



# 1255 Du Blizzard Street

Industrial Space for Lease

DEBERTIN 

# Rental Conditions

Net rent	\$17.00 + 3% per year
Additional rent (est. 2026)	\$7.50
Energy	Metered
Cleaning	Excluded
Shipping	<ul style="list-style-type: none"> <li>• 1 loading dock</li> <li>• 3 ground-level doors 12' x 14'</li> </ul>
Parking	Exterior free
<i>Rates are expressed per square foot per year</i>	



# Property Description

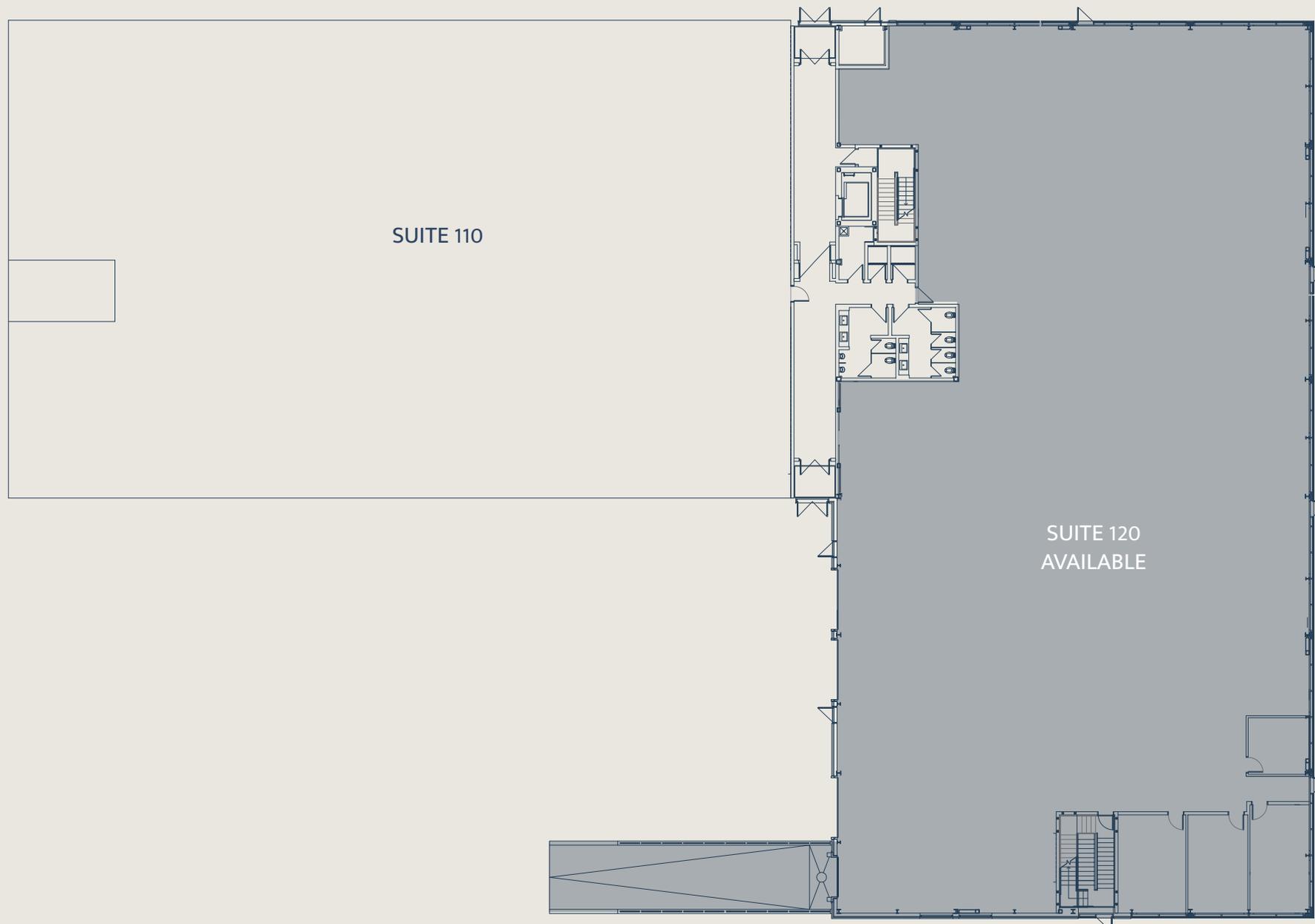
Type	Industrial and Office
Building Area	65,660 sq. ft.
Number of Floors	2
Year of Construction	2020
Exterior Parking	150
Clear Height	21'
Services and amenities	<ul style="list-style-type: none"> <li>• Lockers and showers</li> <li>• Close to several restaurants and the Galeries de la Capitale</li> </ul>

