

FOR LEASE

**128,645 SF Ideal for Warehousing
and Distribution Operations**

1675 de Montarville boulevard | Boucherville, QC

Shawn Machado

Senior Associate
Real Estate Broker
+1 514 294 8494
shawn.machado@colliers.com

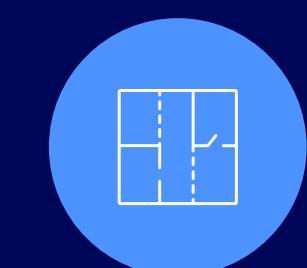
Jean-Marc Dubé

Executive Vice President
Chartered Real Estate Broker
+1 514 764 2829
marc.dube@colliers.com



PROPERTY OVERVIEW

This freestanding industrial building, located at 1675 de Montarville Boulevard, is a class A distribution center in excellent condition. With easy access to highways 20 and 30 and featuring an available racking system, it's ideal for warehousing and distribution operations.



Total Area:
128,645 SF



Clear Height:
27'



Racking System
Included



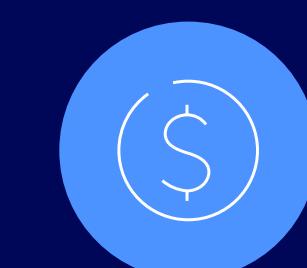
Short Term
Lease Available



Easy Access
to Highways
20 and 30



Power
1,200 A / 600 V



Low Taxes and
Operating Costs

PROPERTY FEATURES

Total Area	128,645 SF	Drive-In Doors	3
Warehouse Area	126,324 SF	Truck Level Doors	10
Office Area	2,321 SF *	Overhead Crane	1x5 Tons
Land Area	300,100 SF	Sprinklers	Yes
Electrical	1200 A, 600 V Oil-fired Generator	Racking	Included
Columns Spacing	50'x41'	Lighting	LED
Clear Height	27'		

