



Colliers

FOR LEASE

# 128,645 SF Ideal for Warehousing and Distribution Operations

1675 de Montarville boulevard | Boucherville, QC

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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
Warehouse Area	126,324 SF
Office Area	2,321 SF *
Land Area	300,100 SF
Electrical	1200 A, 600 V Oil-fired Generator
Columns Spacing	50'x41'
Clear Height	27'

\* Additional office space available

Drive-In Doors	3
Truck Level Doors	10
Overhead Crane	1x5 Tons
Sprinklers	Yes
Racking	Included
Lighting	LED



**Asking Rate**  
Contact the listing broker



**Availability**  
Immediate



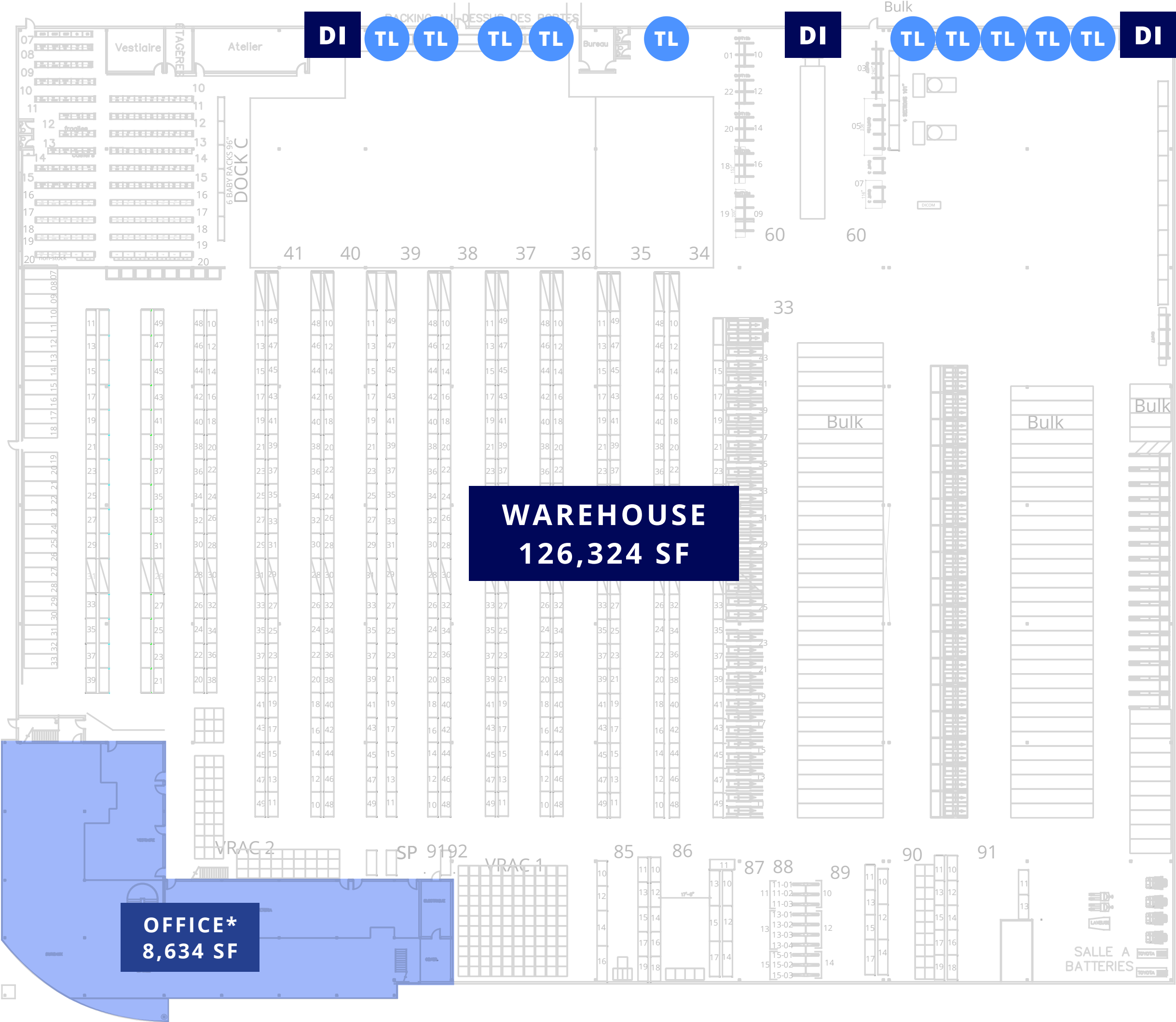


DISCOVER YOUR NEW SPACE



2ND FLOOR OFFICE\*  
9,204 SF

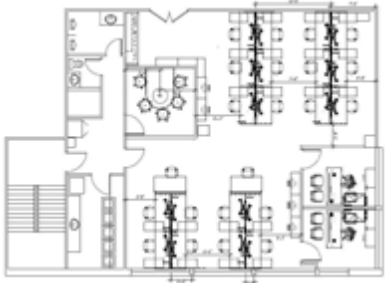
LOUIS-PASTER STREET



MONTARVILLE BOULEVARD



Racking System  
Included

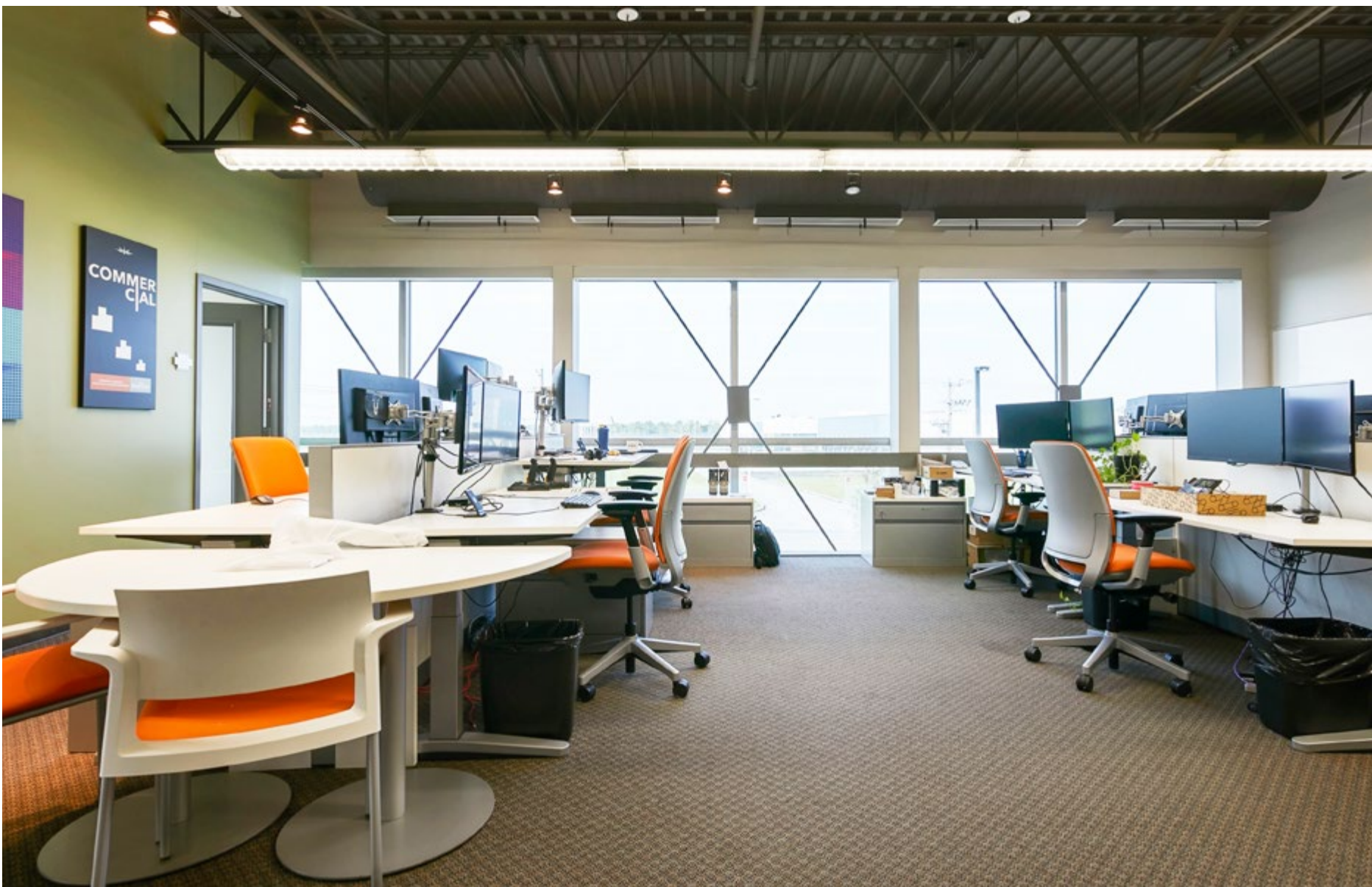


