

Charles-Malhiot Street, Trois-Rivières

FOR RENT
FOR SALE

Opportunity!

**Industrial Park
Trois-Rivières**



Industrial spaces - up to +/- 46 314 sq. ft.

Sylvain Dupré

Commercial - Industrial Real Estate Broker

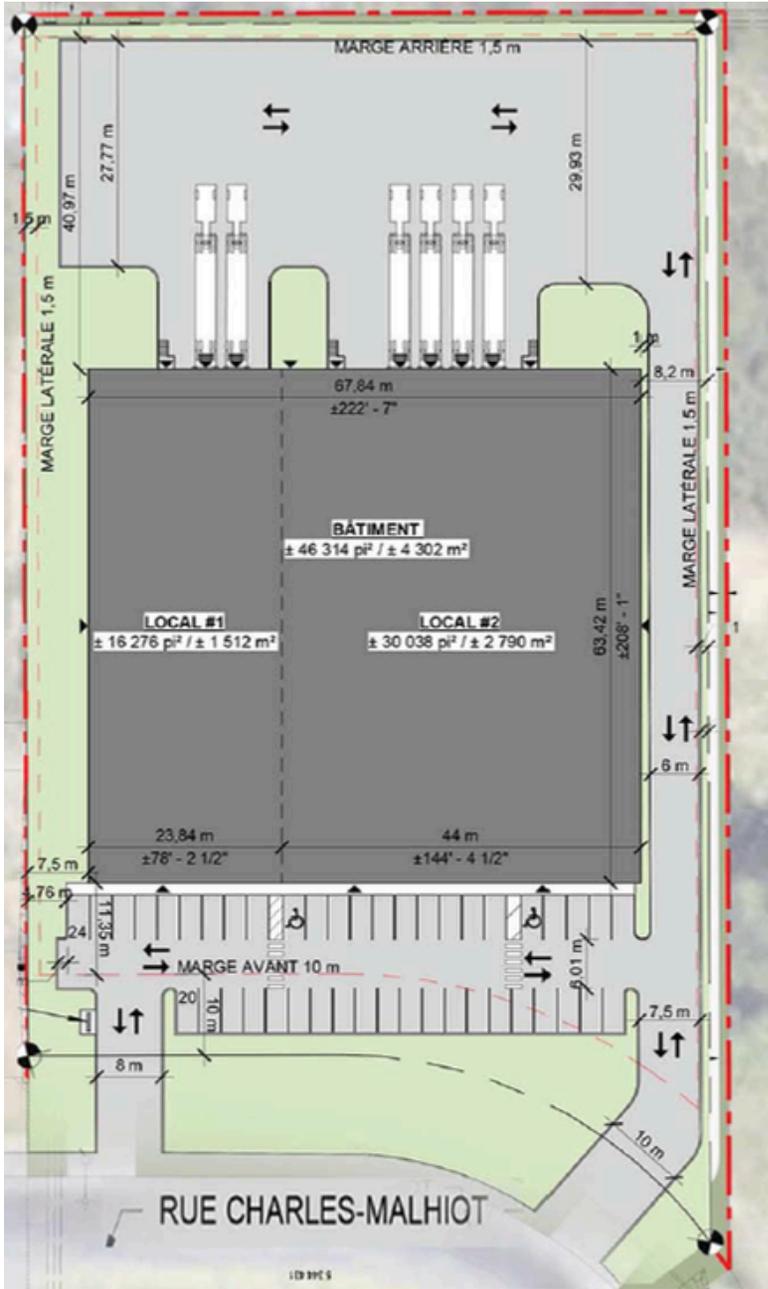
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PROPERTY INFORMATION

Year of Construction	2025-2026
Zoning	Industrial C7-I2-I3
Land Area	118 313 sq. ft.
Building	46 314 sq. ft.
Clear Height	32'
Parking Spaces	44
Unit 1	+/- 16 273 sq. ft.
Loading Docks	2
Unit 2	+/- 30 038 sq. ft.
Loading Docks	4
Availability	effective immediately
Rental Price	15 \$ sq. ft.
Additional Rent	+/- 2.50 sq. ft.



The Opportunity

HIGHLIGHTS



Availability now

- **Sprinklers**
- **LED Lighting**
- **Prime location for a distribution, warehousing, or manufacturing business**
- **New building constructed to the latest standards**
- **Excellent visibility and accessibility**

L'opportunité

RUE CHARLES-MALHIOT, TROIS-RIVIÈRES





• NEAR HIGHWAY 40 / 55 IN THE CARREFOUR INDUSTRIAL PARK

• 6 MINUTES (5KM) FROM TROIS-RIVIÈRES AIRPORT

• 10 MINUTES (9 KM) FROM TROIS-RIVIÈRES PORT

• 26 MINUTES (31 KM) FROM BÉCANCOUR PORT

The Opportunity

CHARLES-MALHIOT STREET, TROIS-RIVIÈRES





SYLVAIN DUPRÉ

REAL ESTATE BROKER
RESIDENTIAL | COMMERCIAL | INDUSTRIAL

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