



1318, rue Louis-Marchand, Beloil, QC, J3G 6S3

Condo industriel de 3 500 pi² situé dans le parc industriel de Beloil — Sortie 109 de l'autoroute 20

3,500 ft² industrial condo located in the Beloil Industrial Park — Exit 109 off Highway 20

Paul-Éric Poitras

Président
Courtier immobilier agréé DA - Commercial
Immobilier Paul-Éric Poitras inc.

☎ 514 866 3333 x222

☎ 514 993 2035

✉ pepoitras@naiterramont.ca

CARACTÉRISTIQUES DE L'UNITÉ | UNIT FEATURES



Superficie (pi²) | Area (ft²)

Bureau mezzanine Office	± 500
Bureau RC Ground Floor Office	± 500
Entrepôt RC Ground Floor Warehouse	± 2 500
Total	± 3 500

Dimensions

Unité Unit	27' x 117'
--------------	------------

Disponibilité | Availability

Vacant



Taux de location net (\$|pi²) | Net Rental Rate (\$|ft²)*

Frais d'exploitation estimés 2025 (\$ pi²)	13,00 \$
Estimated operating expenses 2025 (\$ ft²)	3,60 \$

*Promotion sur bail de 5 ans disponible – Contacter le courtier
5-Year Lease Promotion Available – Contact the Broker

Énergie, électricité et gaz au compteur | Energy, electricity and gas metered



Construction - 2006

Panneaux d'acier isolés
Insulated Steel Panels



Porte au sol

Drive-in Door
1 (12' x 14')



Entrée électrique

Electric Entry
300 A, 600 V



Hauteur libre

Clear Height
21'



