



4705, De la Pascaline street– Innoparc Levis

Industrial and office space for lease

NEW CONSTRUCTION

- Prime location along Highway 20
- Space of 6,000 sq.ft. and plus
- 15 km from the Quebec bridges
- Option to add mezzanines
- Easily accessible by public transit

DEBERTIN 

Contact

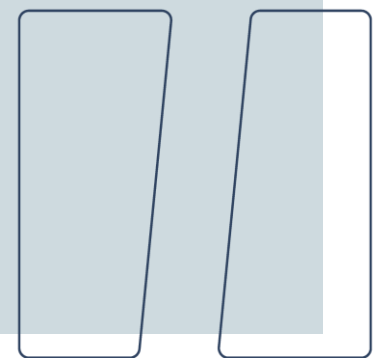
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Site plan





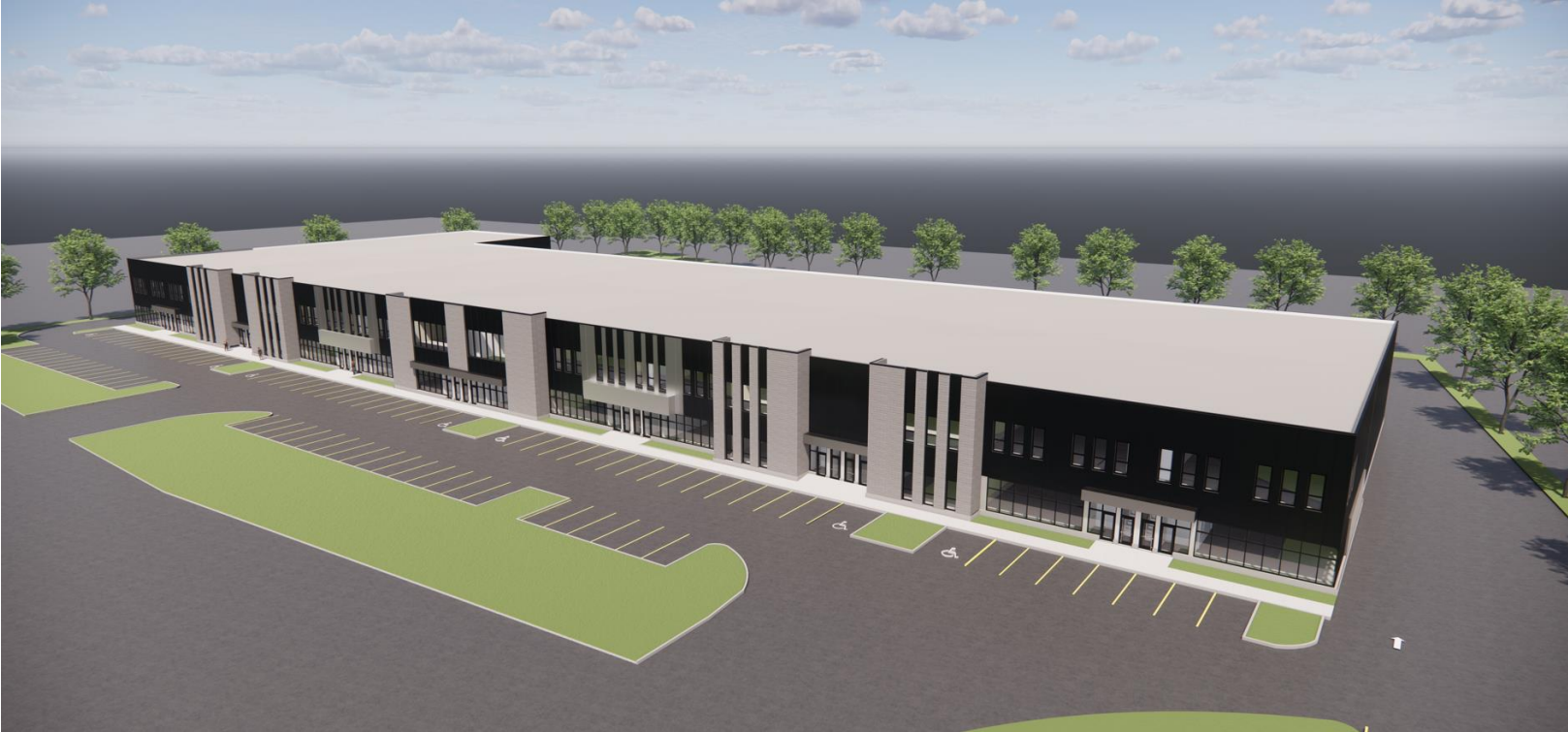
Financial information

NET RENT:	\$15.50 + 3% per year
TAXES & OPERATING EXPENSES (est. 2025) :	\$5.50
ENERGY:	Metered

