

# FOR RENT

**BOUCHERVILLE**

1250 Nobel Street

**INDUSTRIAL**

45,000 ft<sup>2</sup>

88,000 ft<sup>2</sup>

Jean-Guy PARENT

Real Estate Broker

[j.g.parent@intercomsi.com](mailto:j.g.parent@intercomsi.com)

Michel LABBÉ

Immobilier Michel Labbé inc.

Certified Real Estate Broker AEO

[m.labbe@intercomsi.com](mailto:m.labbe@intercomsi.com)

**450 655-1334**

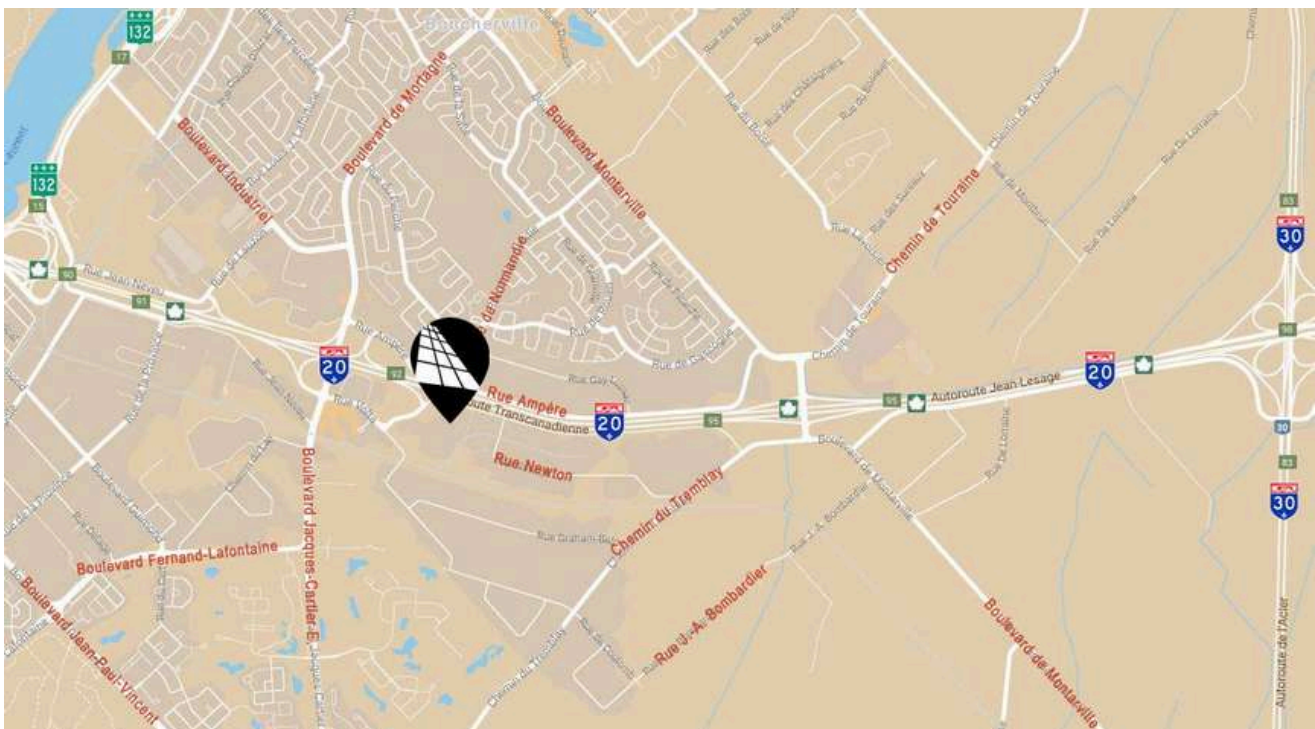


**INTERCOM**  
SERVICES IMMOBILIERS  
Agence immobilière

   [intercomsi.com](http://intercomsi.com)

# POINTS D'INTÉRÊTS

- Warehousing and distribution center
- Great visibility, fronting Highway 20
- In the heart of Boucherville's industrial sector
- Easily accessible from highways 20 (exit 93), 30 and route 132
- Downtown Montreal is ± 20 km away
- Near a multitude of services: banks, cafés, restaurants, hotels, etc.
- Average annual daily traffic flow is 71,000 passages in front of the building (© Atlas du Transport)



## LOCATION



Main Roads  
A20, A30, R132



Public Transit  
#25, T89, T92, 123



Road Bridge  
Louis-H.-La Fontaine tunnel (±5 km)  
and Jacques-Cartiers Bridge (±11 km)

## DEMOGRAPHY (5km radius)



87,568 Residents



81,419 Daytime Active Population



37,351 Households



\$145,877 Average Household Income

© Sitewise - Estimated 2023 Statistics



NOBEL STREET



## GENERAL INFORMATION

Base Rent	\$12.50 / ft <sup>2</sup>
Additional Rent	\$2.70 / ft <sup>2</sup>
Electricity / Energy	Excluded
Parking (shared)	Ample
Lease Term (minimum)	5 years

## AVAILABLE AREAS *approximatives*

<b>Suite #1</b>	45,000 ft <sup>2</sup>
Availability	Immediate
<b>Suite #2</b>	88,000 ft <sup>2</sup>
Availability	60 days



