

FOR SALE

UNIQUE OPPORTUNITY TO ACQUIRE
AN INDUSTRIAL REVENUE PROPERTY

SHERBROOKE, QC

100% long-
term leased

760-764
Joseph-
Louis-
Mathieu



BUILDING OF 33,230 SF
ON A LAND OF 135,528 SF

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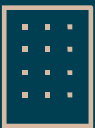
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Investment Highlights



High-quality new construction

760-764 Joseph-Louis-Mathieu is a Class A industrial building built in 2022. It features 3 loading docks, 2 floor-level doors and 24-foot-high ceilings. The building is equipped with ESFR sprinklers and 600 amp/600 volt electrical inlets. The site also has 43 parking spaces. To date, the building covers only 25% of the lot, and the zoning in place allows for a maximum coverage of 50%, which could potentially increase the leasable area on the site.



An investment sale

The opportunity presented is that of an investment through the purchase of a building with income in place. The asset has three tenants with long-term leases



Exceptional tenant profiles

The property is fully leased to three leading Canadian companies.

- Inox, a specialist in the custom manufacture of stainless steel parts and equipment for various industrial sectors, including food and pharmaceuticals.
- Robox, expert in the design and manufacture of corrugated boxes, offering customized packaging solutions with flexographic printing and die-cutting services.
- Purodora, manufacturer of innovative air and surface purification products for the residential, commercial, industrial and institutional sectors.

At a glance



Building Area*:
33,230 SF



Land Area:
135,528 SF



Zoning:
Industrial I0813



Parking:
43 stalls



Year built:
2022



Occupancy Rate:
100 %



Electricity:
600 Amp/600 Volts



Sprinklers:
ESFR



Clear Heights:
24'



Delivery:
3 loading docks,
2 drive-in doors

* The Purodora premises include a 2,500 SF mezzanine, which is not included in the area of the lease or in the posted area of the building.