Chauffage | Heating

Gaz naturel et électrique
Natural Gas & Electric



Terme du bail

Lease Term
5 ans | years



Stationnement | Parking

3 espaces
3 Stalls



Éclairage | Lighting

DEL | LED

DÉSIGNATION ET ZONAGE | DESIGNATION AND ZONING



Zonage | Zoning

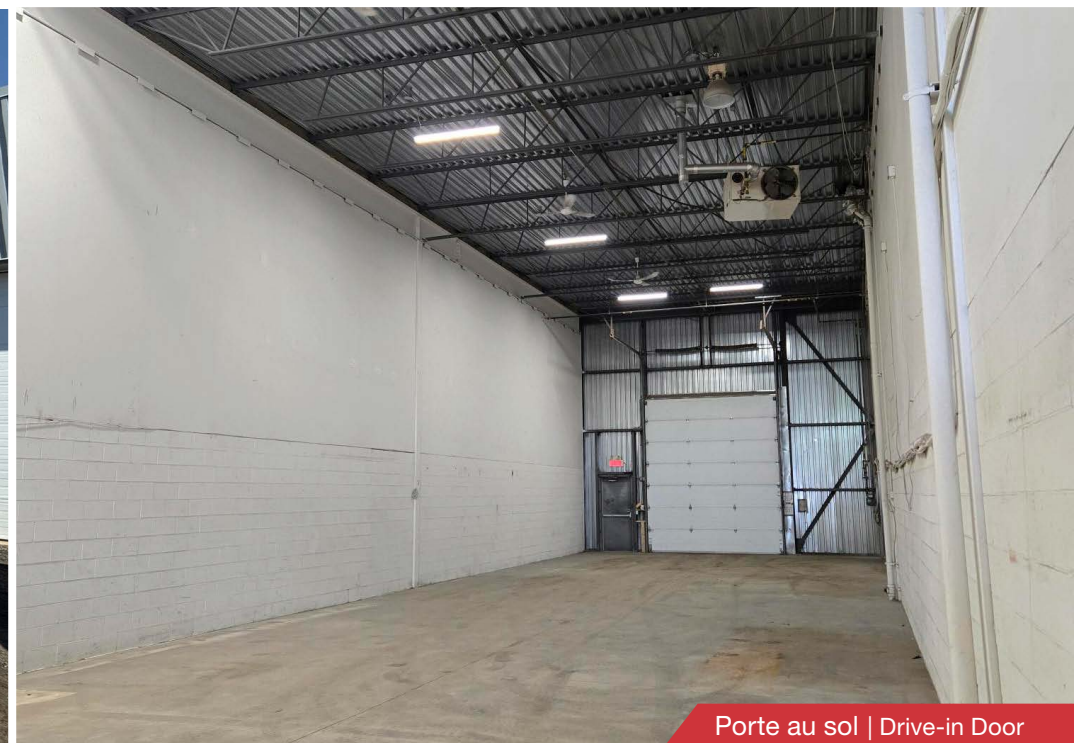
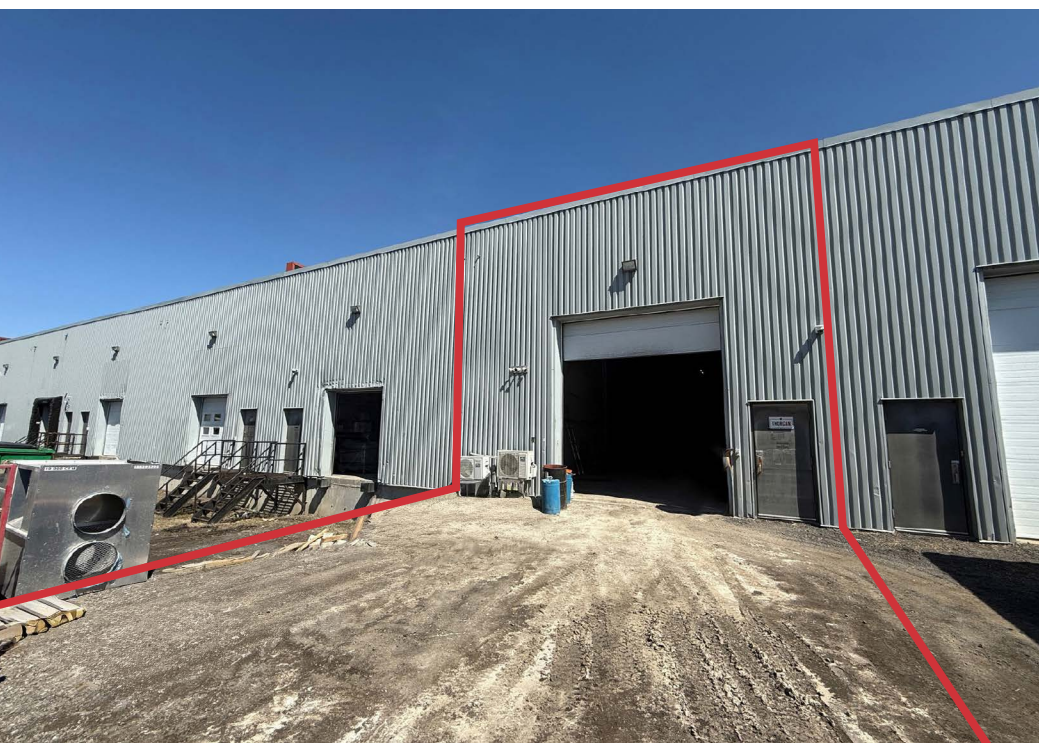
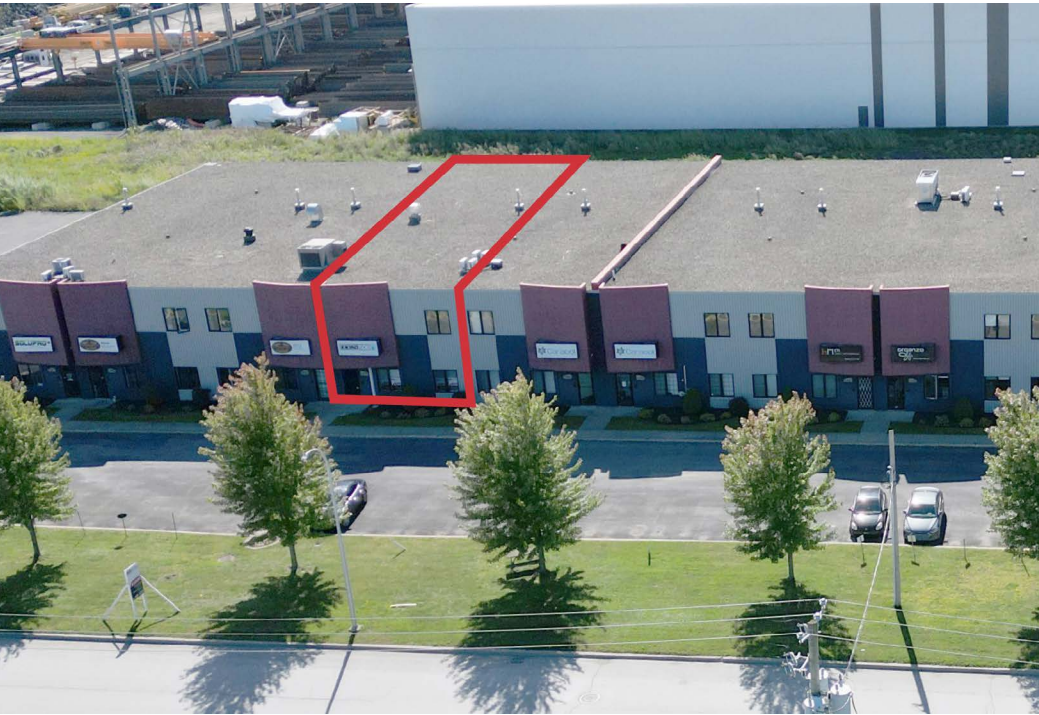
Industriel | Industrial

