

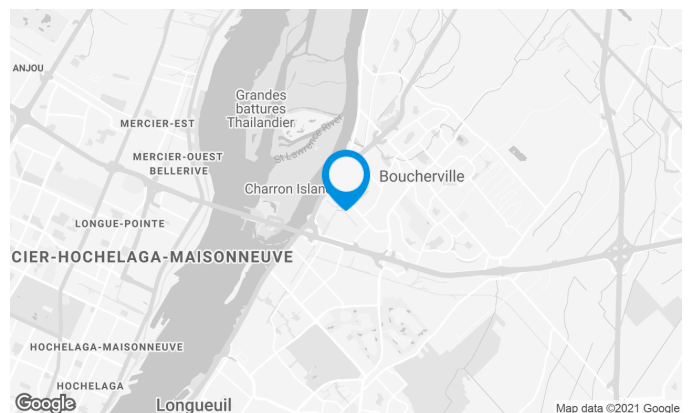
Industrial building with office spaces on the 2nd floor. In the heart of Boucherville Industrial Park, this property offers easy access to all major highways.

## Building characteristics

BUILDING AREA	16,297 ft <sup>2</sup>
LAND AREA	35,714 ft <sup>2</sup>
AVAILABILITY	Immediate
YEAR OF CONSTRUCTION	1987
NUMBER OF FLOORS	2
SPRINKLERS	Yes

## BUILDING ACCESSIBILITY

PARKING - OUTDOOR	17
ROAD ACCESS	Road 132 and Highway 20
BUS	T89, 84



**Stéphane Robidas**

LEASING DIRECTOR  
LEASING - INDUSTRIAL, MONTREAL AREA

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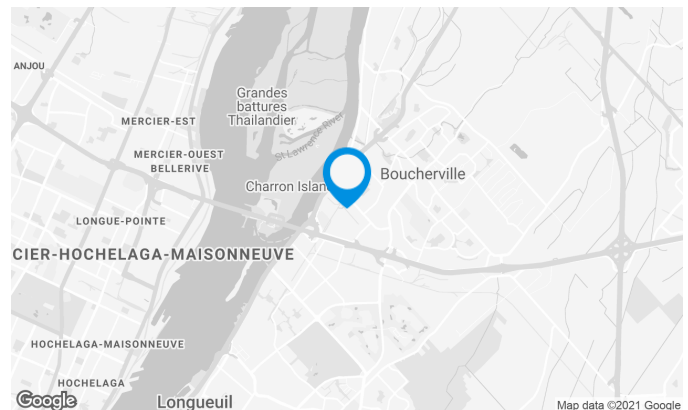
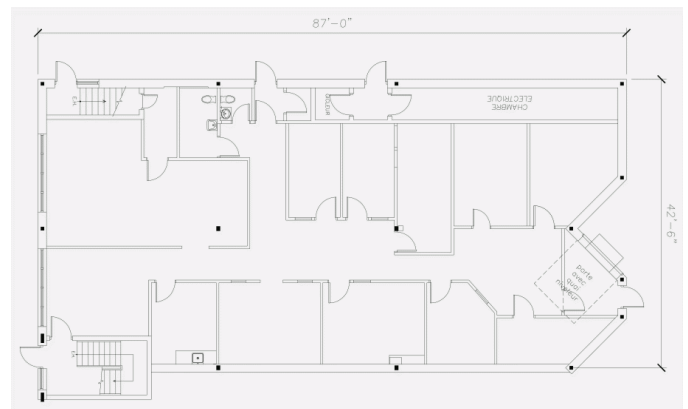
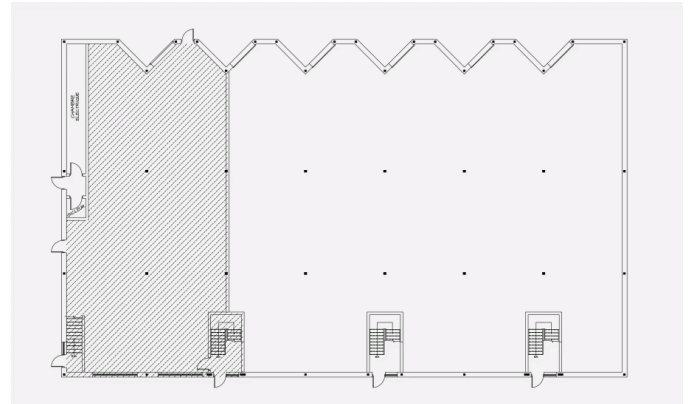
Industrial building with office spaces on the 2nd floor. In the heart of Boucherville Industrial Park, this property offers easy access to all major highways.

