

1405 Parc Technologique Blvd



HIGH TECHNOLOGY - LABORATORY SPACE FOR SUBLEASE

HIGHLIGHTS

- Up to **50,000 p.c.** (divisible) available immediately
- Top of building corporate signage opportunity
- Prime location in the heart of the Quebec technology business park
- Turnkey space for laboratory and product packaging Warehouse section with 32' clear height

CONTACT

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1165 LEBOURGNEUF BLVD
SUITE 180
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DEBERTIN 
IMMOBILIER



FINANCIAL INFORMATION

BASE RENT: To discuss

TAXES & OPERATING EXPENSES (2021): \$8.45

ELECTRICITY: Excluded

SUBLEASE TERM EXPIRY: February 28th, 2028

** Rates are expressed per square foot per year*

SPECIFICATIONS

LEASABLE AREA:

- Level 0 – Suite 1 – Warehouse: 19 287 p.c.
- Level 0 – Suite 2 – Lab: 13 343 p.c.
- Level 0 – Suite 3 – Office: 9 378 p.c.
- Level 2: Warehouse & Lab: 6 770 p.c.
- **Total: 48,778 p.c.**

CLEAR HEIGHT:

- Production/Labs – Level 0 : 19’
- Warehouse – Level 0: 32’

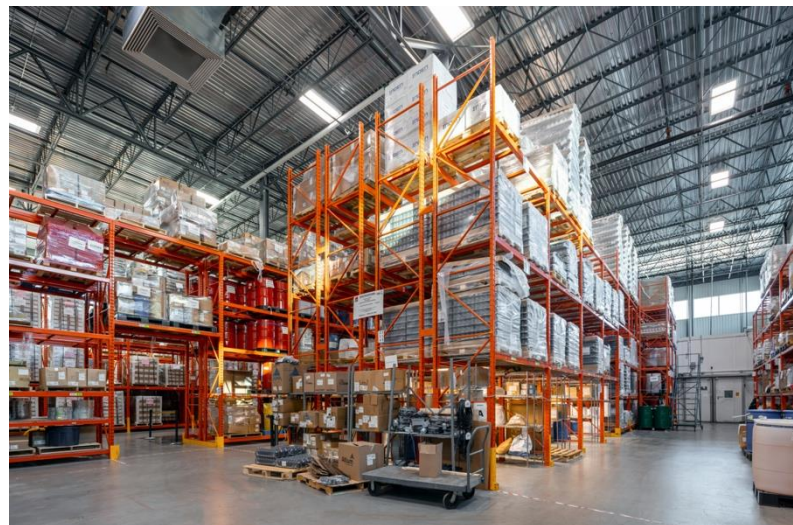
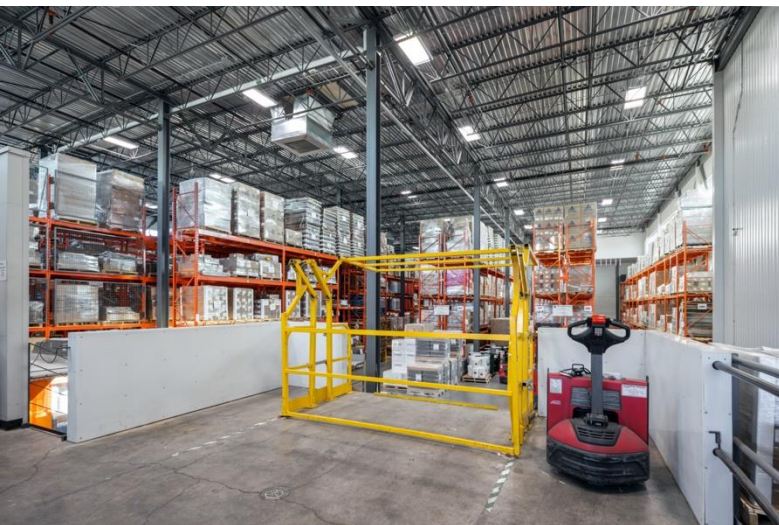
SHIPPING:

- 2 loading docks
- Shared freight elevator and loading dock for the second floor

