

FOR SALE

137,025 SF

**REDUCED
PRICE**

savills

1 LEE BOULEVARD, WARWICK, QC JOA 1M0

Industrial building available for immediate occupancy

REDUCED PRICE: \$5,000,000
\$36.49 / SF

- Located in the heart of Warwick, Quebec with rapid access to highways 20 and 55
- Property is well maintained, boasts a good office to warehouse ratio
- Immediate Occupancy
- Clear heights up to 22'

Building Area	137,025 SF
Land Area	211,979 SF
Shipping	2 truck-level doors
Zoning	Industrial
Lot Number	4 906 822

1 Lee Boulevard



ASKING PRICE

~~\$9,900,000~~

NOW ASKING \$5,000,000

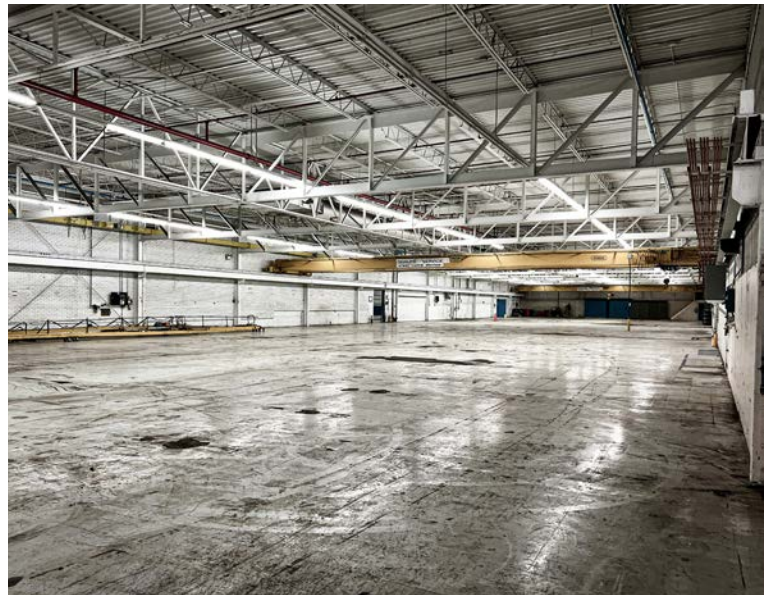
FINANCIAL DETAILS

Municipal Evaluation (2022-2024)

Land	\$157,500
Building	\$2,453,200
Total	\$2,610,700

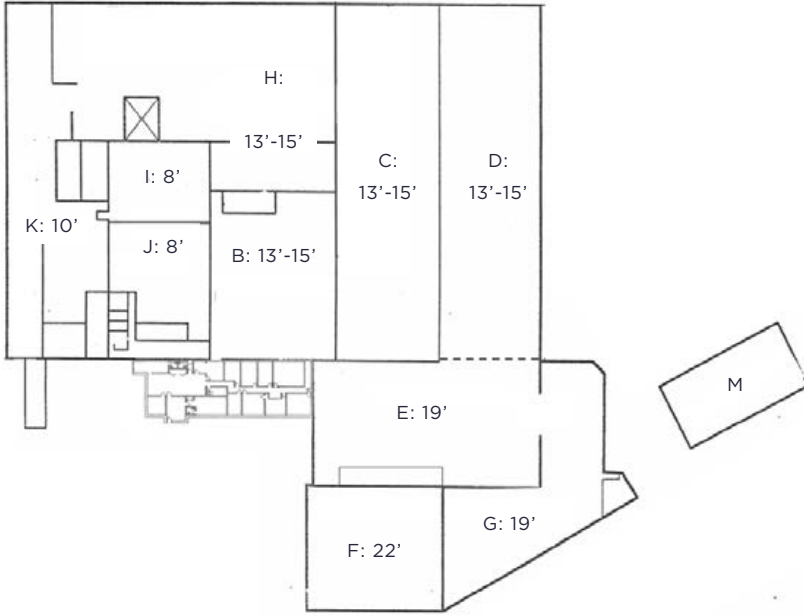
Taxes (2021)

