



Large multi-purpose industrial building

- Great opportunity to lease a whole industrial building consisting of 63,155 square feet of warehouse space and 9,400 square feet of office space.
- Several activities are possible thanks to the multiple layouts, including a large storage section with a mezzanine, as well as a complete office space with kitchen and closed offices.
- The property includes a compressed air network connected to several drains throughout the warehouse, as well as T8 lights in the warehouse section.



72,555 square feet of
available space



Clear height of
10 to 11 feet



80 outdoor parking
spaces



Available in
30 days

Get more information

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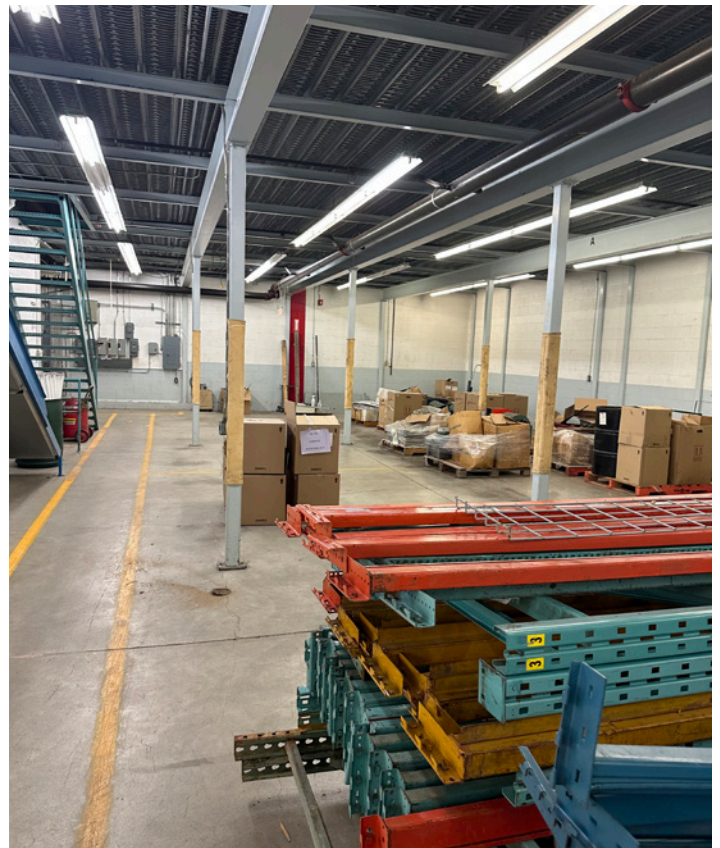
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Lease details