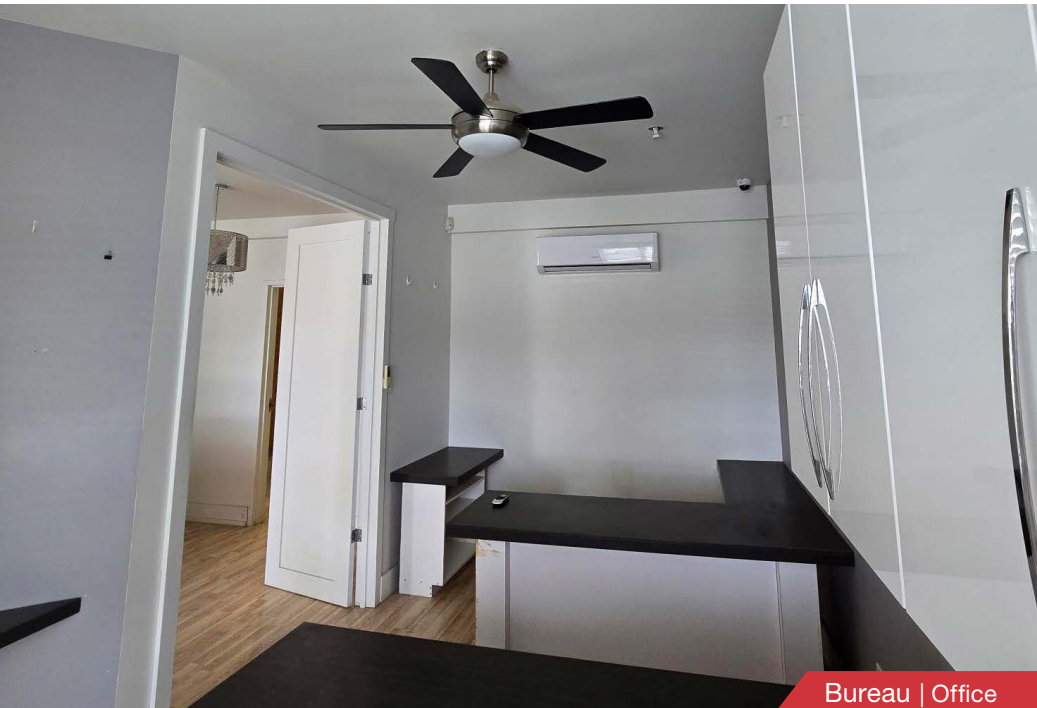
Numéro de lot | Lot Number

(Cadastre du Québec)