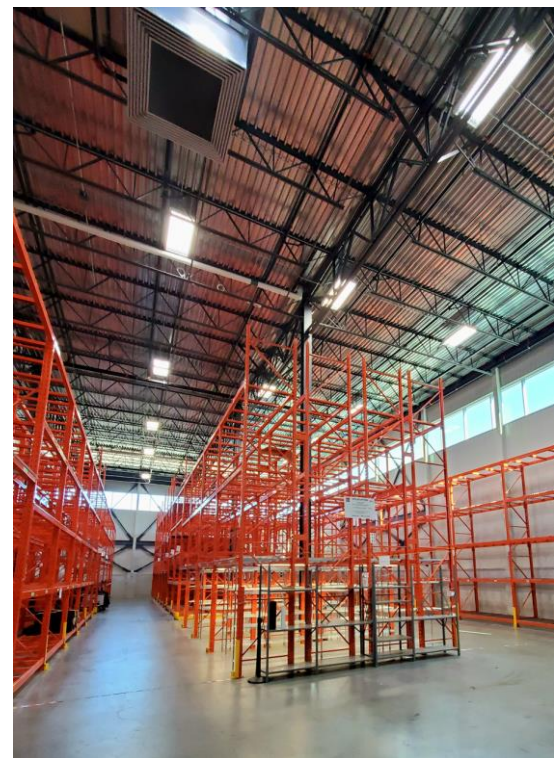
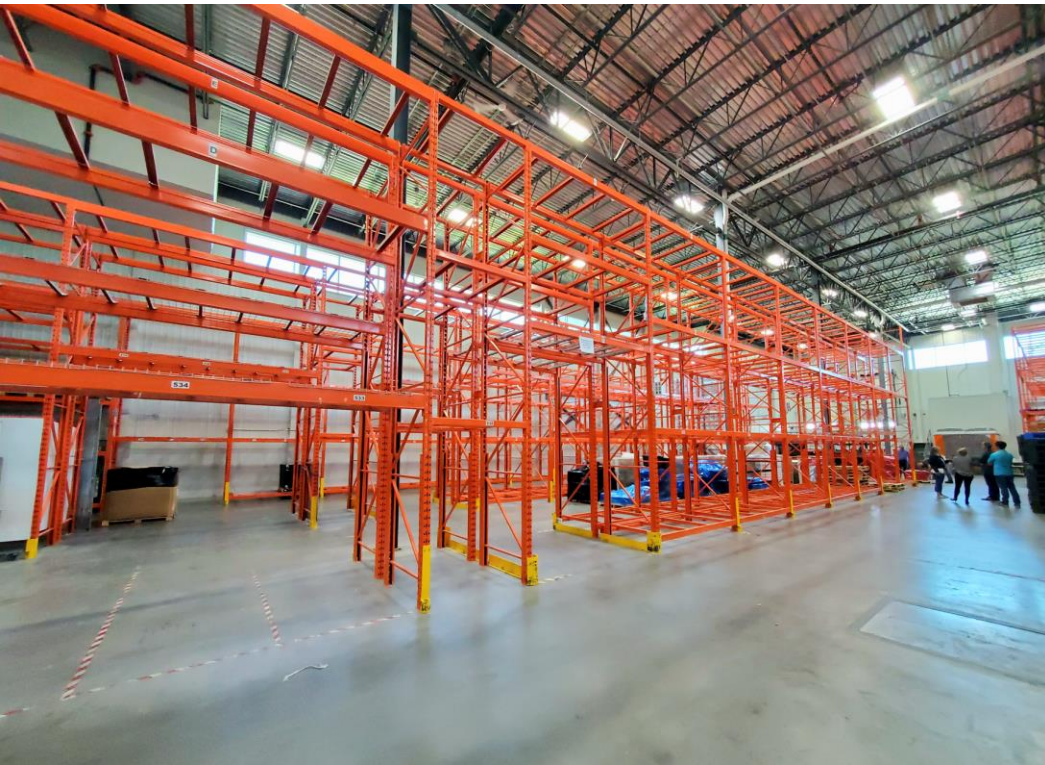
ZONING: I1 – High tech industry

