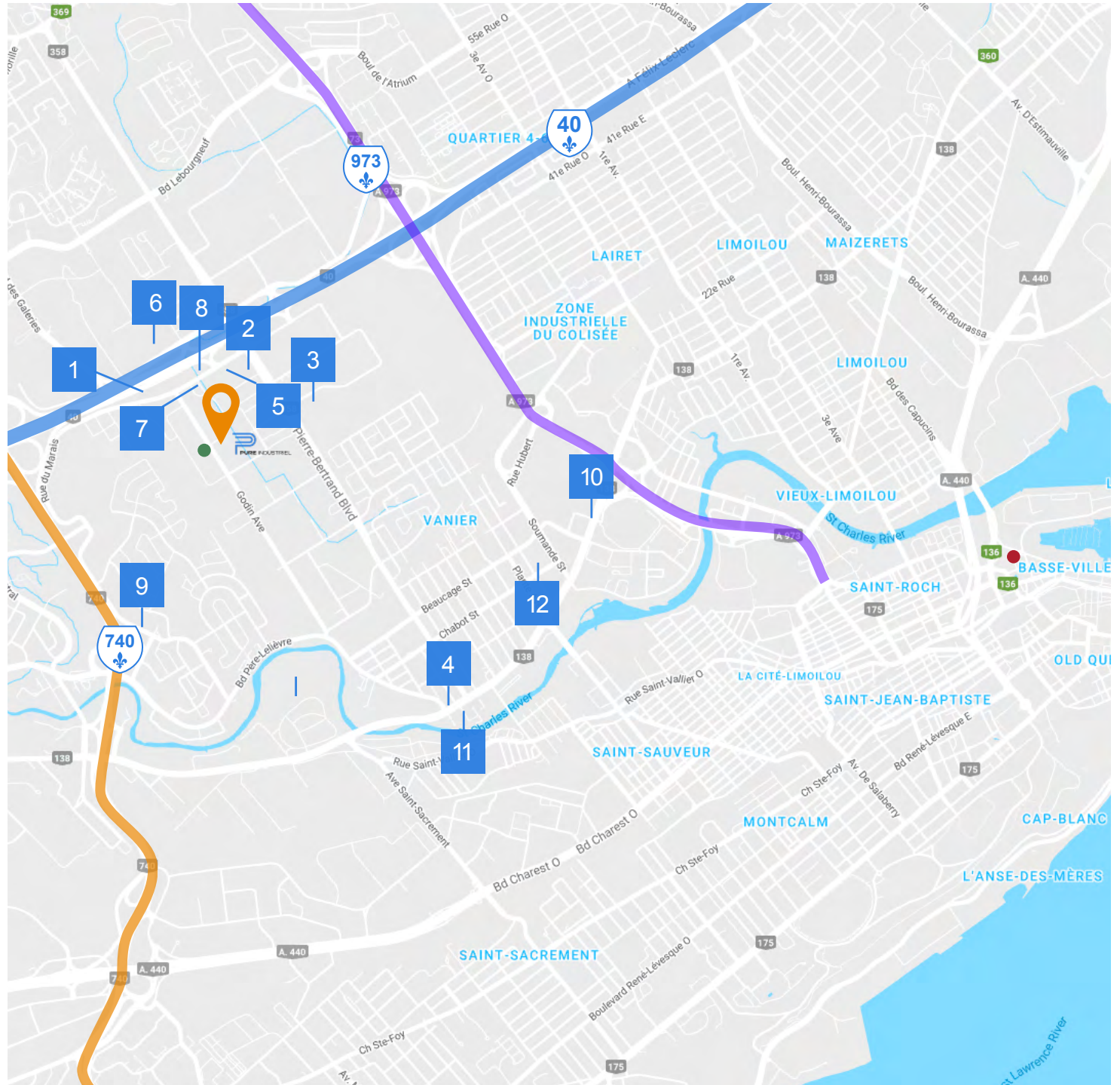
 **Highway 40**
800 m | 2 minutes

 **Highway 740**
3 km | 6 minutes

 **Highway 973**
2.5 km | 5 minutes

 **Gare du Palais (Intermodal)**
7.5 km | 15 minutes

 **Bus 85**
65 m | 2 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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