4 553 267



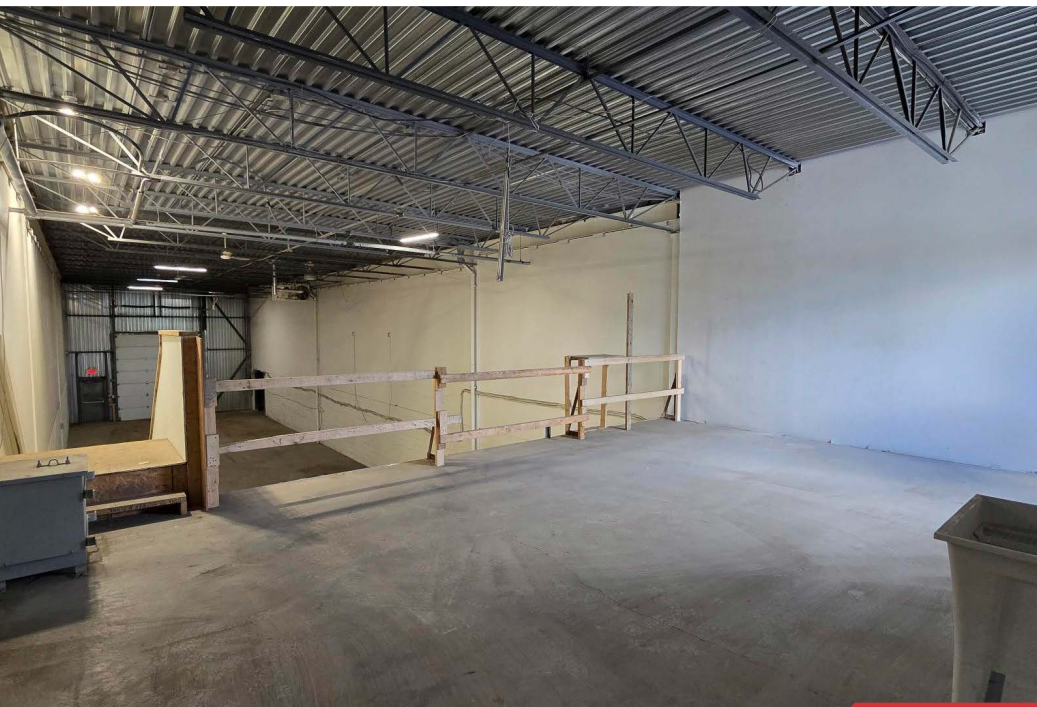




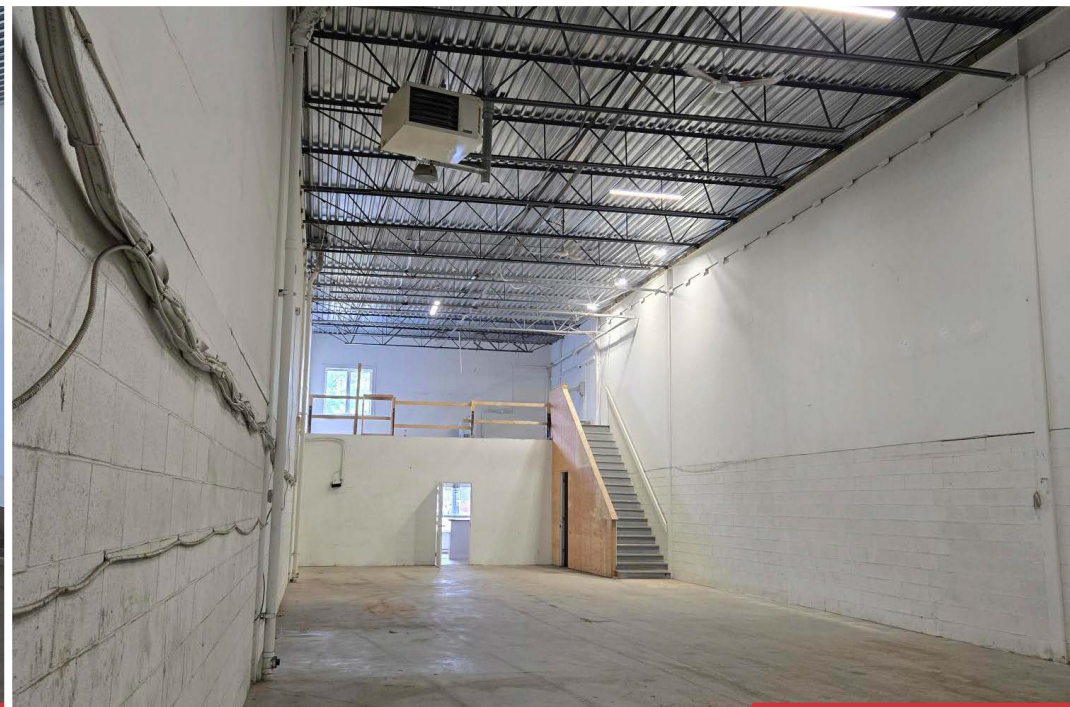
Bureau | Office