PARKING: 120 outdoor spaces

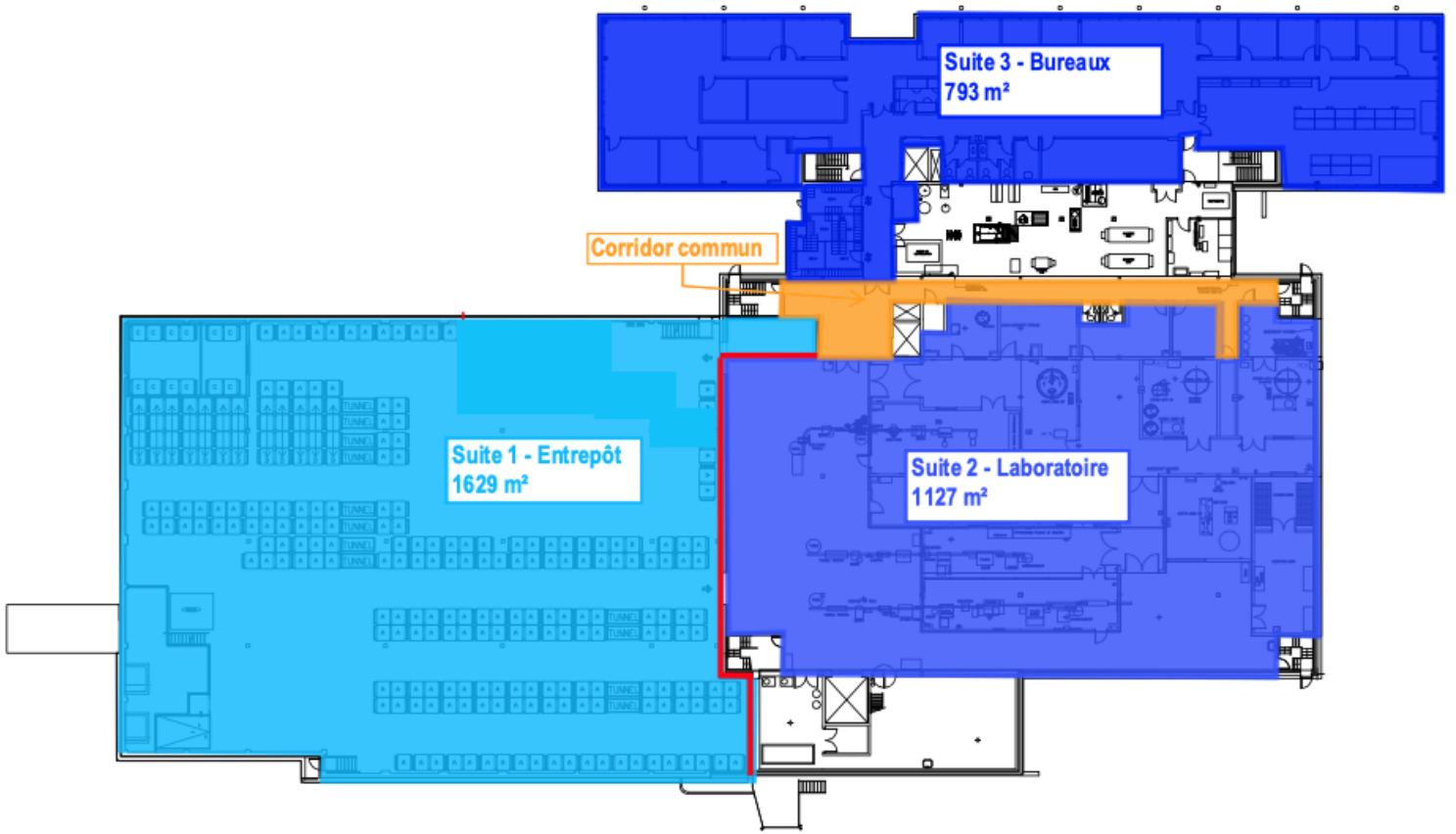
