

Unique opportunity in one of the most important industrial parks in Québec

1250 Nobel Street
Boucherville, Québec



Industrial spaces for lease

Warehouse spaces of 45,000 and 88,000 sf,
as well as 40,000 sf of land available

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Property overview

Highlights

Located in the heart of the Edison industrial park in the city of Boucherville, 1250 Nobel Street represents a unique opportunity to lease two spaces optimized for logistics and distribution, although several industrial uses are permitted. A 40,000 square foot outdoor lot is also available for lease.

The proximity of highways 20, 30 and Route 132 provides the property with excellent accessibility. Located in a region of strong economic growth with significant traffic, this location is particularly attractive for residents and users of these roads.



Direct access to Highway 20



Secure yard entrance



Ample outdoor parking and at no cost to employees



Total of 10 loading docks and 2 drive-in doors



Built-out offices available



Lot of 40,000 sf available for outdoor storage



Space 1: 45,000 sf, space of 25 x 30 feet between columns
Space 2: 88,000 sf (divisible as needed), space of 30 x 45 feet between columns



Up to 26 feet of clear height providing optimized space for logistics and distribution

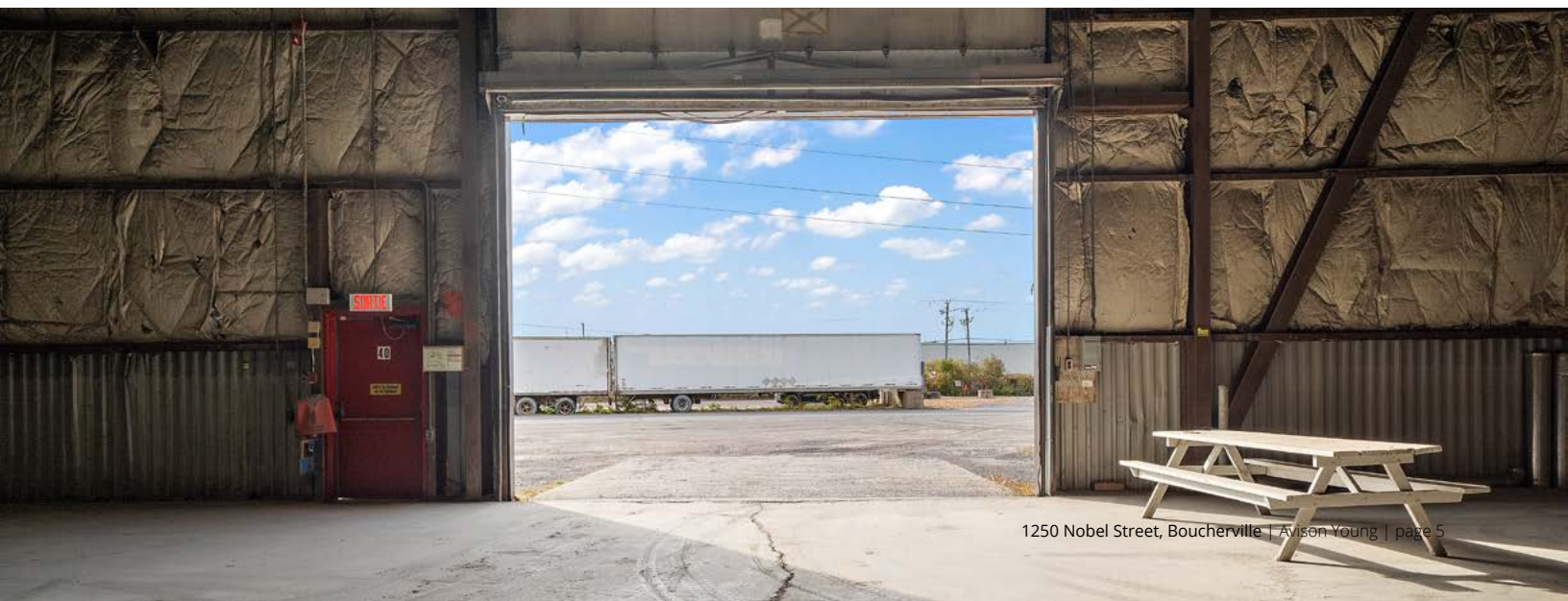


Two multiple-zoned warehouse spaces allowing industrial operations, as well as a 40,000 square foot outdoor lot for lease in Boucherville