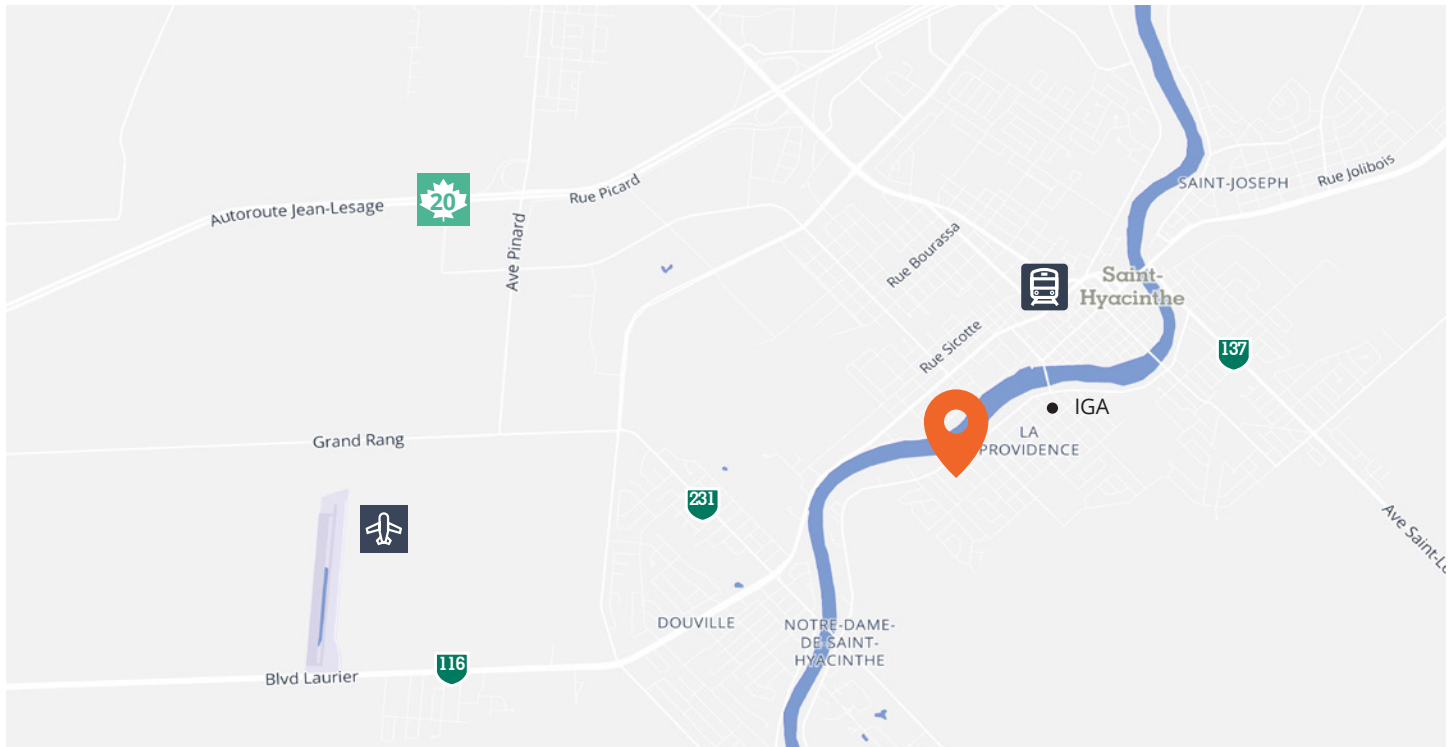
Available area	72,555 square feet (subdividable from 30,000 square feet)
Office area	9,400 square feet
Warehouse area	63,155 square feet
Drive-in door	1 (12' x 10')
Loading docks	2
Clear height	10' to 11'
Space between columns	27 x 31 & 33 x 26
Base rent	Contact broker
Municipal & school taxes	\$0.72 / square foot
Electrical capacity	1200 amps
Natural gas	Building connected to the network
Lighting	T8 lights in the warehouse section



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Location

- The building is located less than a 10-minute drive from downtown Saint-Hyacinthe offering a multitude of services, including restaurants, cafés, gas stations, pharmacies, big box stores (IGA).
- The property is close to Highway 20 and Routes 116, 231 and 137 giving the building good accessibility from major highways.
- The building is located 8 kilometers from Saint-Hyacinthe Airport.



Saint-Hyacinthe Via Rail train station less than 5 km away



10-minute drive to Saint-Hyacinthe Airport



Close to Highway 20 and Routes 116, 231 and 137



Several services available in downtown Saint-Hyacinthe 2 km away

Industrial building for lease

15855 Hubert Avenue



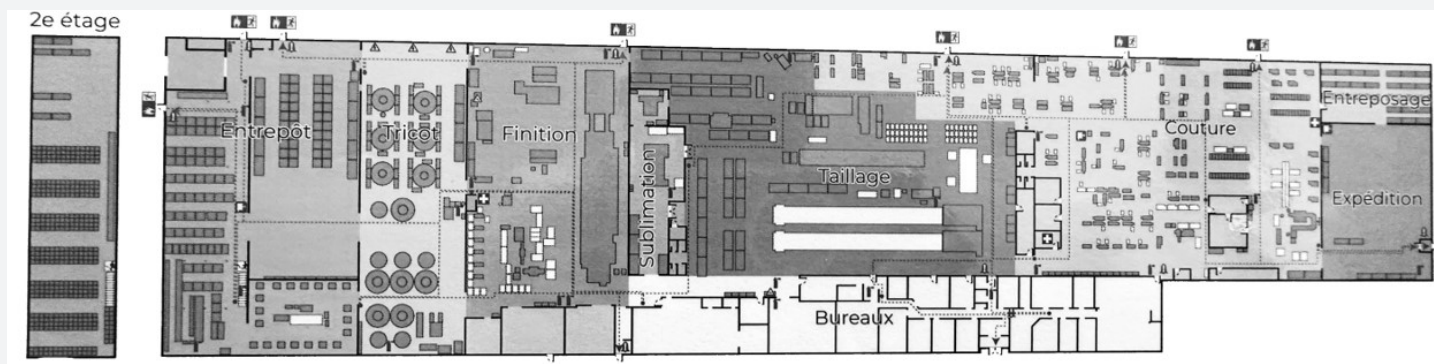
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FLOOR PLAN



**Want to plan a tour?
Contact us for more information.**

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