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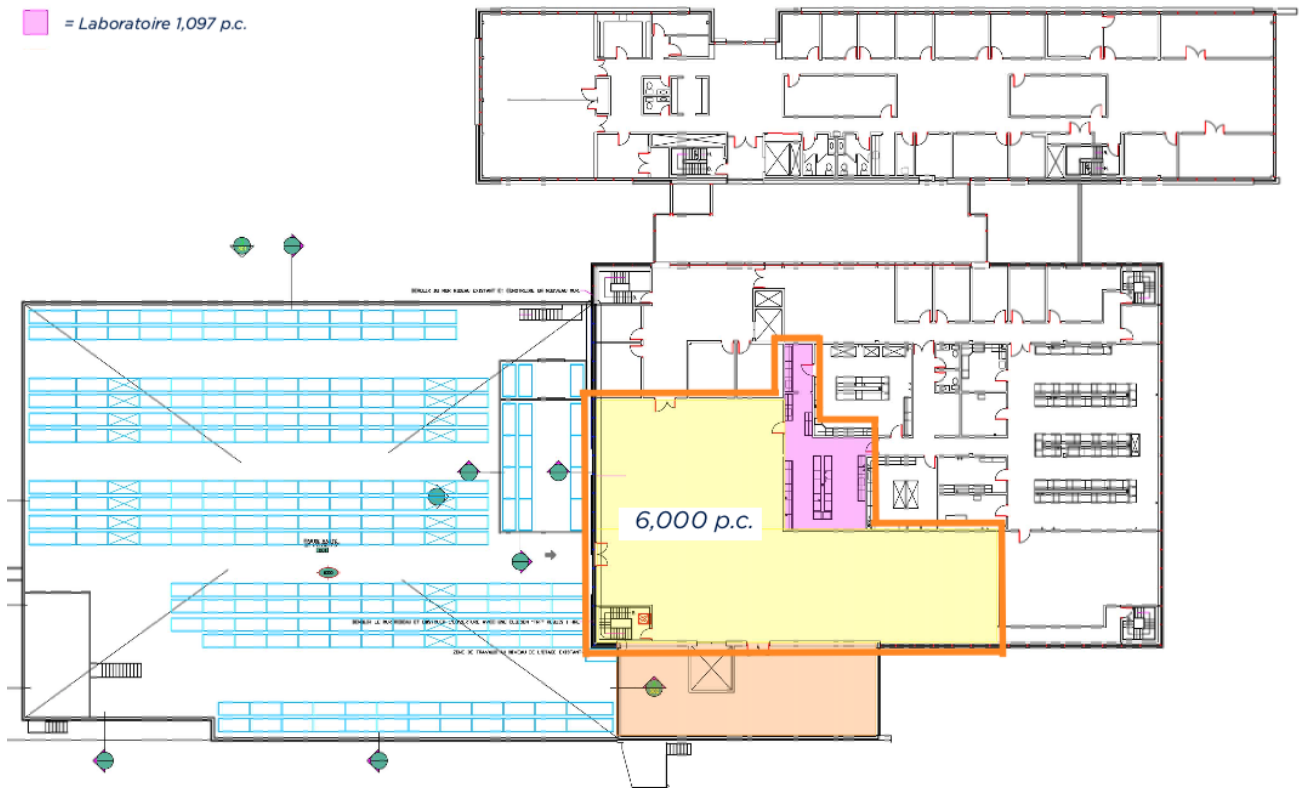


