



3023 Wilfrid-Hamel Blvd

Industrial space for rent

COMMENTS

- Up to 13,000 SF available
- Easy access by public transit and quick access to highways
- Large free outdoor parking

DEBERTIN 

Contact

JEAN-SÉBASTIEN ROUSSY
Director of Leasing
T 418 626 4141
js@debertin.ca

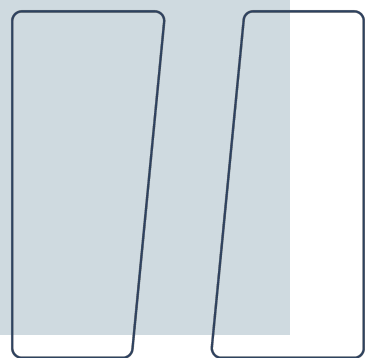
MICKAEL BERNIER
Leasing Advisor
T 418 626 4141
mickael@debertin.ca

DEBERTIN IMMOBILIER
1165 Boulevard Lebourgneuf,
bureau 180, Québec (Québec) G2K 2C9

debertin.ca

Available space

SUITE	AREA
109	3,486 SF
114	2,872 SF
118	6,796 SF
TOTAL	13,154 SF





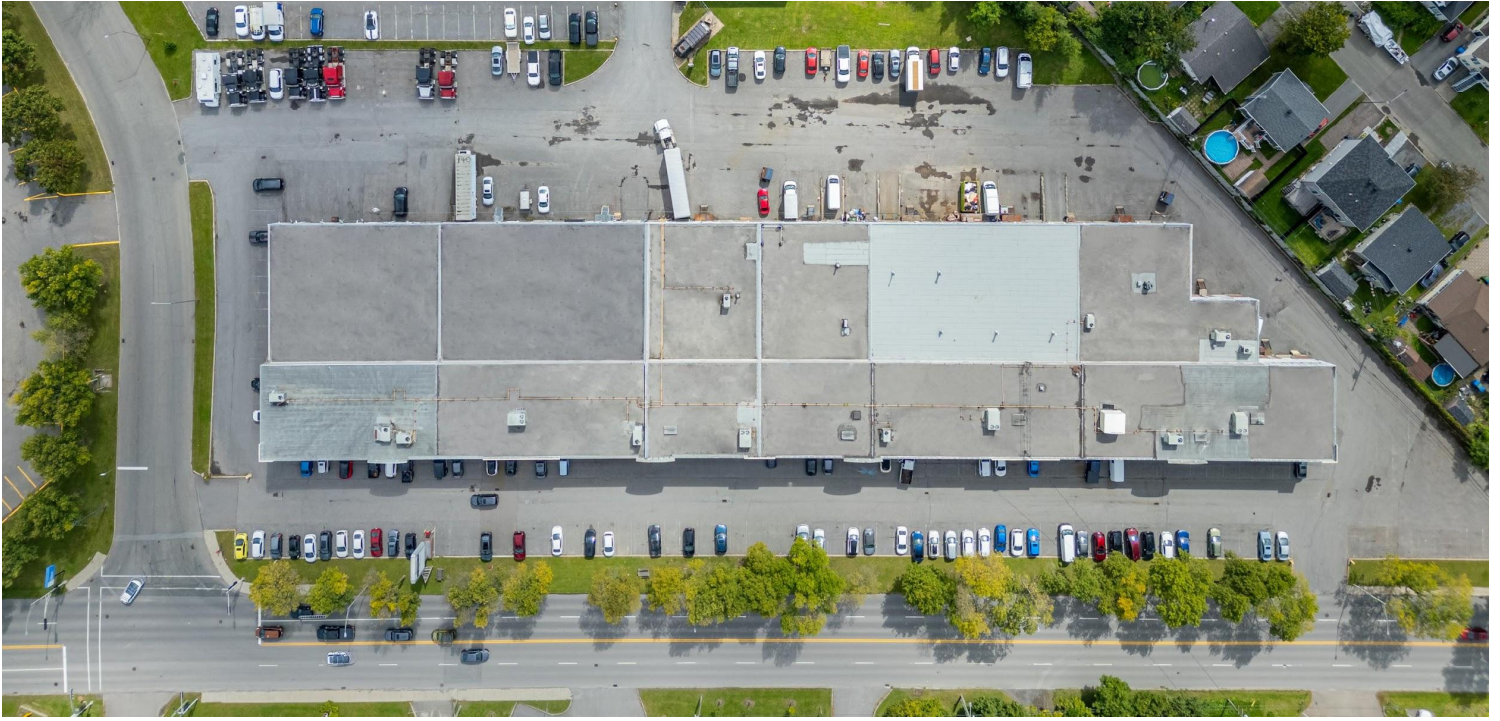
Rental conditions

NET RENTAL RATE* :	\$14.50 + 3% per year
TAXES & OPERATING EXPENSES (EST 2024)* :	\$7.45
ELECTRICITY :	Metered
