

FOR RENT

BOUCHERVILLE

115, chemin du Tremblay

Office

2 171 ft²



Michel LABBÉ

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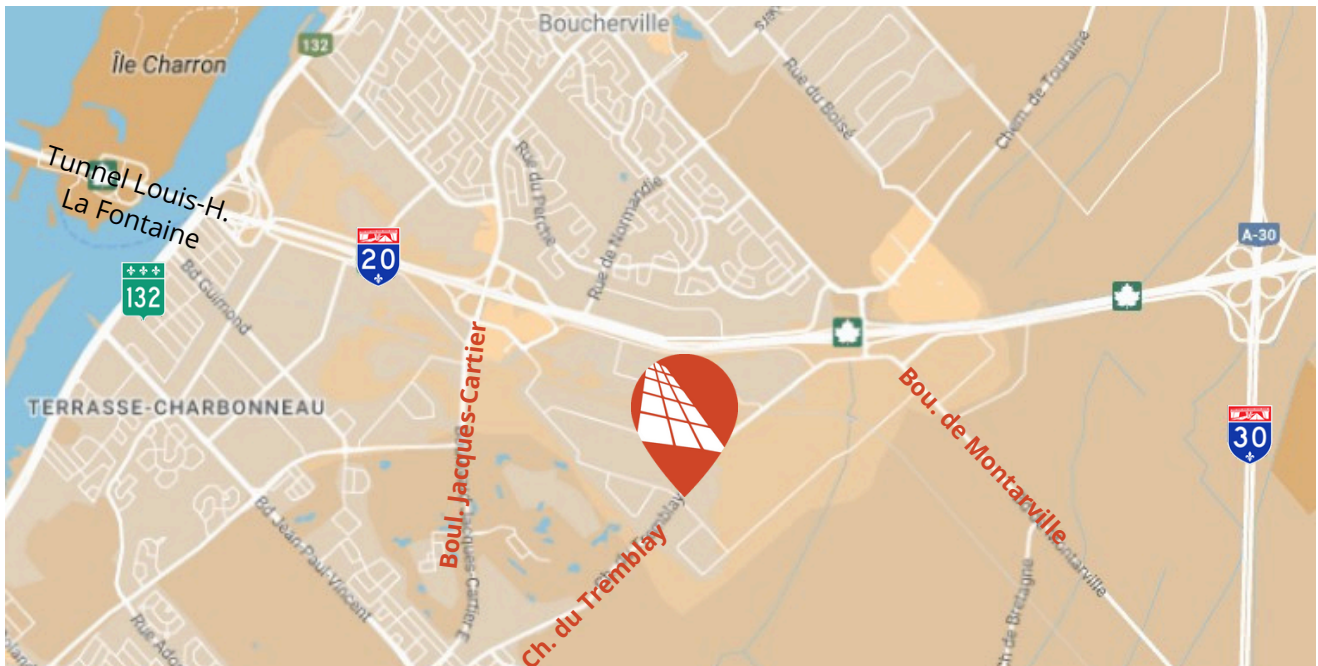
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HIGHLIGHTS

- Rare opportunity in the market
- Recent construction (2020), development 2021
- Located in the heart of Boucherville's industrial park, less than 2 km from Highway 20 (exit #95, boulevard de Montarville)
- Close to many services, restaurants, cafés, banks, hotels, etc.
- Contemporary architecture
- Abundant windows, plenty of natural light
- Outdoor advertising available
- Electric vehicle charging stations (2)
- Abundant outdoor parking



LOCATION



Main Roads
H20, H30, 132



Public Transit
#25, 123



Road Bridges
Louis-Hé-La Fontaine (±7 km)
Jacques-Cartier Bridge (15 km)

DEMOGRAPHY (5 km Radius, excluding Montreal)



95,512 Residents



119,316 Daytime Active Population



41,175 Households



\$149,650 Average Household Income

Sitewise - Estimated 2024 Statistics



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GENERAL INFORMATION

Base Rent	\$14,50/ ft ²
Additional Rent	\$9,30 / ft ²
Electricity / Energy	Included
Parking (shared)	49 stalls
Lease term	5 years
Availability	Immediate

AVAILABLE AREA

Ground floor Suite 1	
Leasable area	2 171 ft ²

TECHNICAL POINTS



Construction
2020 / 2021



Zoning
I-1208
Commercial et industrial



Lot
2 510 203



Sprinklers
Yes



Office ventilation
Heating and air conditioning



Clearance height
10'4"