Accueil | Reception

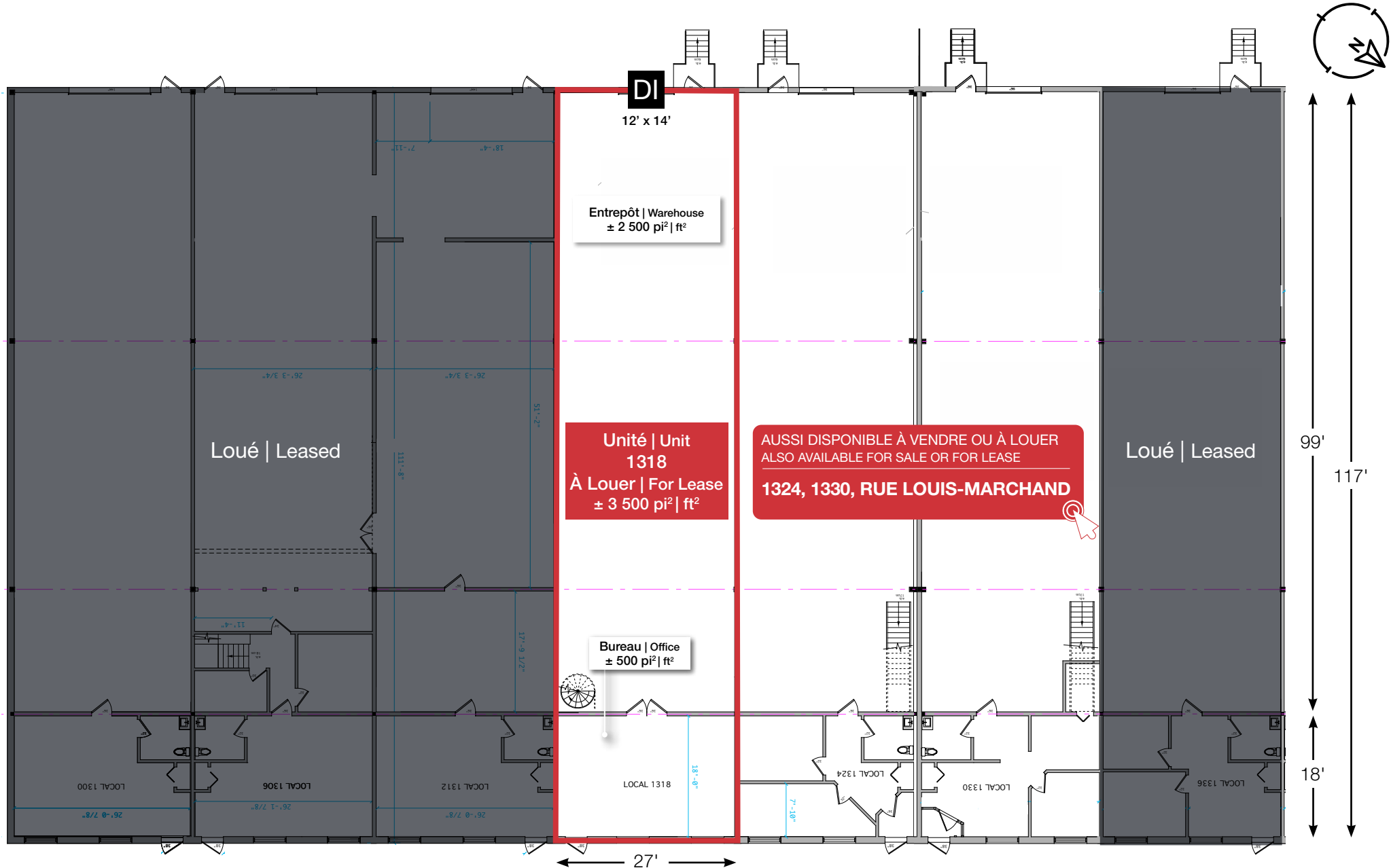


Mezzanine



Entrepôt | Warehouse

PLAN DU REZ-DE-CHAUSSÉE | GROUND FLOOR PLAN