## Space characteristics

NUMBER OF FLOORS	1
HEIGHT	22'
SHIPPING	1 truck level
ADDITIONAL RENT	\$5.24 /ft <sup>2</sup>
ELECTRICITY	600 V, 100 A
AIR CONDITIONING	Yes
HEATING	Electricity/gas

### AVAILABLE LEASING AREA: 3,514 FT<sup>2</sup>

WAREHOUSE	300 ft <sup>2</sup>
OFFICES	3,214 ft <sup>2</sup>
AVAILABILITY	Immediate



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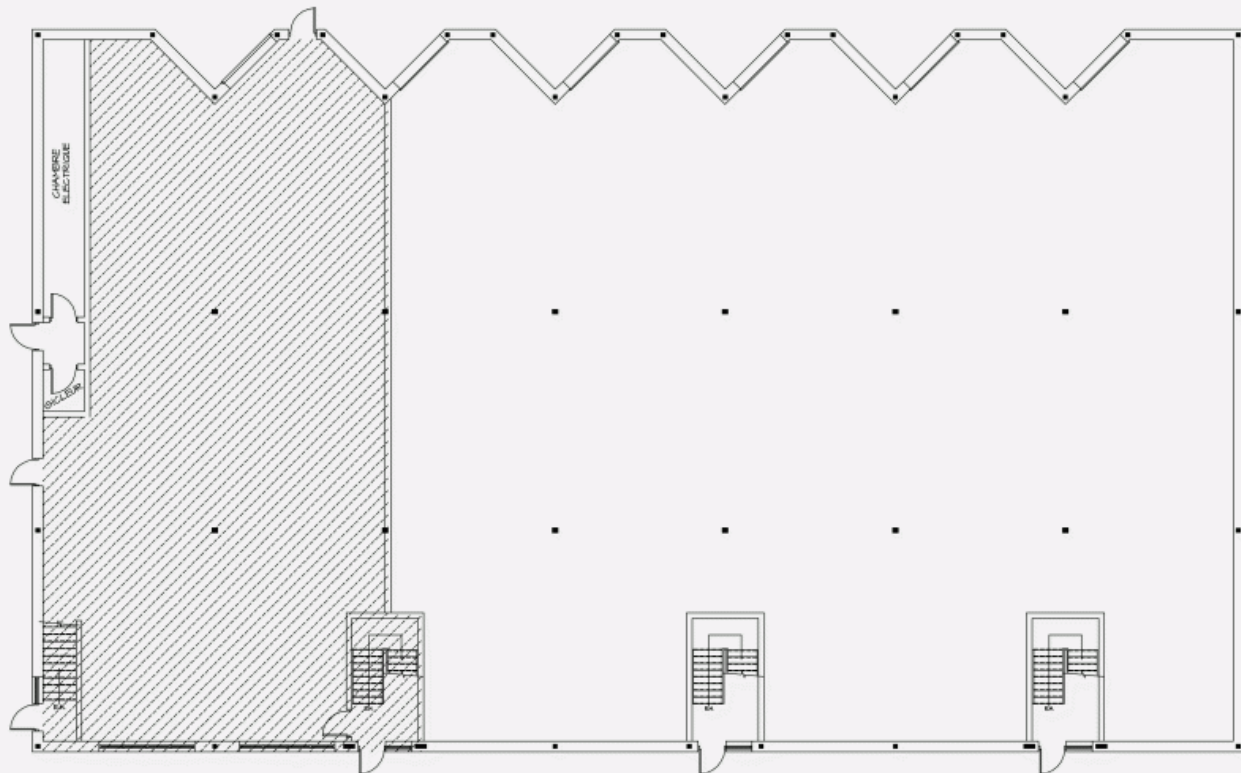
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LOCATION PLAN



LAYOUT PLAN