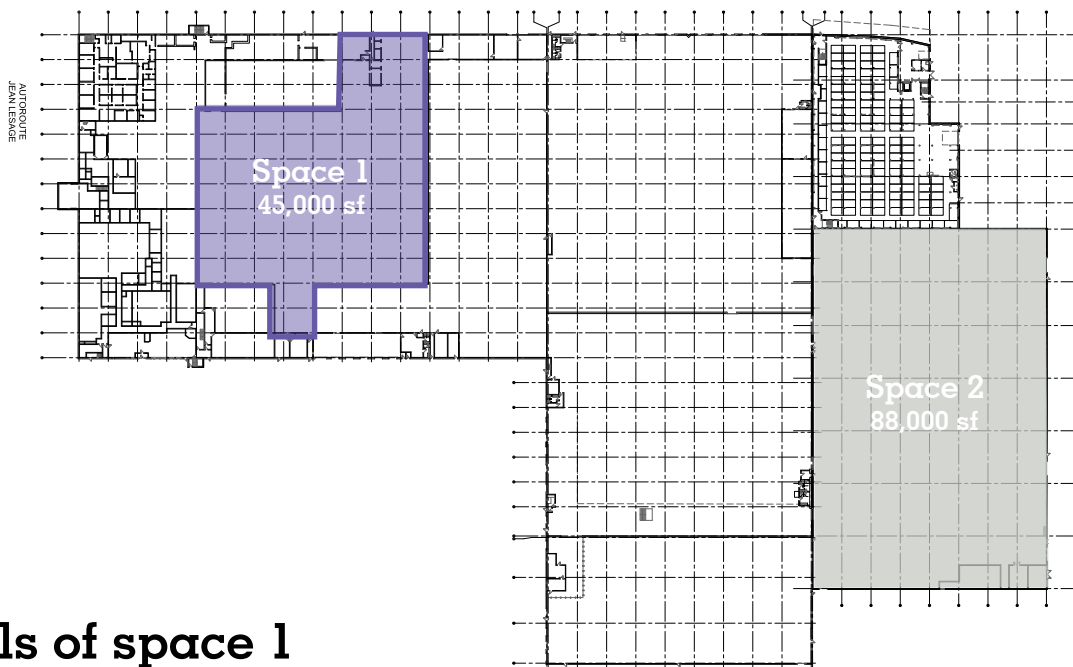
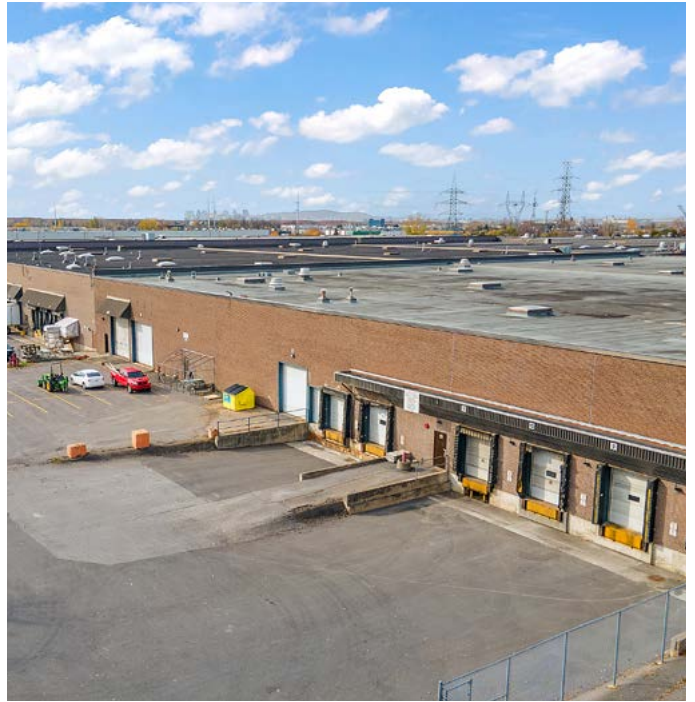