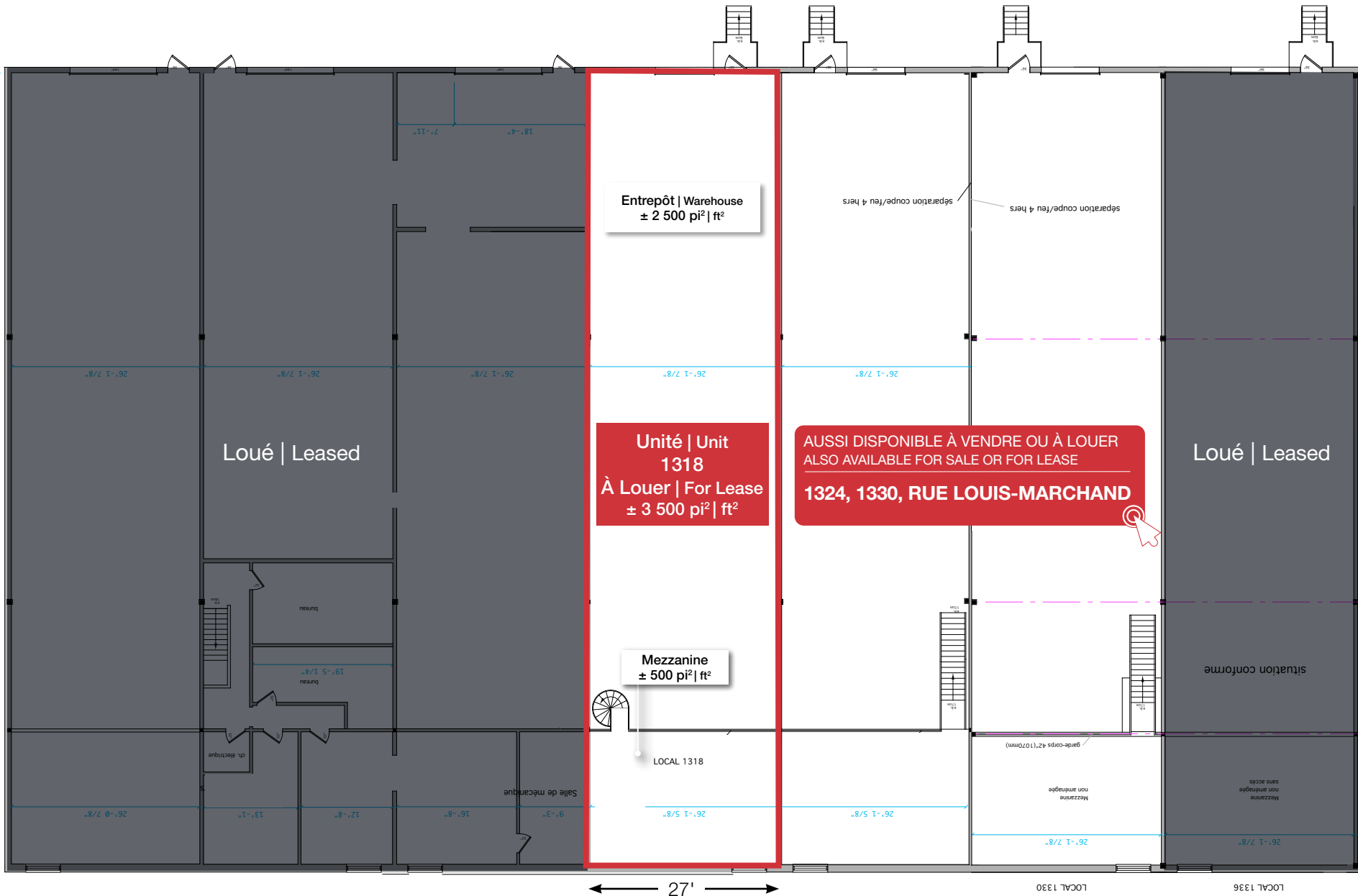


RUE LOUIS-MARCHAND

PLAN DE LA MEZZANINE | MEZZANINE PLAN



99'
117'
18'