* Additional office space available

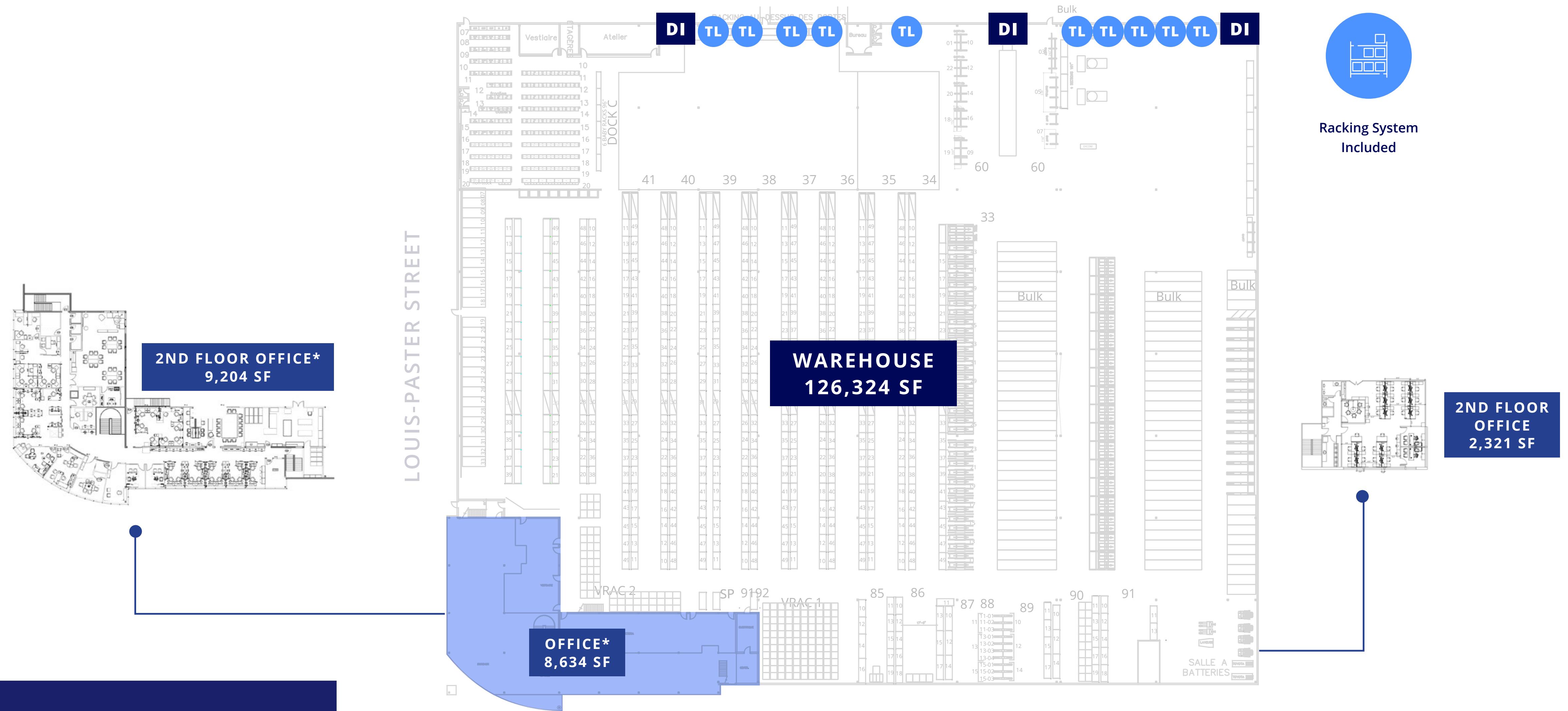