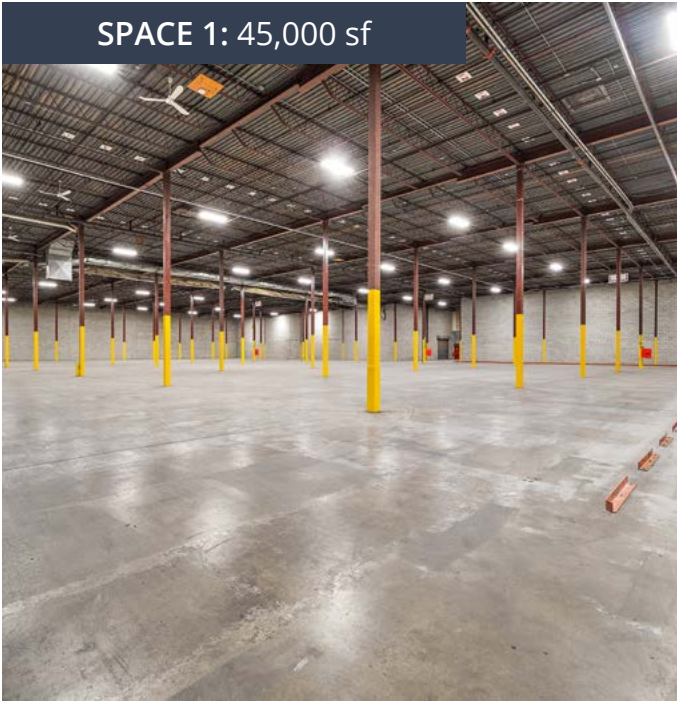
Lease details

