



FOR RENT

Industrial
property of
63 584 sq.ft.

115, Lauzon street, Boucherville



Industrial property very well located in Boucherville in the industrial park. Exceptional visibility and access to Montreal and highways. This location puts you in the heart of the action, close to banks, restaurants, cafes, grocery stores, hotels, and even the Complexe 20/20, just about 2 km from your door.

Don't miss this opportunity for your business.

ABOUT



63 584 sq.ft.



Near major roadways



4 loading docks



4 ground doors



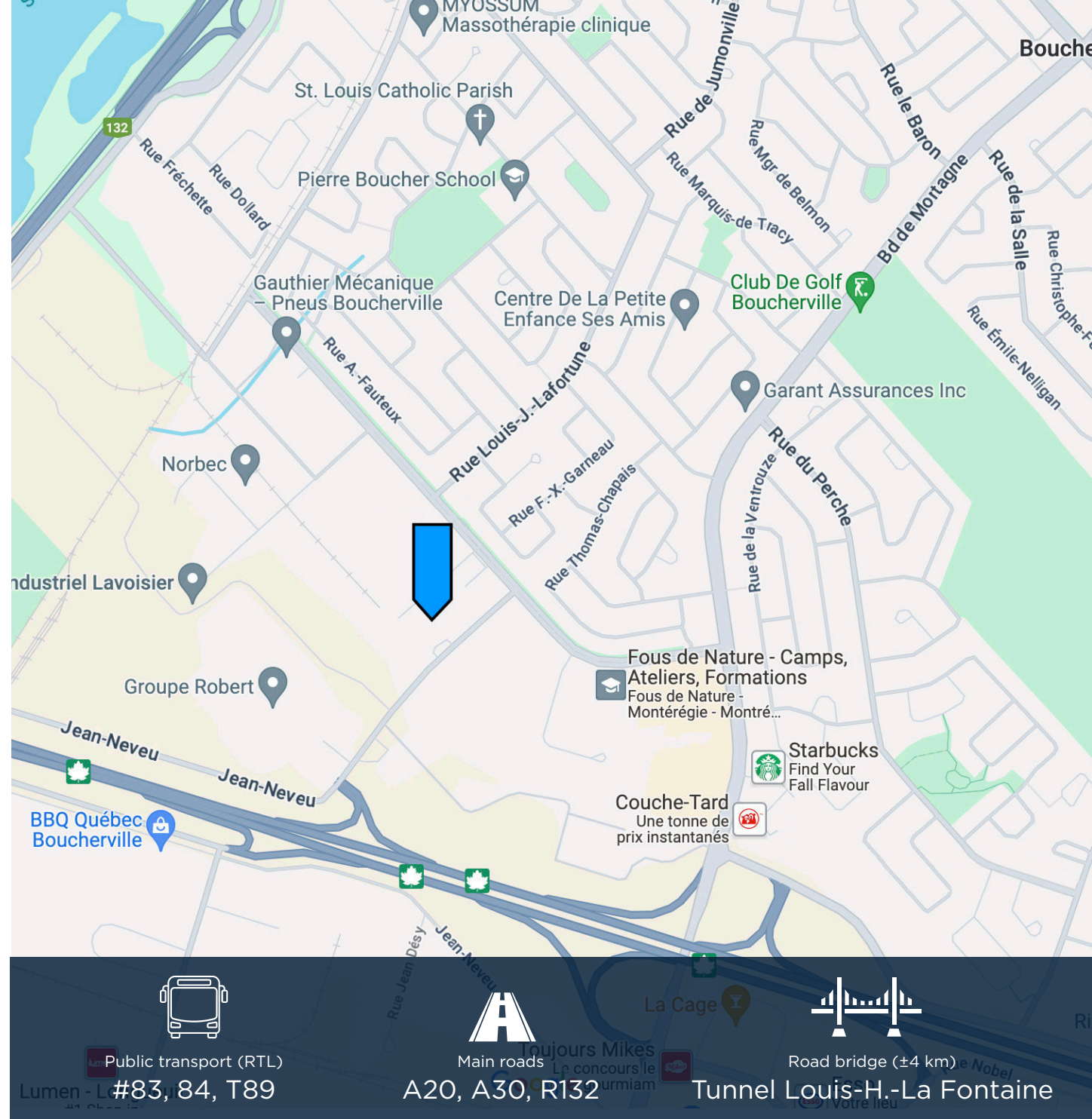