Entrepôt | Warehouse
± 2 500 pi² | ft²

Unité | Unit
1318
À Louer | For Lease
± 3 500 pi² | ft²

Mezzanine
± 500 pi² | ft²

LOCAL 1318

AUSSI DISPONIBLE À VENDRE OU À LOUER
ALSO AVAILABLE FOR SALE OR FOR LEASE

1324, 1330, RUE LOUIS-MARCHAND

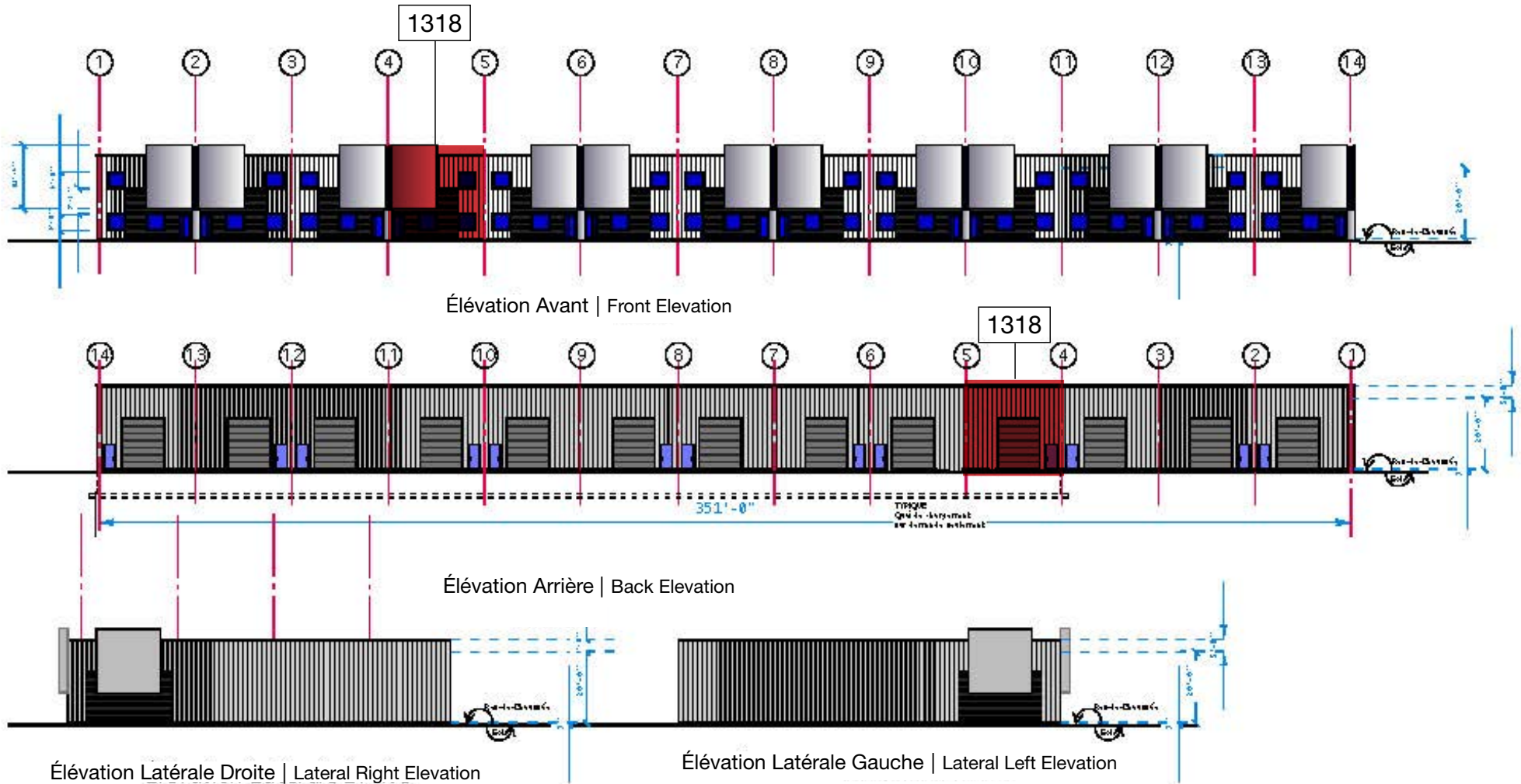
27'