Asking Rate
Contact the listing broker

Availability
Immediate

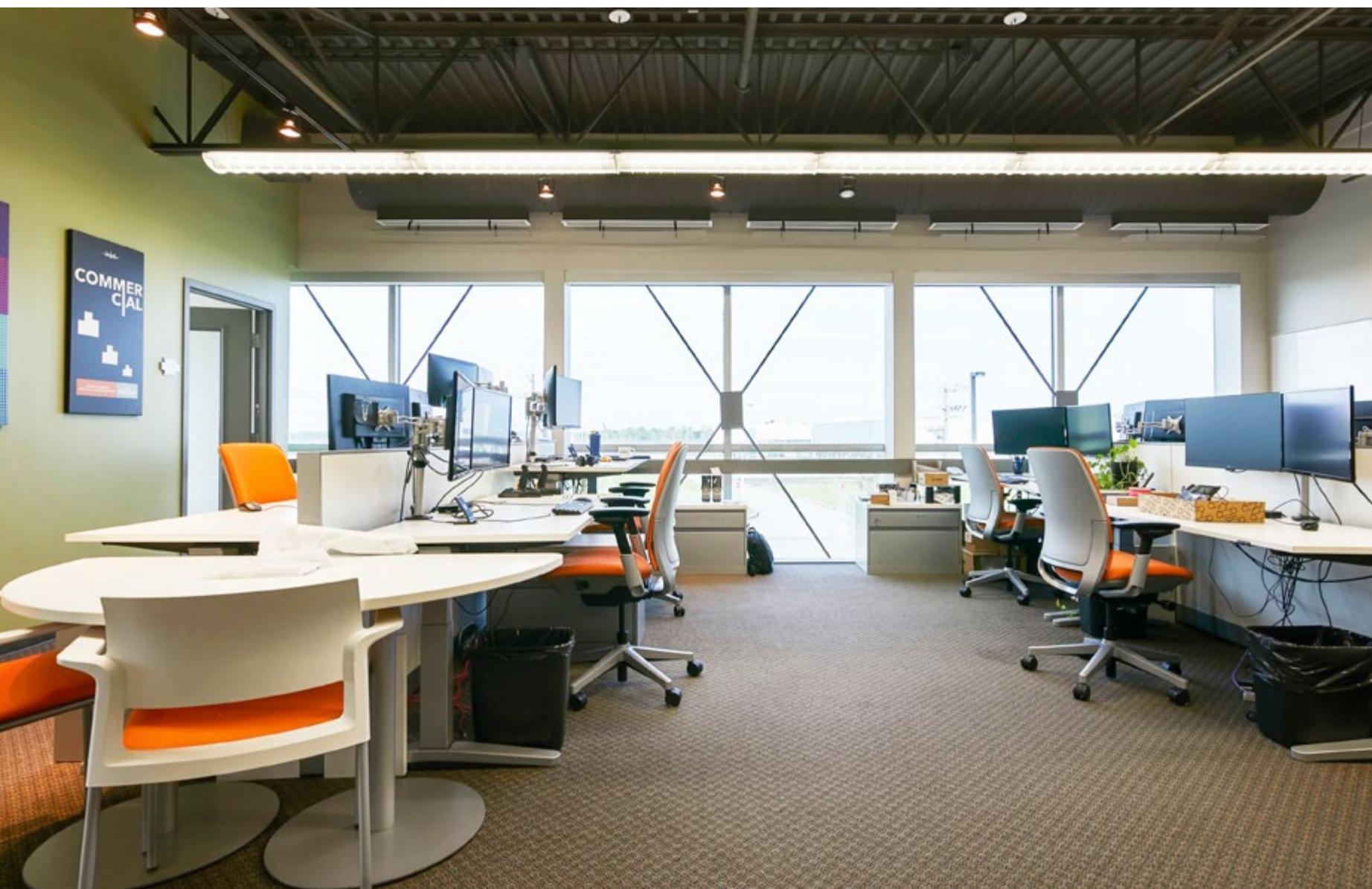
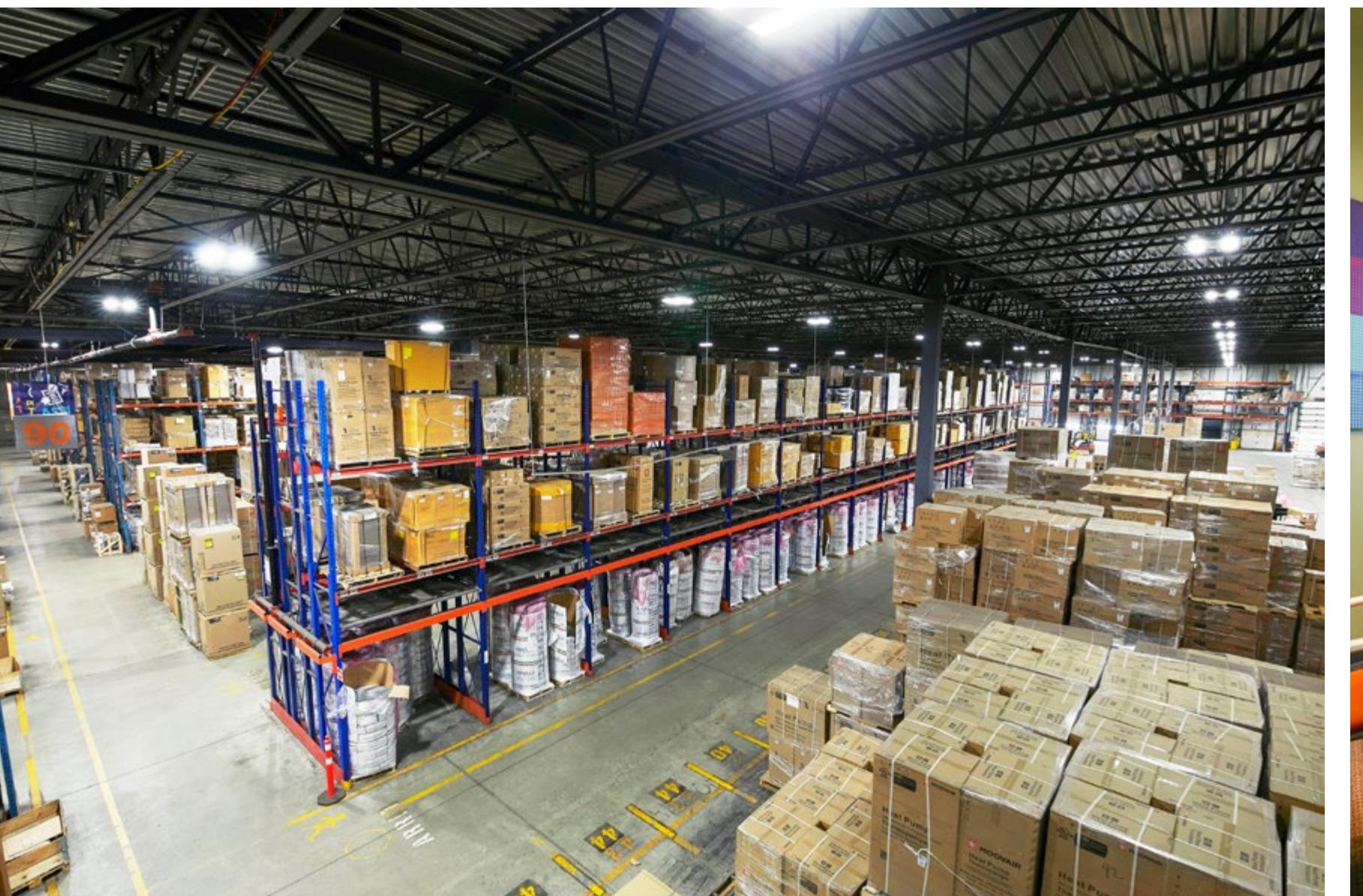