Address	1250 Nobel Street, Boucherville
Zoning	Industrial (zones I-1206 and I-207)
Land area	1,074,353 sf
Building area	543,567 sf
Office area	Available (to be discussed)
Available electrical capacity	1000A
Potential electrical capacity	Up to 3000A
Available area (warehouse)	Space 1: 45,000 sf Space 2: 88,000 sf (divisible as needed)
Available area (outdoor lot)	40 000 pi ²
Availability	Immediate
Lighting	LED with motion sensor
Heating	Gas unit heaters
Parking for employees	Exterior – ample – free
Asking rent	Contact broker
Additional rent	\$2.70 psf





SPACE 1: 45,000 sf



Details of space 1



Availability: immediate



Area: 45,000 sf



Possibility of including office space



Industrial zoning (zone I-1206)



Clear height: 24 feet

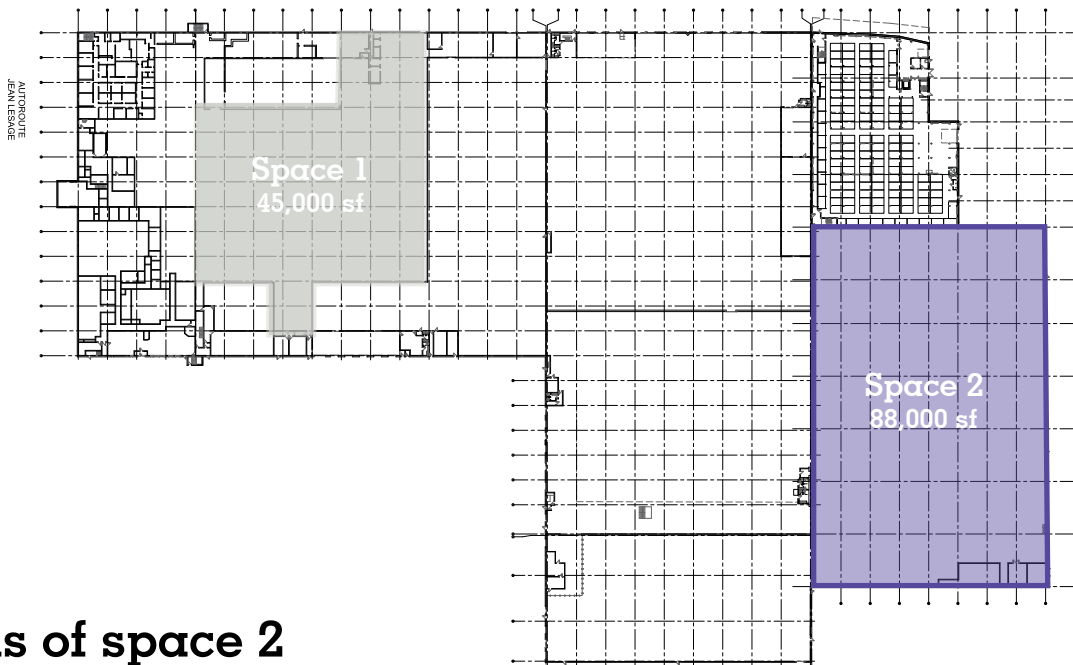
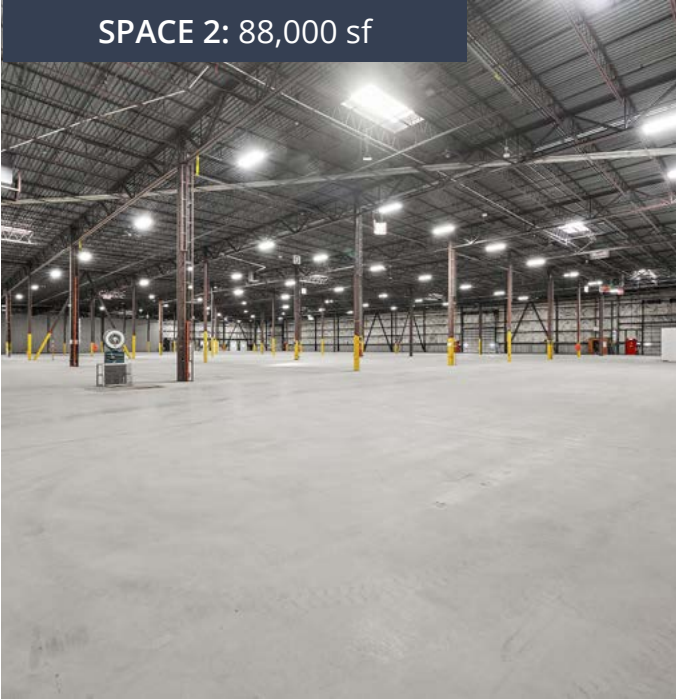


Space between columns: 25'x30'



5 loading docks

SPACE 2: 88,000 sf



Details of space 2



Availability: immediate



Area: 88,000 sf (divisible as needed)



Possibility of including office space



Industrial zoning (zone I-1207)