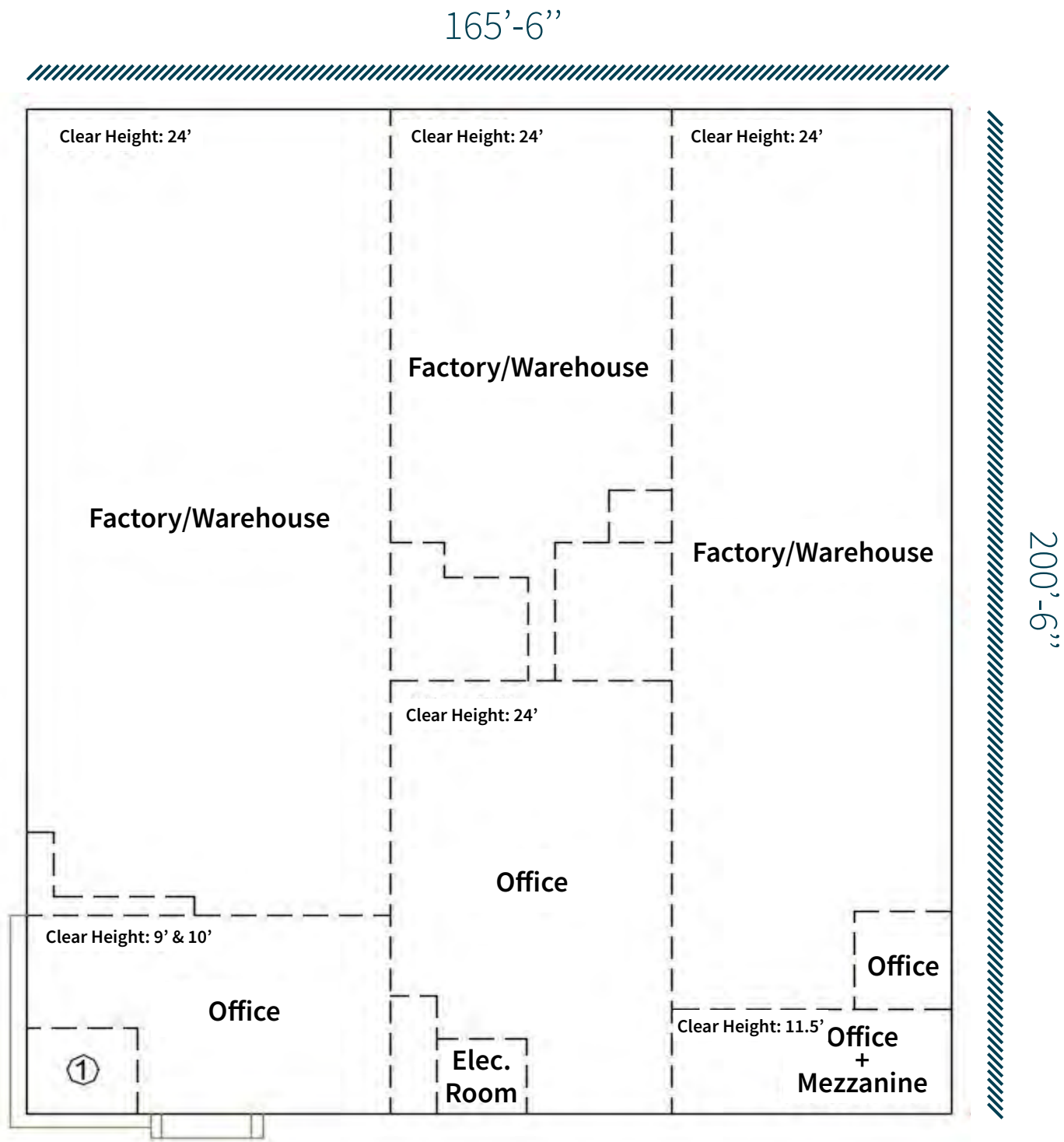
Property Overview

760-764 Joseph-Louis-Mathieu is a 33,230 SF industrial flex building located on 135,528 SF of land in Sherbrooke. The asset is located in an industrial zoning, which allows the construction of a maximum two-storey building and a maximum coverage of 50% of the total land area.

Purodora is willing to renegotiate its lease to facilitate the transaction.



Site Plan







Sherbrooke Market

The combination of its strategic location, strong economic foundations, and skilled workforce makes Sherbrooke an attractive destination for industrial distribution and business investment in Quebec.

Market highlights



Strategic location



Excellent transportation infrastructure



Diversified economy with key sectors and a highly skilled workforce



Economic development strategy focused on attracting and supporting businesses in high-growth sectors