PLAN - LEVEL 0



PLAN - LEVEL 2

- = Entrepôt 5,058 p.c.
- = Laboratoire 1,097 p.c.



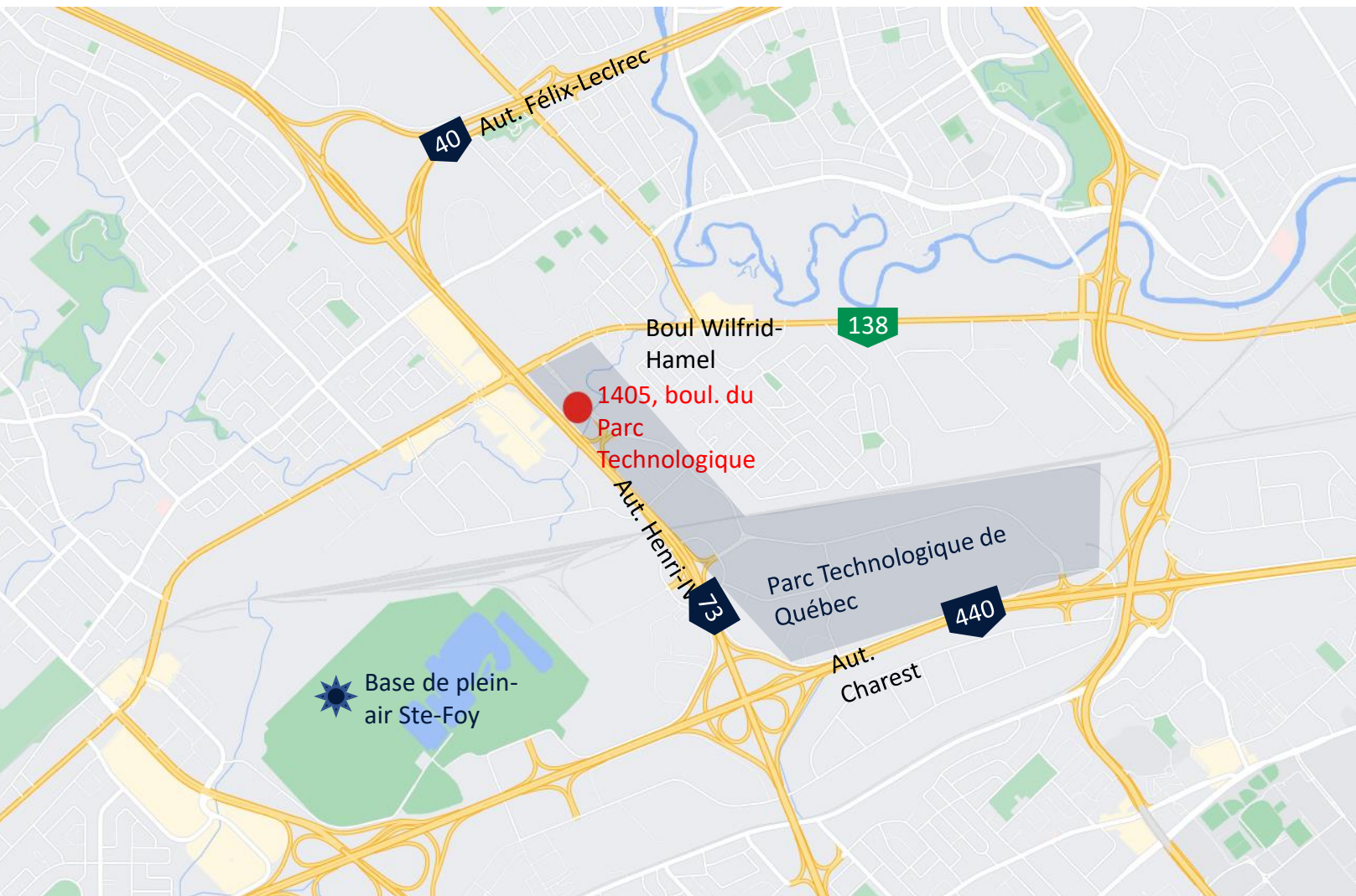
INDUSTRIAL EQUIPMENT AVAILABLE

WAREHOUSE

- Racking for up to 1,100 pallets
- Two forklifts
- Electric and manual pallet truck
- Industrial freezer and refrigerator
- Secure section for locked storage

PRODUCTION / CONDITIONNING

- Hepa filter with positive pressure (8 to 10 air changes per hour)
- Dry and oil-free compressed air
- Natural gaz
- 6.8 GPM @ 25°C water purification system with 7,000 liter tank
- Glycol -20°C to 85°C
- CIP system with power supply in each room
- Settling/neutralization tank
- 6,000 liters and 600 liters tanks with supply in each room
- 600V electrical
- 40 HP kettle
- Dust collector with capture arm
- Washing room with GMP washer
- Two complete lines for bottling glass and plastic bottles with fillers, cappers, inductions, labelers, sleeves and steam tunnels



- Easy access to major highways
 - Highway 73 – Henri-IV
 - Highway 440 – Charest
 - Highway 740 – Robert-Bourassa
 - Road 138 – Wilfrid-Hamel Blvd



← →
 < 5 MINUTES



73, 440, 740

- FacEasy access by public transit
- Walking distance to many restaurants and services



← →
 < 1 MINUTE



Parcours 22

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