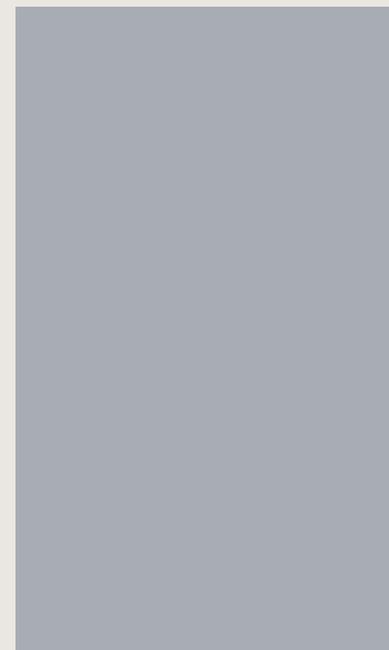




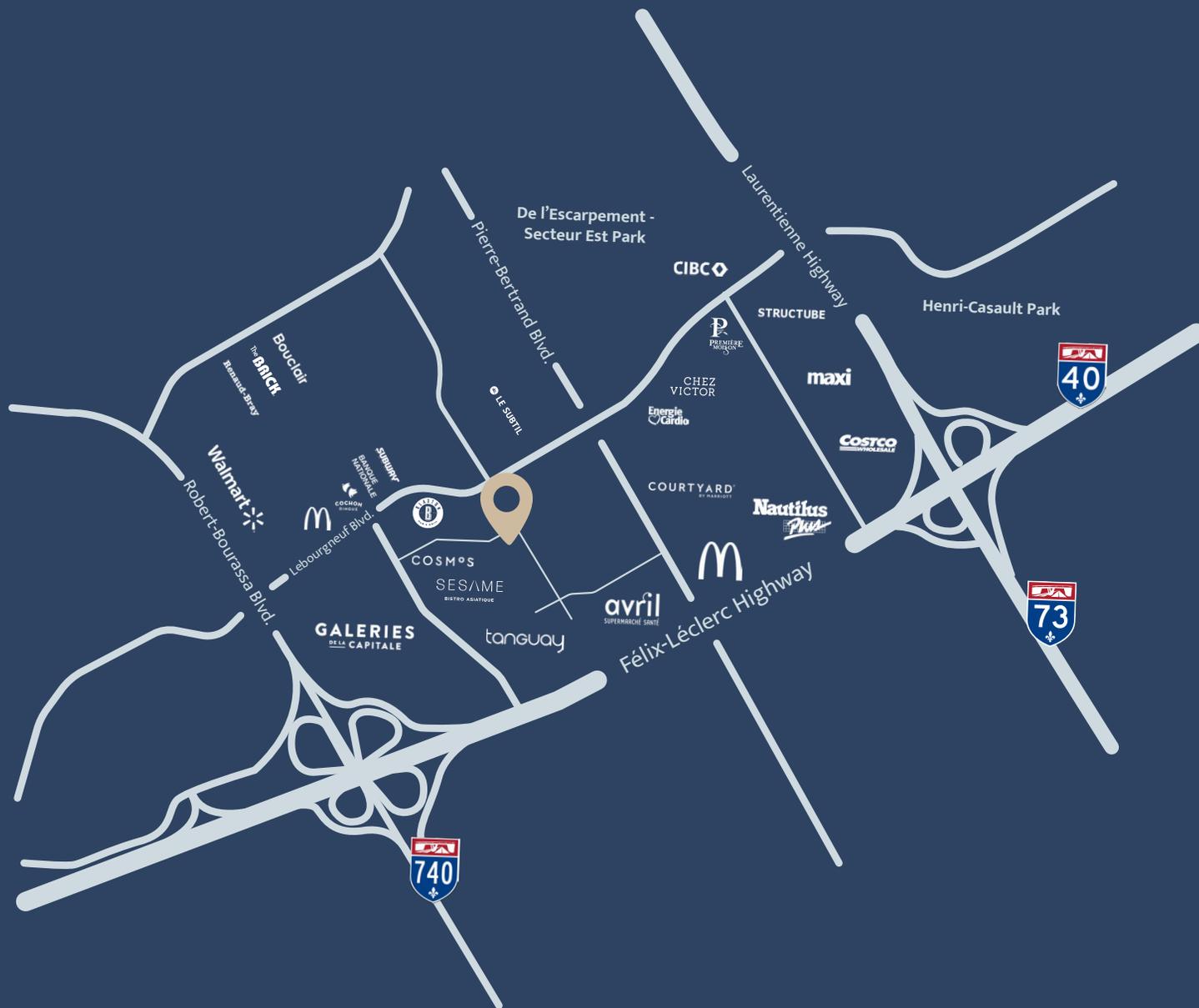
# Floor Plan - Ground floor

17,040 SQ. FT.





# Location



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Close to Les Galeries de la Capitale, restaurants and services



Just a 5-minutes walk to bus routes 82, 185, 272, 382, 582, 803 and 982



Only 2 minutes from highways 40, 73 and 740