Near major services



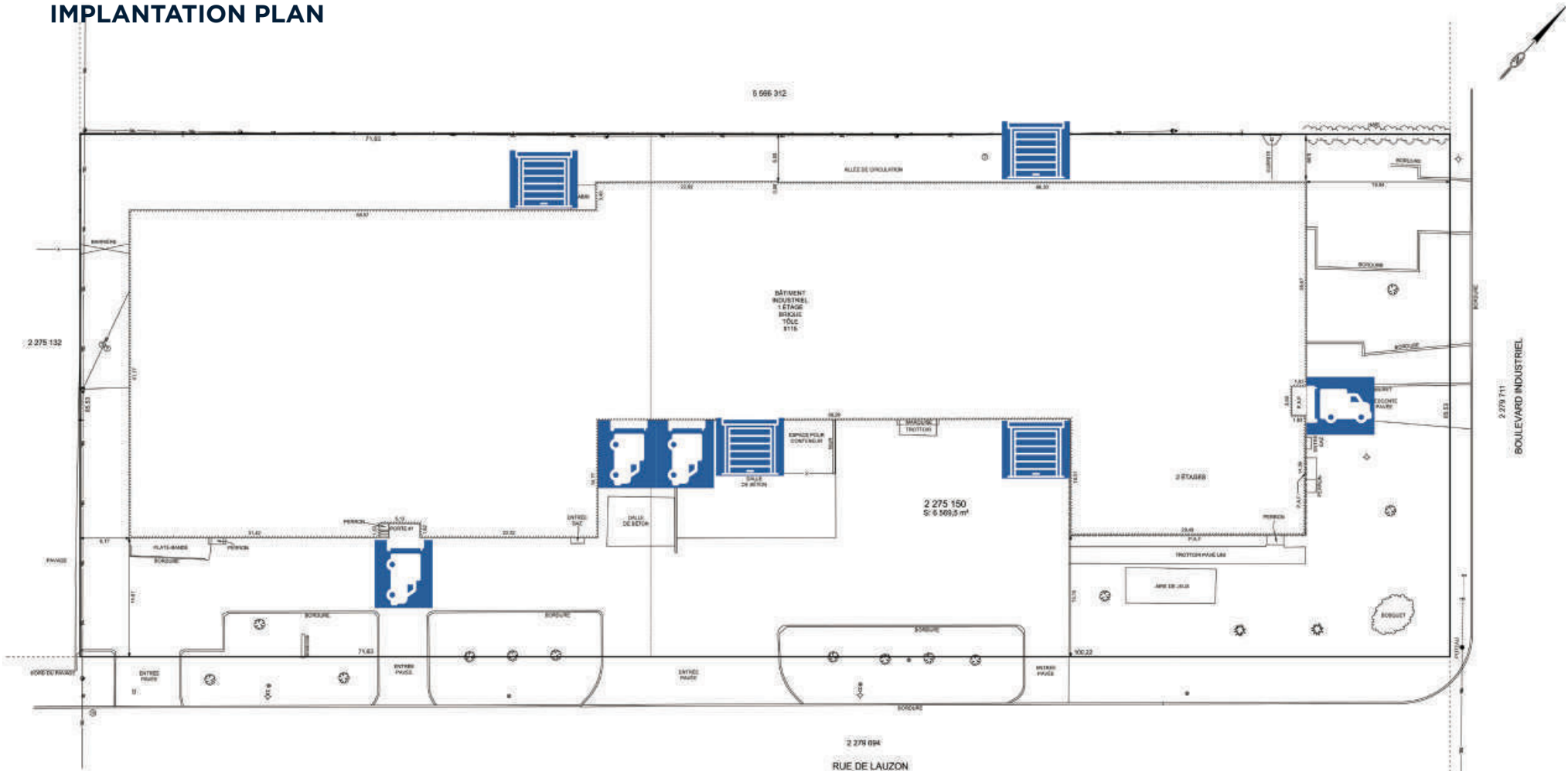
Outdoor display options

INTEREST POINTS

- ▶ Ideal for owner-occupant.
- ▶ A very rare opportunity in the industrial market.
- ▶ Located 500 meters from Highway 20 (exit 91)
- ▶ Easily accessible from Route 132 (exit 17) at 2.3 km.
- ▶ Strategic location in the Lavoisier Industrial Park.
- ▶ Corner location (Industrial Boulevard and Lauzon Street).
- ▶ Excellent redevelopment potential.
- ▶ Close to major services: banks, restaurants, cafes, grocery stores, hotels, Complexe 20/20 (± 2 km).



