



1405 Parc Technologique Blvd

High technology industrial space for rent

COMMENTS

- 50,000 sq. ft. (divisible) space available immediately
- Posting opportunity
- Turnkey laboratory and product packaging development
- Plenty of free outdoor parking

DEBERTIN 

Contact

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Available space

SUITE	AREA
O1 (Warehouse)	19,287 SF
O2 (Laboratory)	13,343 SF
O3 (Offices)	9,378 SF
200 (Warehouse & laboratory)	6,770 SF
TOTAL	48,778 SF







Rental conditions

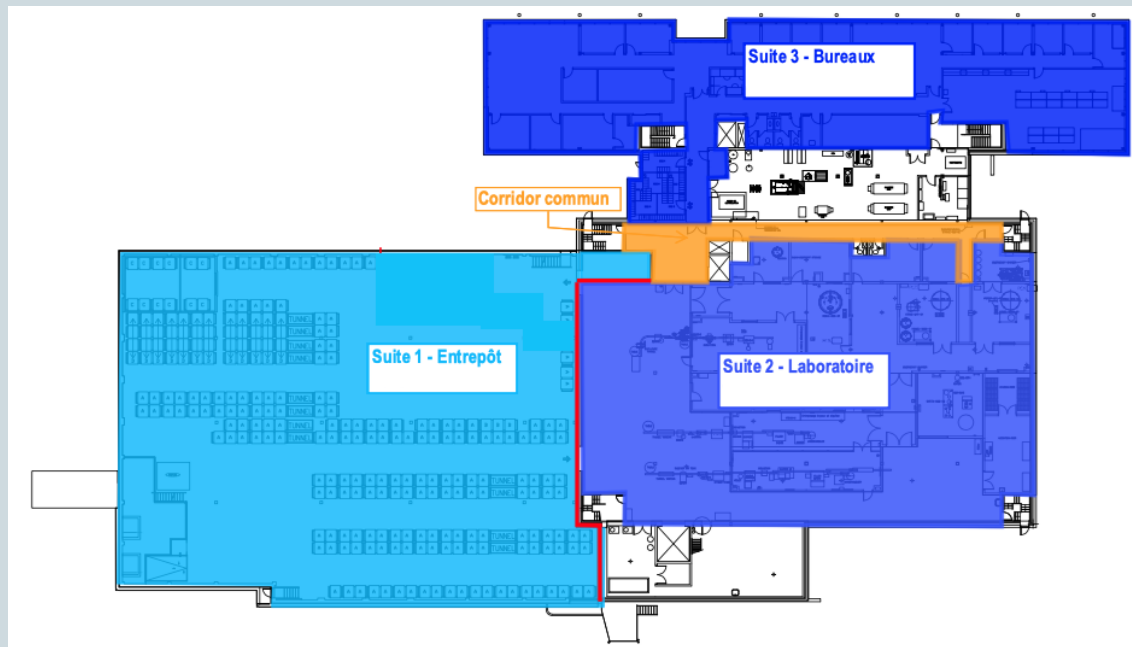
NET RENT RATE:	To be discussed
TAXES & OPERATING EXPENSES (EST. 2023)* :	\$8.45
ELECTRICITY :	Au compteur
EXPIRY OF THE LEASE :	February 2028
PARKING :	Outdoor free