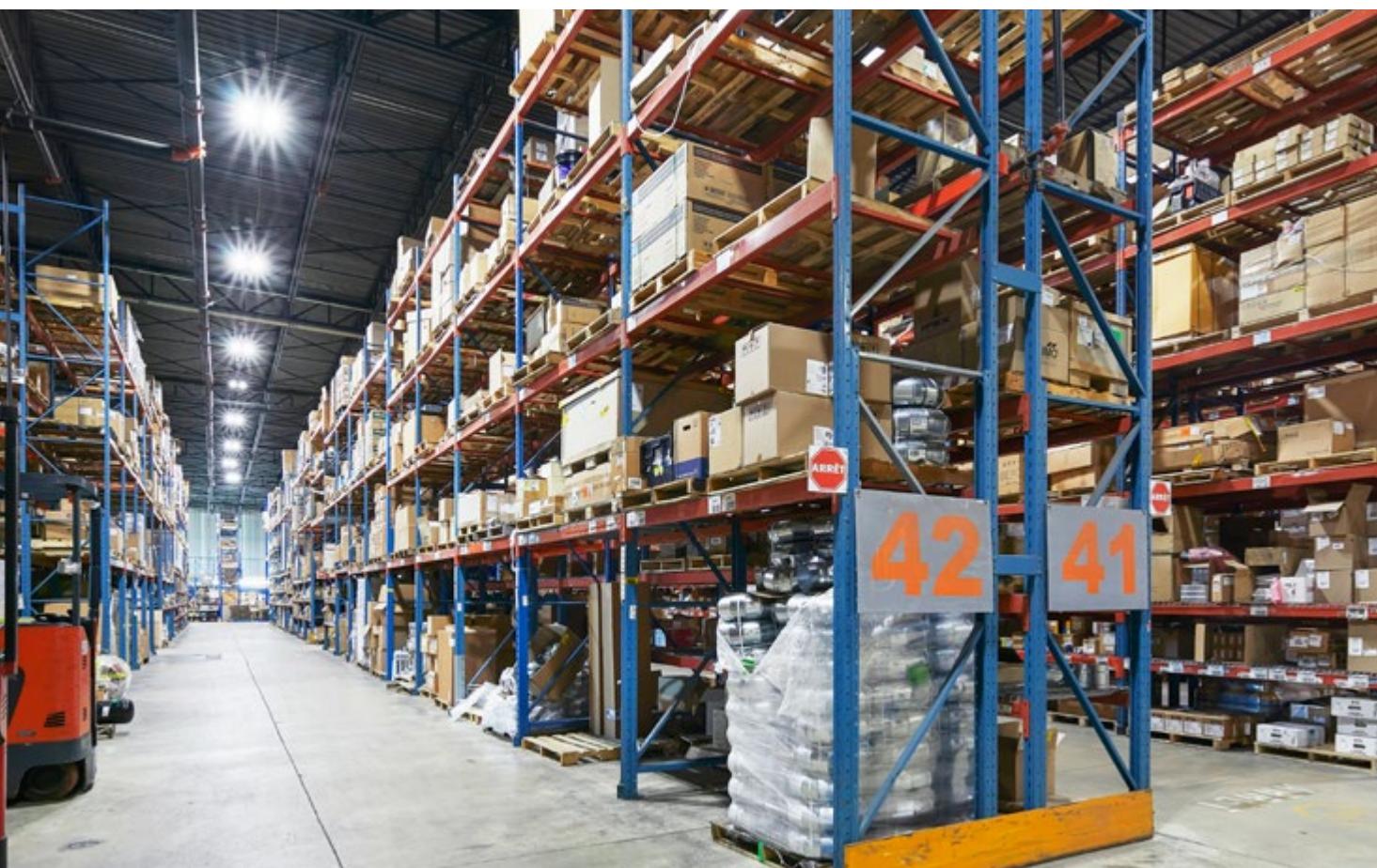
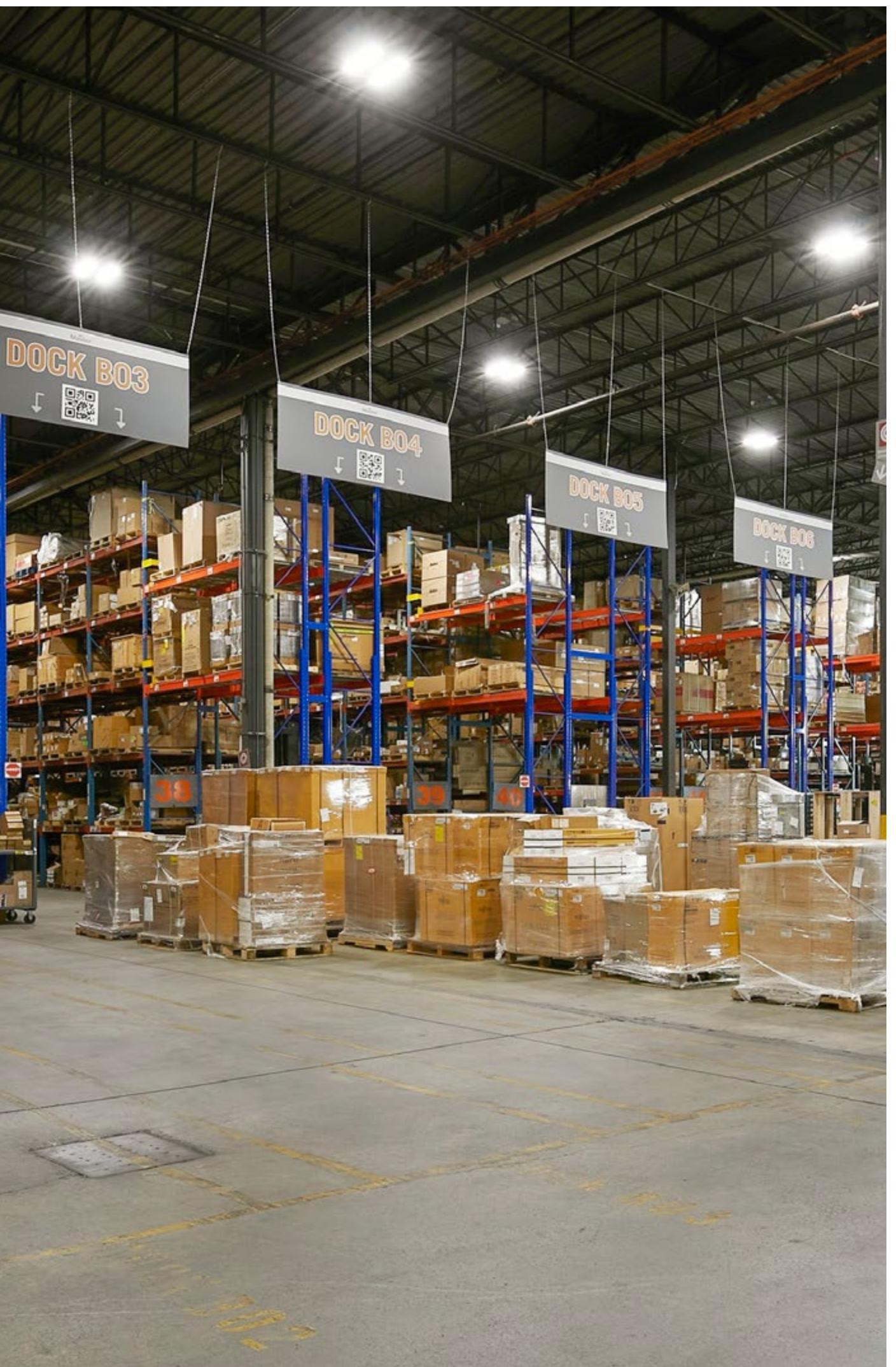