2ND FLOOR  
OFFICE  
2,321 SF

\*Optional Office Spaces



GALLERY







## DEMOGRAPHICS BOUCHERVILLE



**43,646**  
Total Population



**18,579**  
Total Households



**\$115,733**  
Median Household  
Income



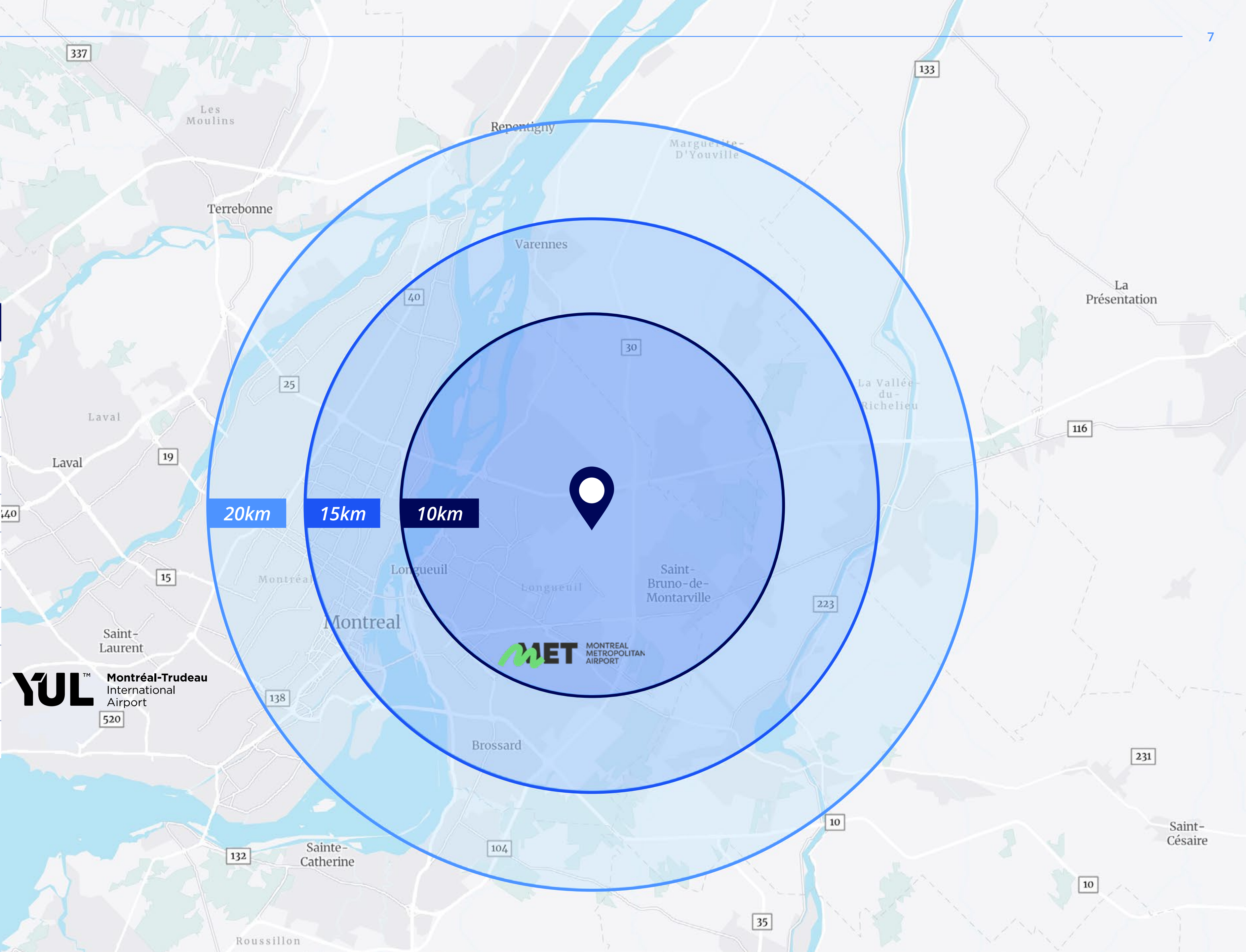
Main Industrial Sector:  
• Health Care  
• Social Assistance  
• Retail Trade



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

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