** Rates are expressed per square foot per year.*

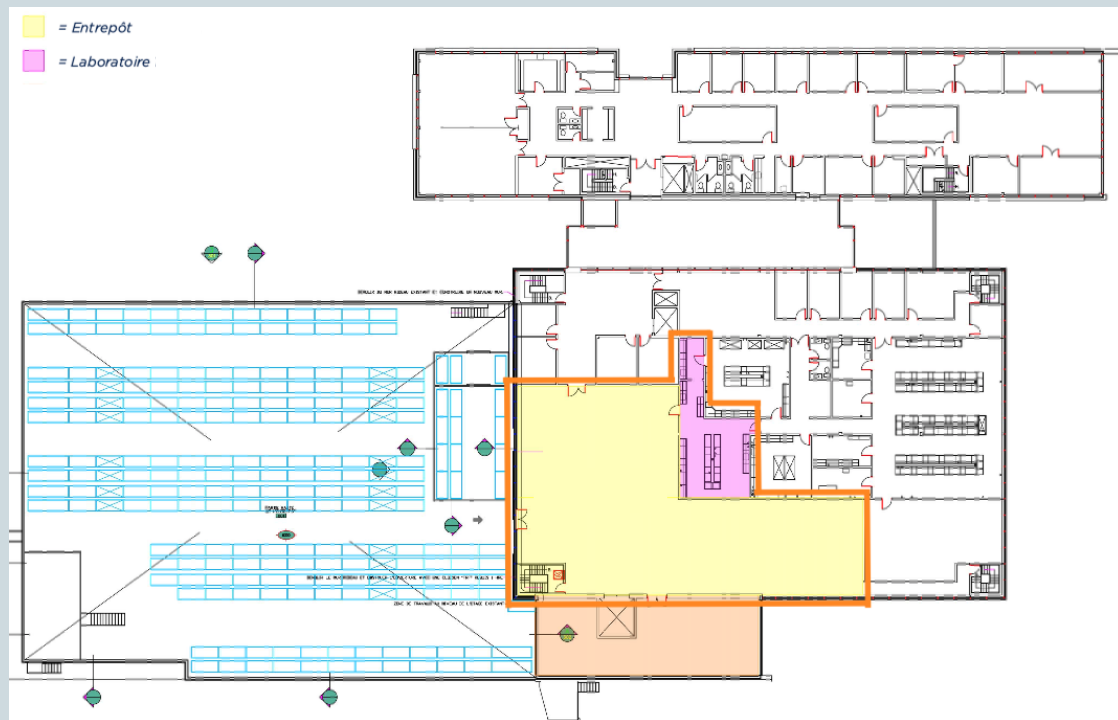
Property description

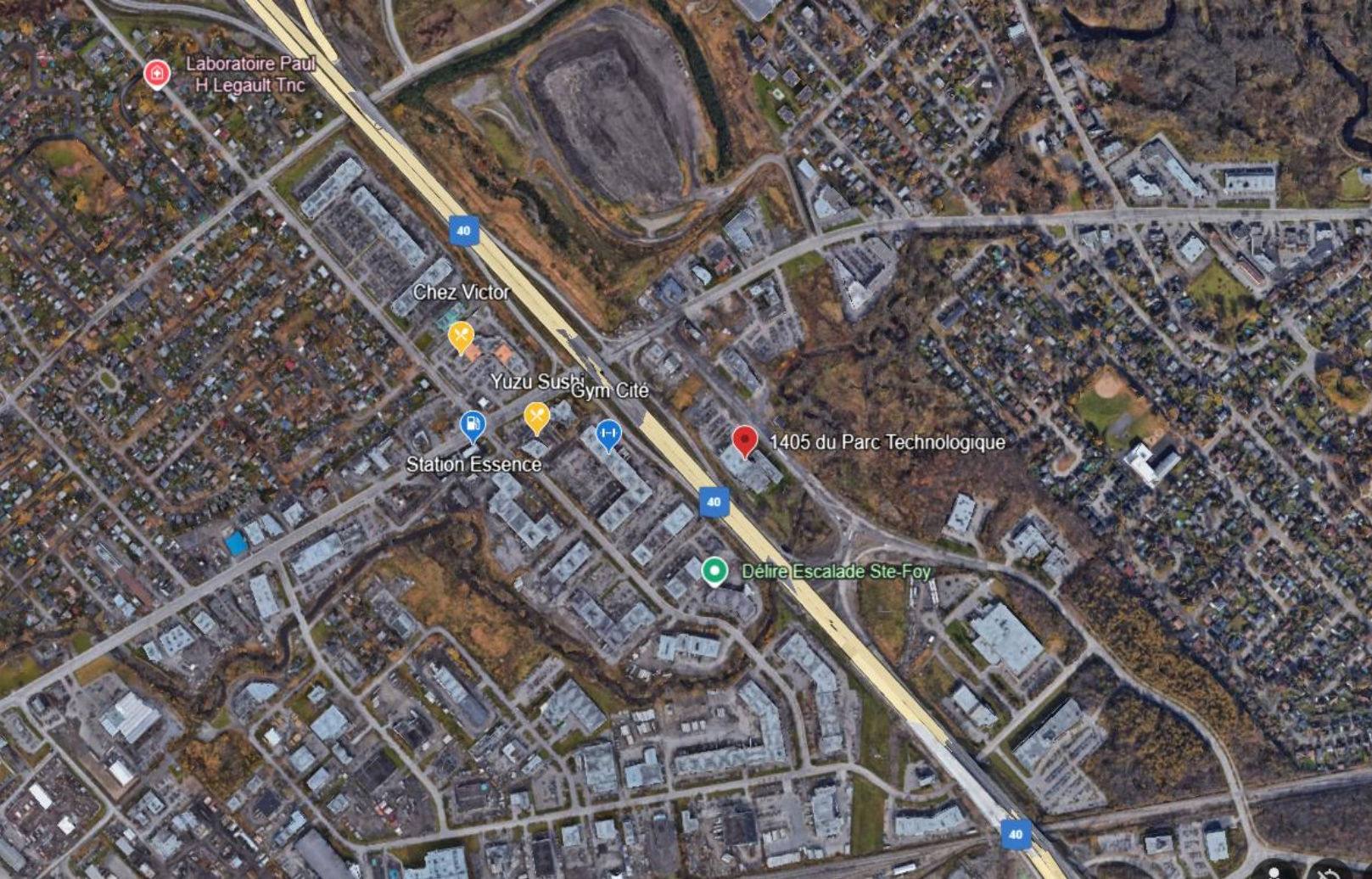
BUILDING AREA :	70,000 SF
WAREHOUSE CLEAR HEIGHT:	- Laboratory : 20 ‘ - Warehouse : 32 ‘
SHIPPING:	- Loading docks : 2 - Freight elevators : 1
PARKING :	120 spaces

MAIN FLOOR PLAN



2ND FLOOR PLAN





EASY ACCESS TO MAJOR HIGHWAYS

- Highway 73 (Henri-IV)
- Road 138 (Blvd Wilfrid-Hamel)

EASY ACCESS BY PUBLIC TRANSIT



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