IMPLANTATION PLAN



AVAILABLE SURFACE*

Land area	121 240 sq.ft.
Total area of property	63 584 sq.ft.
Office	8 667 sq.ft.
Warehouse	54 917 sq.ft.
Mezzanine (excluding total area)	5 583 sq.ft.

GENERAL INFORMATION

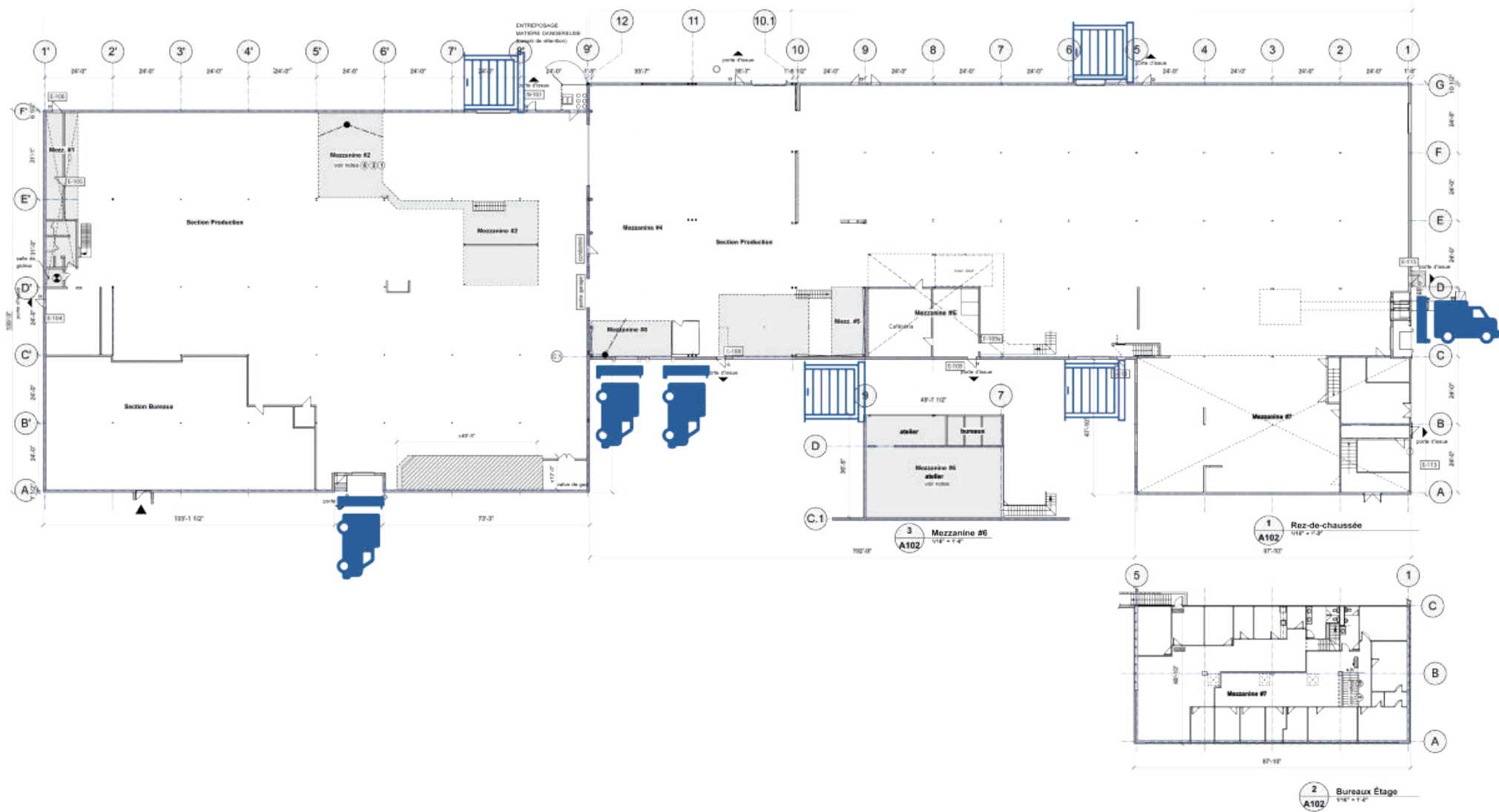
Parking (shared)	± 84 places
Available	April 2023

RENTING COST

Base rent	Contact us
Additional rent*	2.50\$/sq.ft.