MICHEL LABBÉ  
m.labbe@intercomsi.com

JEAN-GUY PARENT  
J.g.parent@intercomsi.com



## FEATURES



Zoning  
I-1206



Lot #  
2 508 451



Warehouse Heating  
Gas Unit Heaters



Clear Height  
Suite #1: 24'  
Suite #2: 26'



Drive-in Doors  
Suite #1: 1  
Suite #2: 2



Loading Docks  
Suite #1: 5  
Suite #2: 5

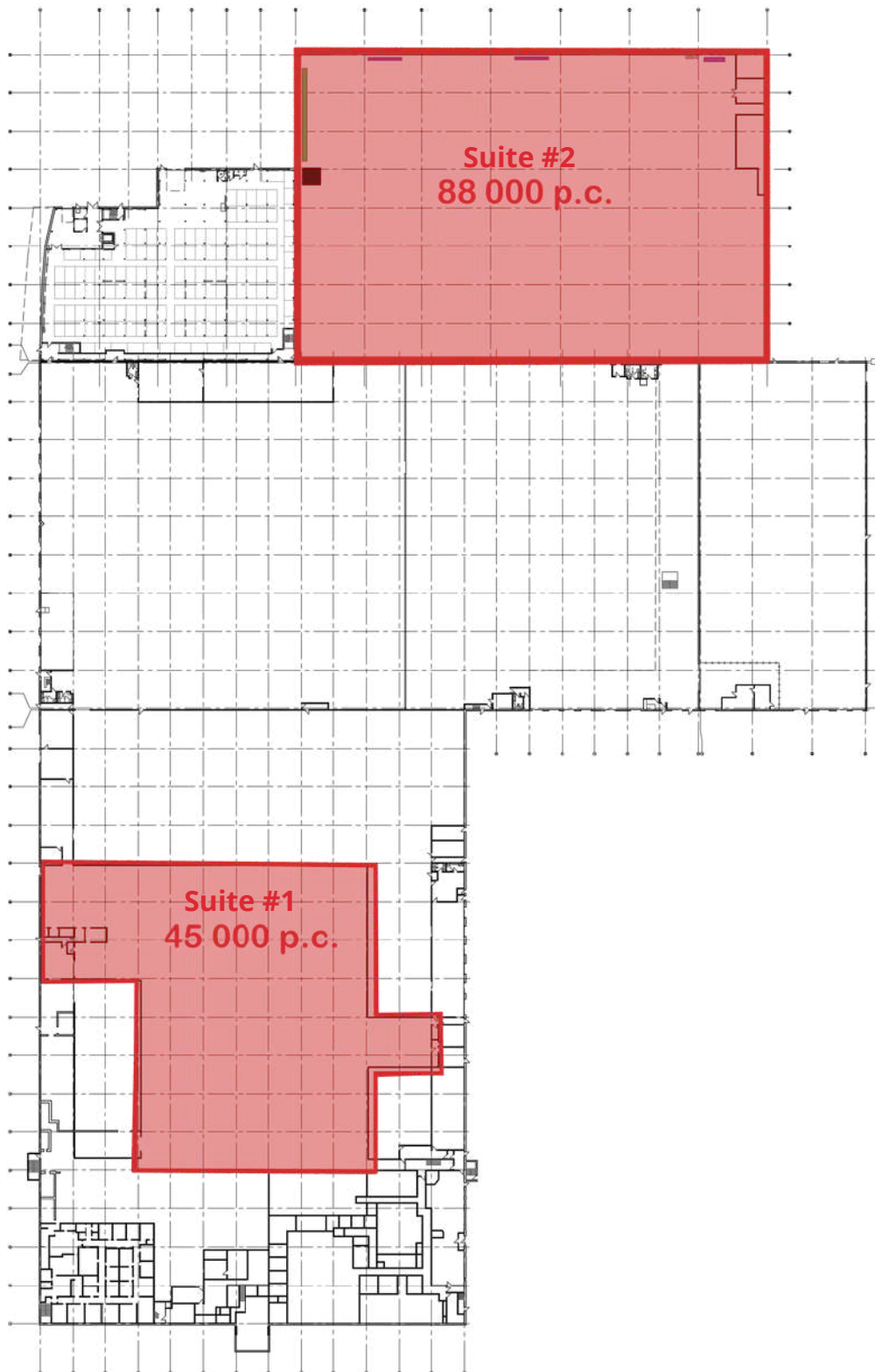


Columns  
Suite #1: 25' x 30'  
Suite #2: 30' x 45'



Lighting  
DEL, with motion  
detectors

# PLAN



## A REAL ESTATE EXPERTISE THAT KEEPS ON GROWING

*INTERCOM is there to assist in the decision-making process by determining and evaluating the possible alternatives with the assistance of our professional and knowledgeable real estate brokers supported by a strong administrative team; that is why we exist.*



Michel  
LABBÉ

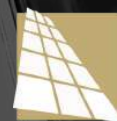


Jean-Guy  
PARENT

Associé  
Courtier immobilier agréé DA  
[m.labbe@intercomsi.com](mailto:m.labbe@intercomsi.com)

Associé principal  
Courtier immobilier  
[j.g.parent@intercomsi.com](mailto:j.g.parent@intercomsi.com)

**450 655-1334**



**INTERCOM**  
SERVICES IMMOBILIERS  
Agence immobilière