Electrical inputs
60 amps / 600 volts



Independent entrance
Double doors to
parking area

GRID OF PERMITTED USES

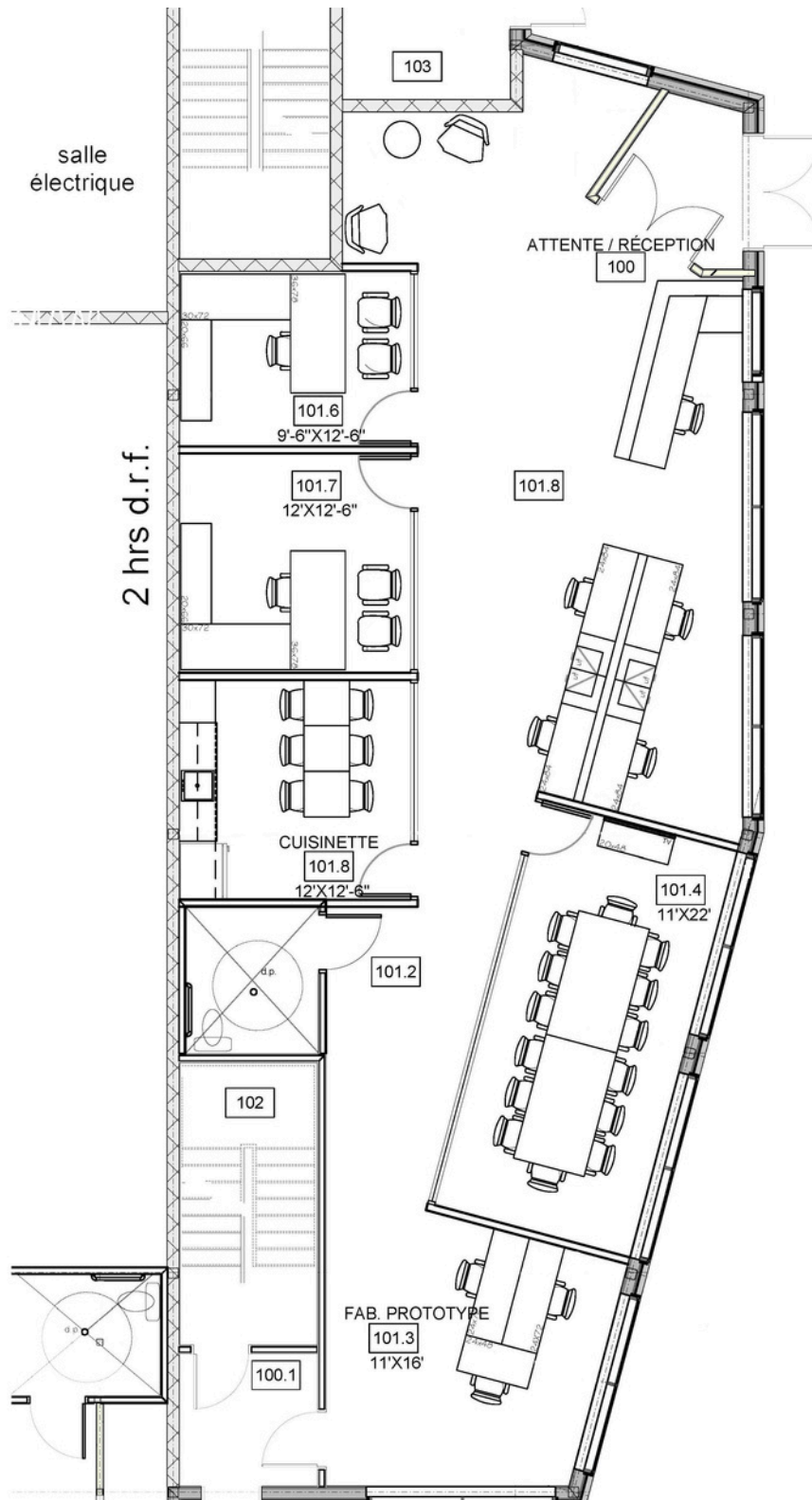


GRILLE DES SPÉCIFICATIONS - ANNEXE B DU RÈGLEMENT DE ZONAGE

Zone **I-1208**
(feuille 1/1)

SECTION A - USAGE		1	2	3	4	5	6
1. Classe d'usages permise		I1 I2 I3 I4 I5	C9-03 C12				
2. Usage spécifiquement permis		C9-01-01 P6-01-06 P6-01-07 P6-01-08 P6-01-10		C9-02-03 C9-02-05 C9-02-06 C9-02-07			
3. Usage spécifiquement exclu		I4-15-01 I5-07-05	C9-03-04 C12-03-06 C12-03-08 C12-03-09				
SECTION B - BÂTIMENT PRINCIPAL							
I- Implantation	4. Structure (I / J / C)	I	I	I			
	5. Projet intégré (○ : autorisé / ● : obligatoire)	-	-	-			
II- Marges (m)	6. Avant min. / max.	10	10	10			
	7. Avant secondaire min. / max.	10	10	10			
	8. Latérale minimale	6	6	6			
III- Hauteur	9. Arrière minimale	6	6	6			
	10. N ^o d'étage(s) min. / max.	1 / 6	1 / 6	1 / 6			
IV- Dimension (m)	11. Hauteur min. / max.	6 / 22	6 / 22	6 / 22			
	12. Largeur minimale	15	15	15			
V- Superficies (m ²)	13. Implantation au sol min. / max.	450 / -	450 / -	450 / -			
	14. Plancher min. / max.	- / -	- / -	- / -			
VI- Coefficients	15. C.E.S. min. / max.	0,15 / -	0,15 / -	0,15 / -			
	16. C.O.S. min. / max.	- / -	- / -	- / -			
VII- Logement	17. N ^o de logements min. / max.	- / -	- / -	- / -			
SECTION C - LOTISSEMENT							
Dimensions	18. Largeur minimale (m)	15	15	15			
	19. Profondeur minimale (m)	28	28	28			
	20. Superficie minimale (m ²)	-	-	-			
SECTION D - AUTRES DISPOSITIONS							
Réglementation spécifique	21. Entreposage / étalage	5 / A	5 / A	5 / D			
	22. Contraintes	CR CF	CR CF	CR CF			
	23. Dispositions particulières						

LAYOUT PLAN



A REAL ESTATE EXPERTISE THAT KEEPS ON GROWING

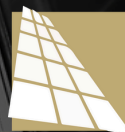
INTERCOM is there to assist in the decision-making process by determining and evaluating the possible alternatives with the assistance of our professional and knowledgeable real estate brokers supported by a strong administrative team; that is why we exist.



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