Municipal	\$47,520
School	\$11,678
Total	\$59,198



1 Lee Boulevard

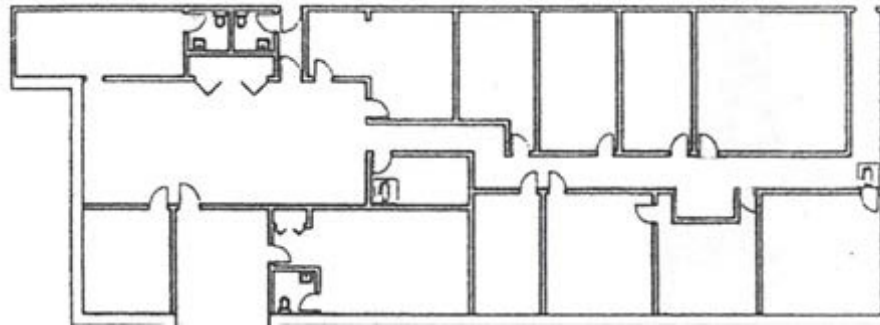
GROUND FLOOR PLAN



SECOND FLOOR PLAN



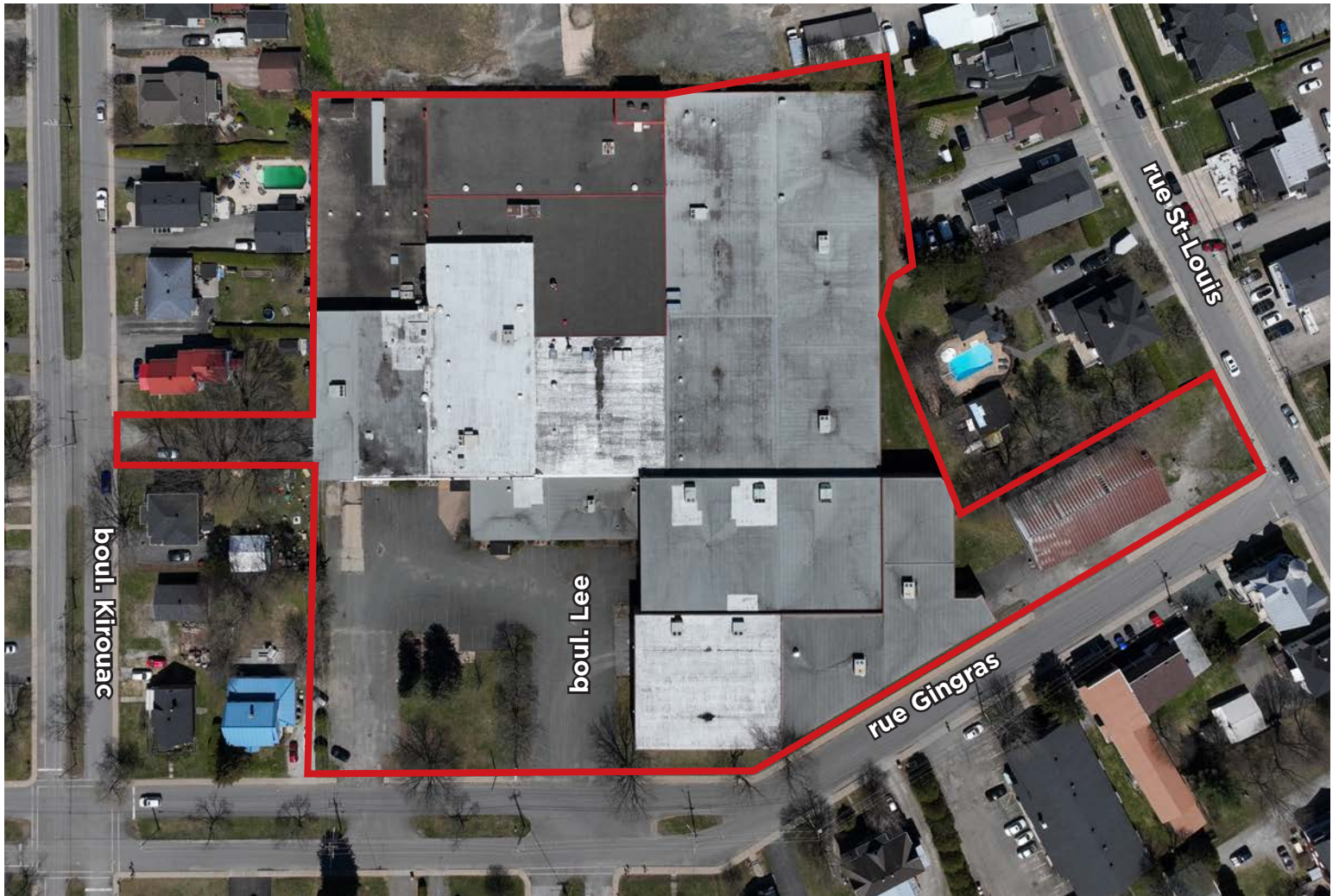
GROUND FLOOR OFFICE PLAN



1 Lee Boulevard



1 Lee Boulevard



Brandon Allen, SIOR
Executive Vice President
Certified Real Estate Agent,
+1 514 402 6052
ballen@savills.ca

Antoine Dumas
Executive Vice President
Real Estate Broker
+1 514 917 7760
adumas@savills.ca

3773 boulevard Côte-Vertu, Saint-Laurent, Québec H4R 2M3 | +1 514 416 1270

The information contained in this communication has been obtained from a variety of sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY OR ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE AND TO ANY SPECIFIC CONDITIONS IMPOSED BY THE PROPERTY OWNER OR LESSOR.