PARKING :	Outdoor free

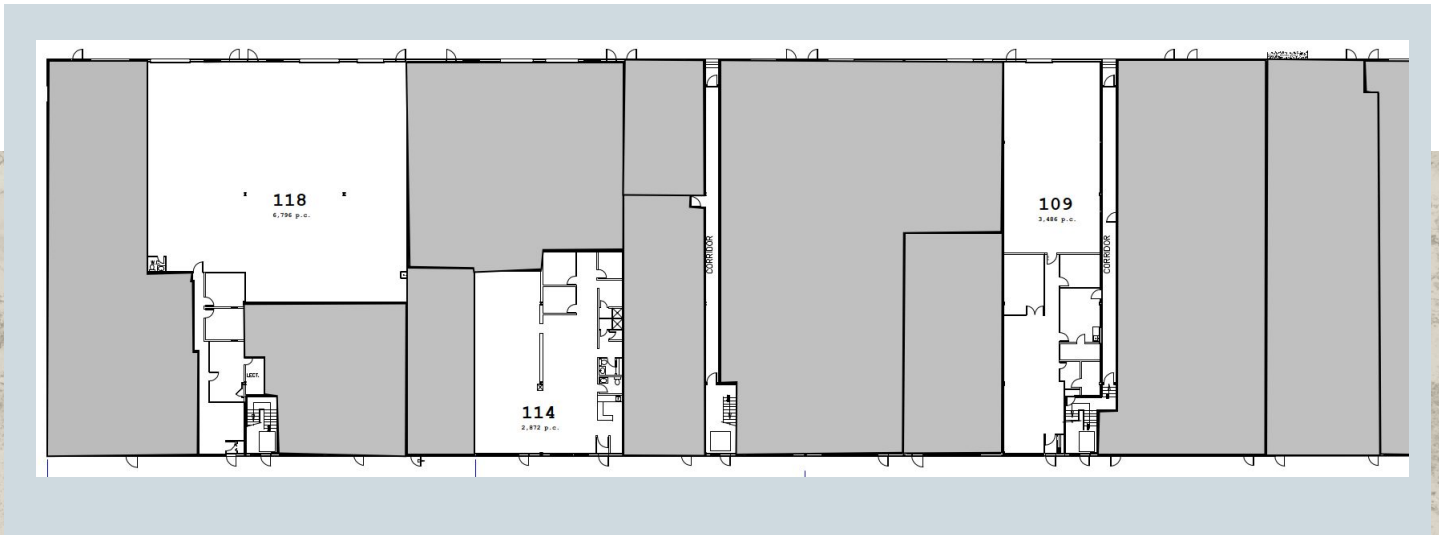
**Rates are expressed per square foot per year*

Property description

BUILDING AREA:	89,127 SF
CLEAR HEIGHT WAREHOUSE:	10' to 16'
YEAR OF CONSTRUCTION:	1979
PARKING :	270 outdoor spaces



1ST Floor plan





EASY ACCESS TO MAJOR HIGHWAYS

- Highway 573 (Henri IV)
- Highway 740 (Robert-Bourassa)

EASY ACCESS BY PUBLIC TRANSIT

WALKING DISTANCE TO MANY RESTAURANTS AND SERVICES



< 4 minutes



573, 740
< 2km



< 4 minutes



80, 980, 380, 580

Contact



JEAN-SÉBASTIEN ROUSSY
Director of Leasing
T 418 626 4141
js@debertin.ca



MICKAEL BERNIER
Leasing Advisor
T 418 626 4141
mickael@debertin.ca

DEBERTIN IMMOBILIER
1165 Boulevard Lebourgneuf,
bureau 180, Québec
(Québec) G2K 2C9
debertin.ca