*The areas are approximative

BUILDING PLAN



TECNICAL ASPECTS



Construction
1972

Renovation
2002 - 2014



Security
Alarm system



Sprinklers
Yes



Free height
13'9" - 19'9" - 20'9"



Colomns
24' - 31' - 35'



Loading docks
4



Ground doors
4



Rolling bridge
Rails in place



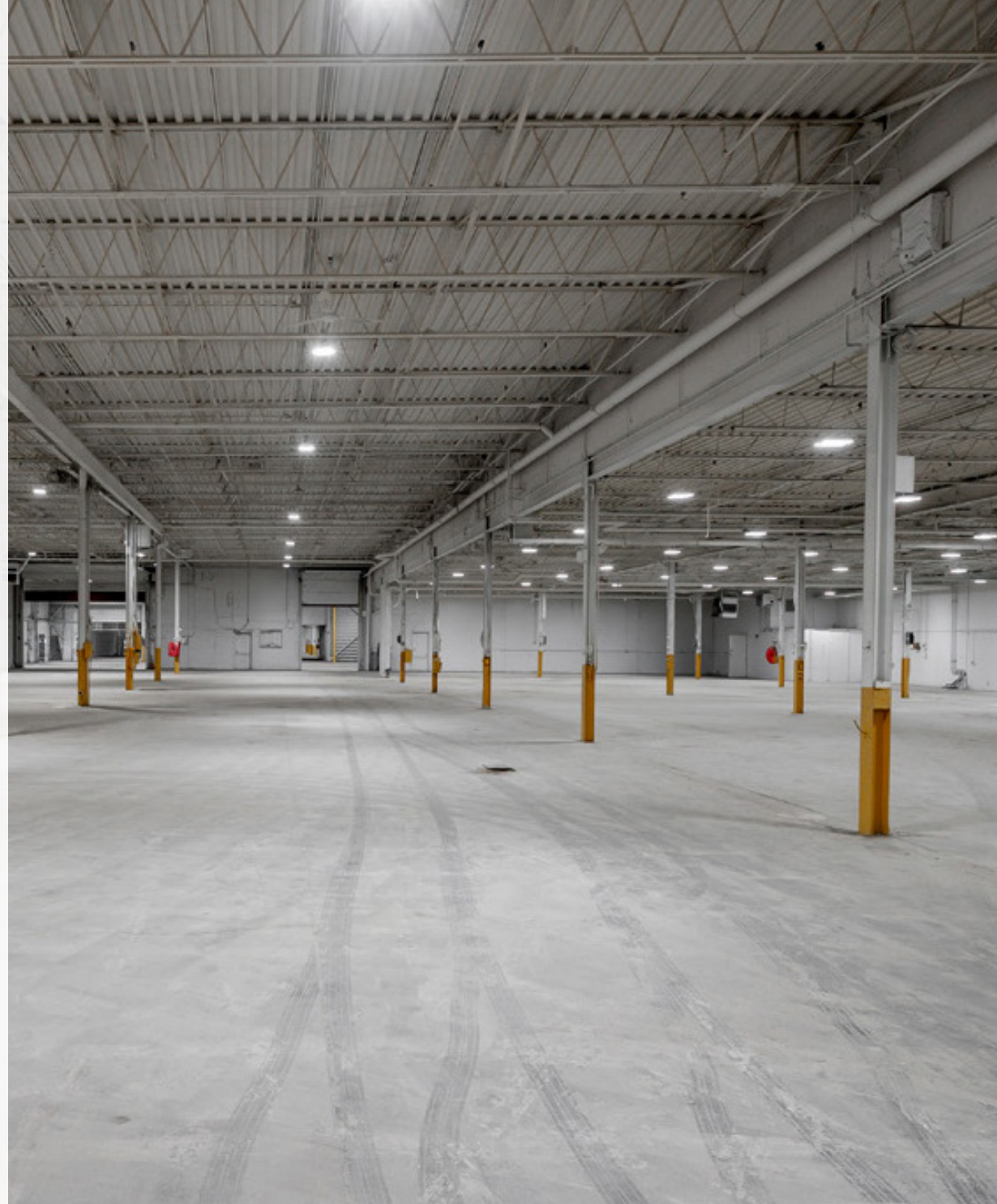
Electric entry
1 x 400A
1 x 800A



A/C
Office



Heating
Natural gas









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