Clear height: 26 feet



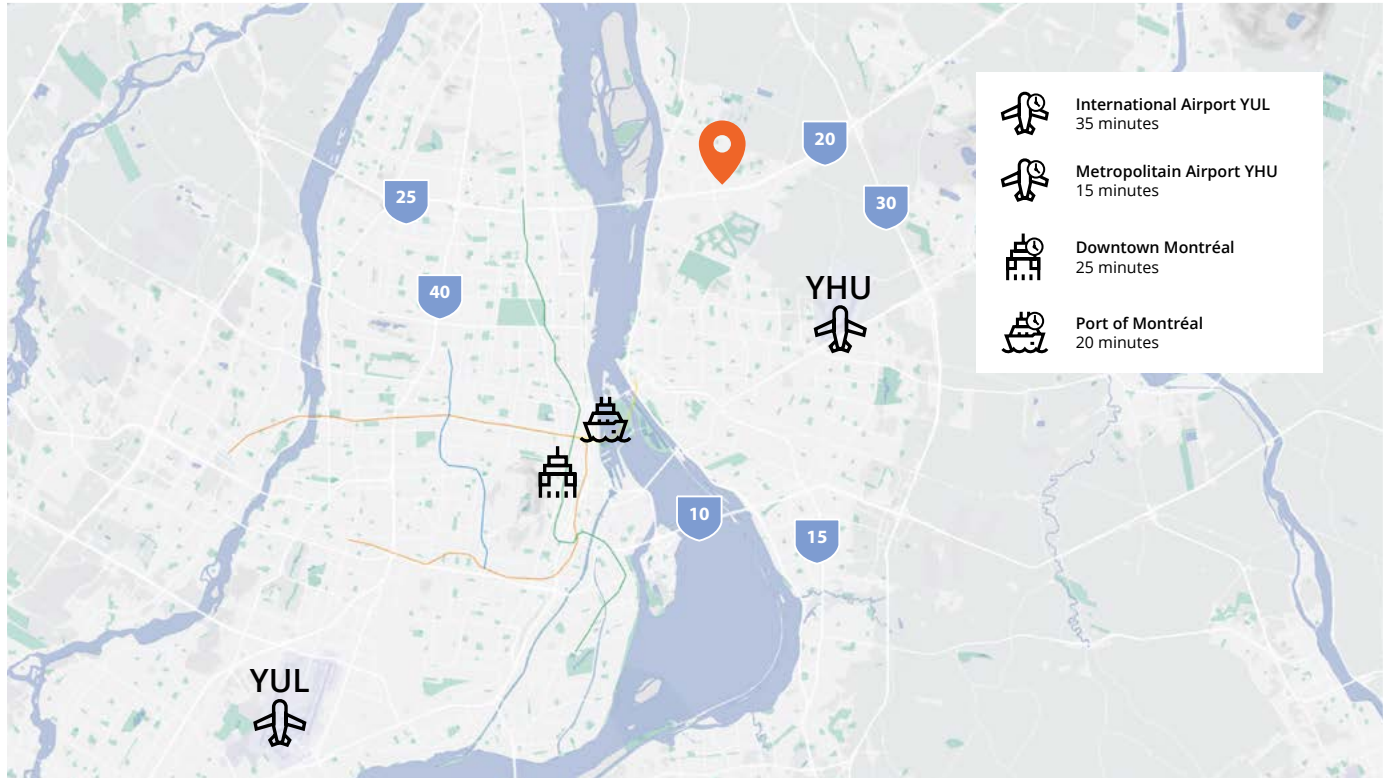
Space between columns: 30'x45'



5 loading docks and 2 drive-in doors

Location

Overview of the area



The success of the Boucherville industrial park is undoubtedly linked to the diversity of its industrial sectors as well as its strategic location near major highways.

The industrial park is shared between two sectors located on either side of Highway 20. On one side, the Jean-Lesage Highway leads in a few minutes to Route 132 which runs along the river, and to the bridge-tunnel Louis-Hippolyte-La Fontaine which gives access to Montreal. On the other side, its expressway is located a few kilometers from Highway 30 which connects Sorel-Tracy to Châteauguay.

This location is ideal for several companies which have established their distribution center there to serve Quebec and even the American northeast. The Boucherville industrial park is among the largest in Quebec. In this area of almost 7 km², there are 664 companies which generate more than 24,000 jobs.



664
Number of companies



24,811
Number of employees



H20, H30, R132
Main roads

Contact us

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Industrial space for lease

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