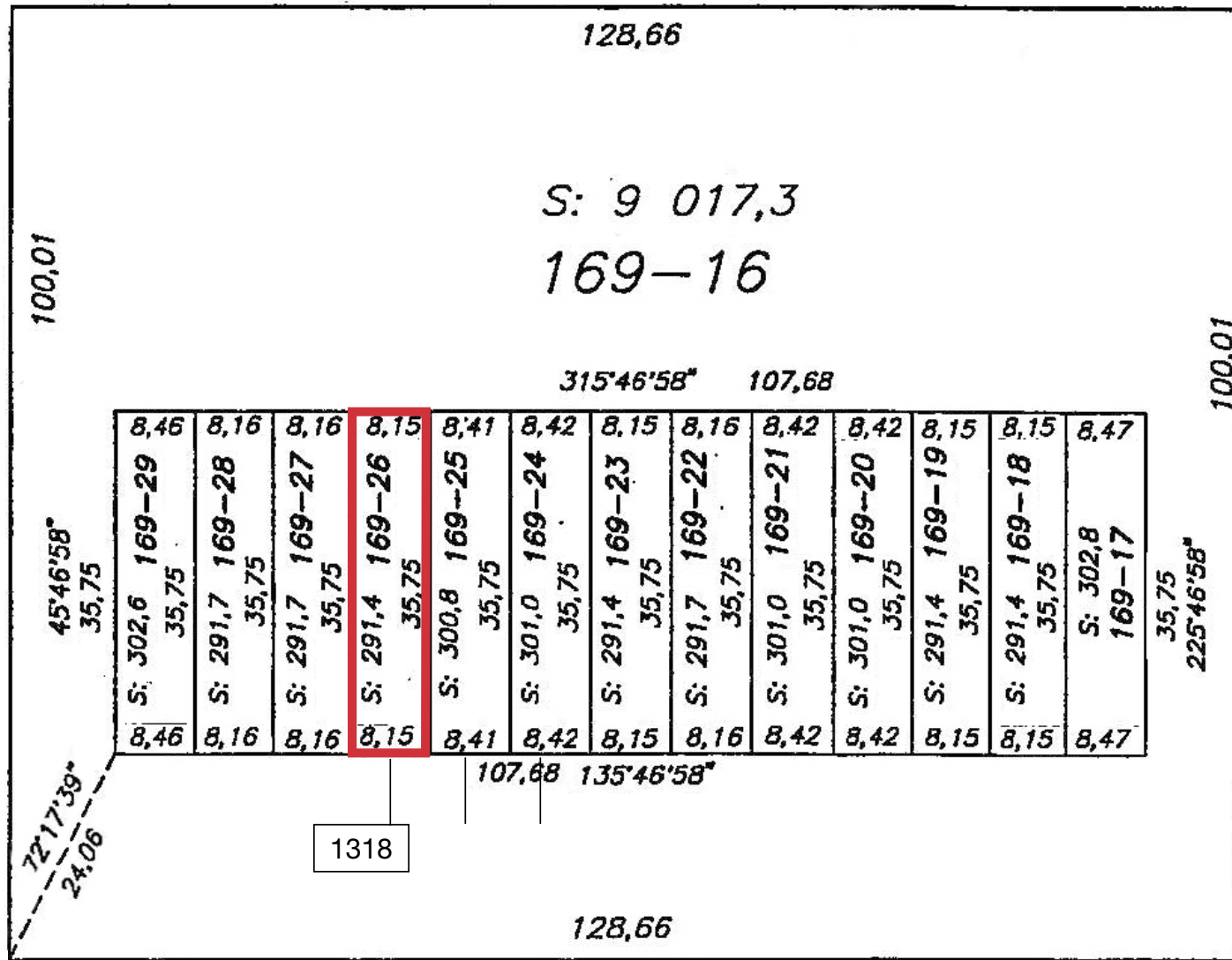
RUE LOUIS-MARCHAND

LOCAL 1330

LOCAL 1336

PLAN D'ÉLEVATION | ELEVATION PLAN





RUE LOUIS-MARCHAND