DISCOVER YOUR NEW SPACE



*Optional Office Spaces

GALLERY





DEMOGRAPHICS BOUCHERVILLE



43,646
Total Population



18,579
Total Households



\$115,733
Median Household
Income

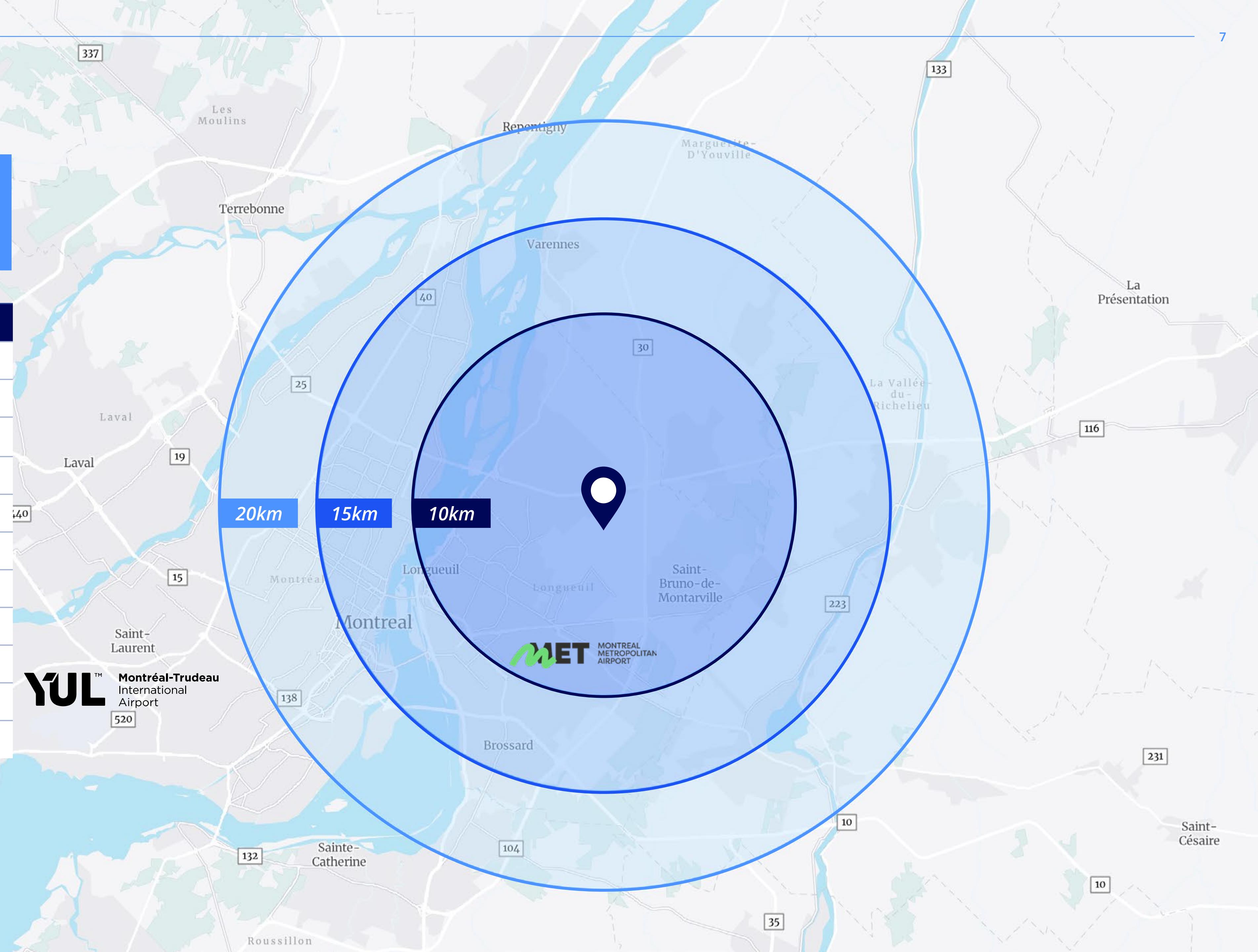


Main Industrial Sector:
• Health Care
• Social Assistance
• Retail Trade

EXCELLENT INDUSTRIAL CONNECTIVITY

DRIVING TIMES

Highway 20	5 min
Highway 30	10 min
Road 116	14 min
Road 132	8 min
Road 229	14 min
Airport (MET)	8 min
Montreal Downtown	22 min
Longueuil	9 min
Montreal Port	18 min
Airport (YUL)	30 min
US Border	45 min



LEASING INQUIRIES

Shawn **Machado**

Senior Associate

Real Estate Broker

+1 514 294 8494

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Jean-Marc **Dubé**

Executive Vice President

Chartered Real Estate Broker

+1 514 764 2829

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