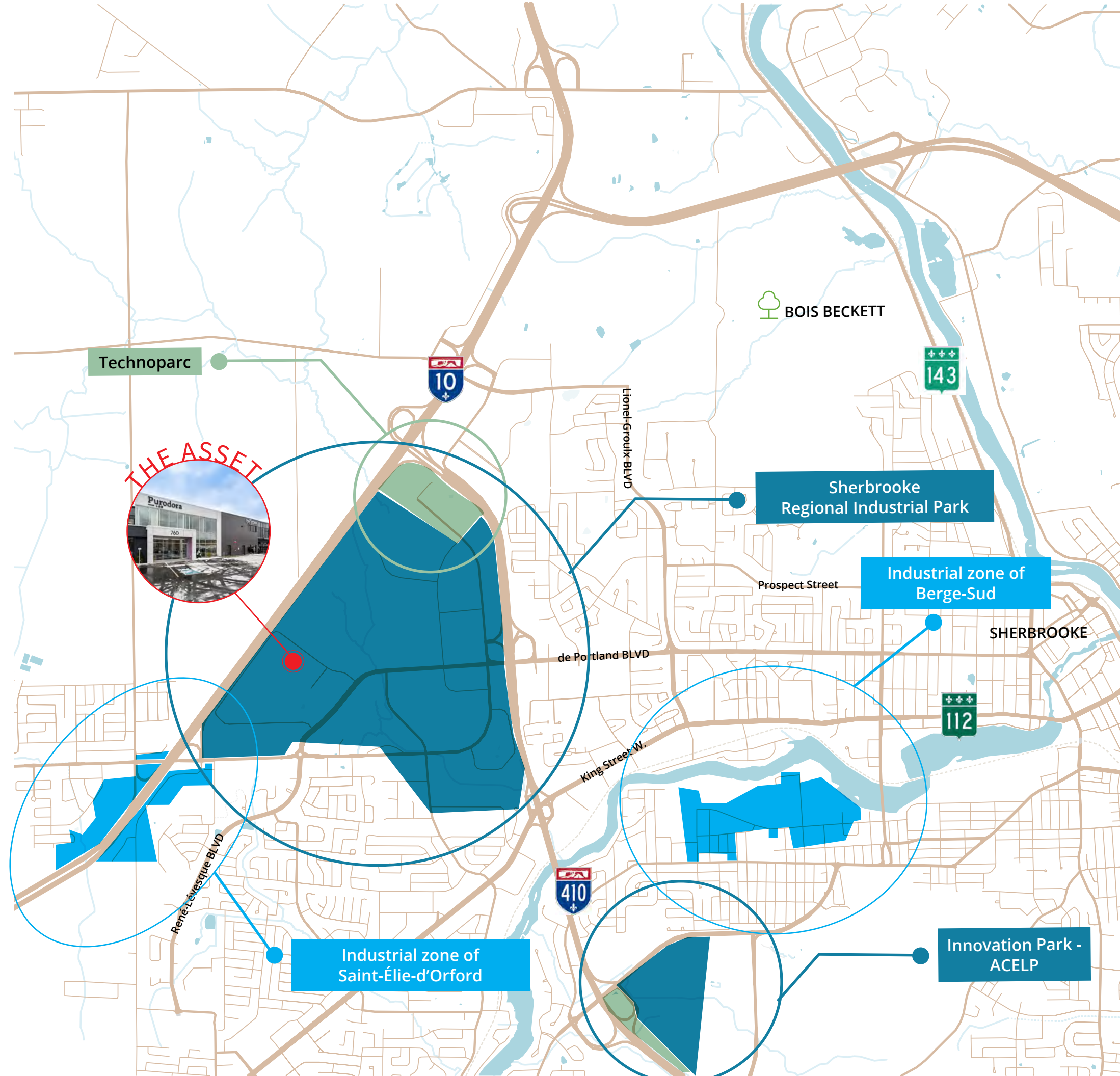


Growing population



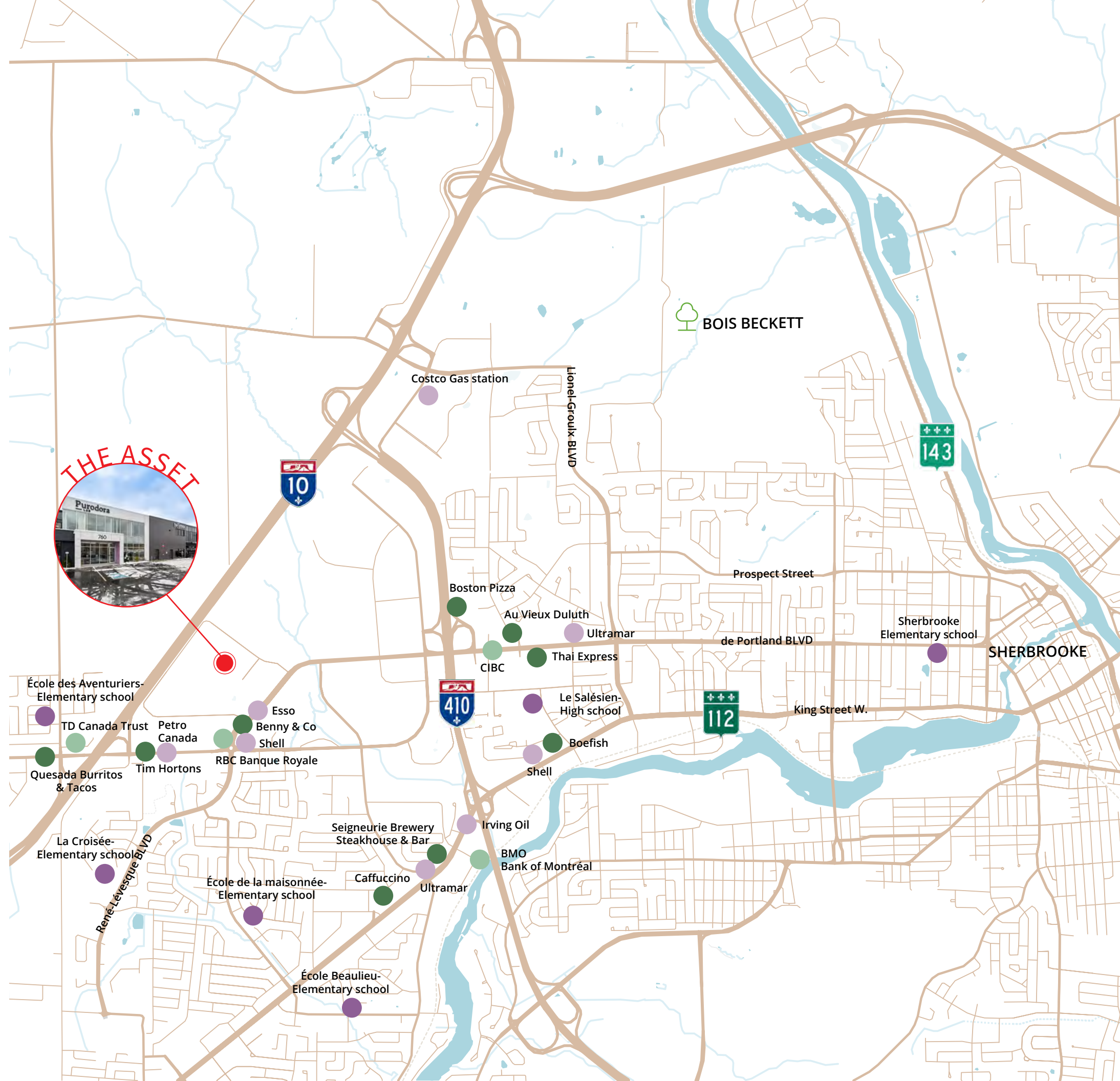
Location Highlights

- In the heart of Sherbrooke's industrial zone and the Innopole regional park
- Intersection of Antonio-Cameron Street and Joseph-Louis-Mathieu Street
- A few minutes from highways A-10 and 410
- The Innopole park is home to 185 companies and 5,670 jobs, forming a critical mass of diversified industrial uses.



Neighbourhood amenities

- Schools
- Restaurants
- Banks
- Gas stations



**We can support you with expert advice that
reflects your business needs and priorities**

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