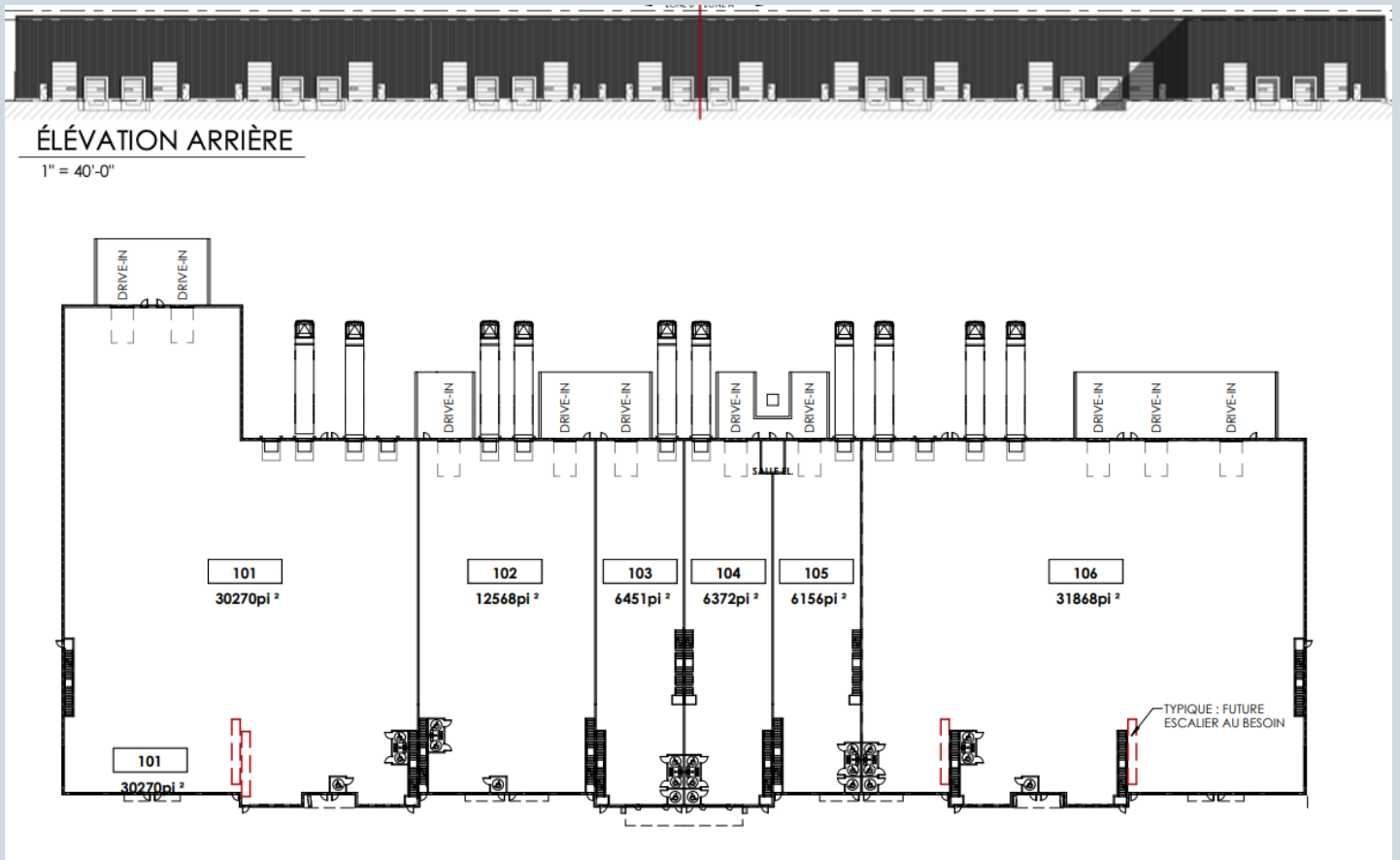
**Rates are expressed per square foot per year*

Property description

AVAILABLE LEASABLE AREA:	GF: ± 93,685 sq.ft. (divisible) 2 nd floor (Office) : ± 22,874 sq.ft.
CLEAR HEIGHT:	28'
PARKING :	140 outdoor spaces

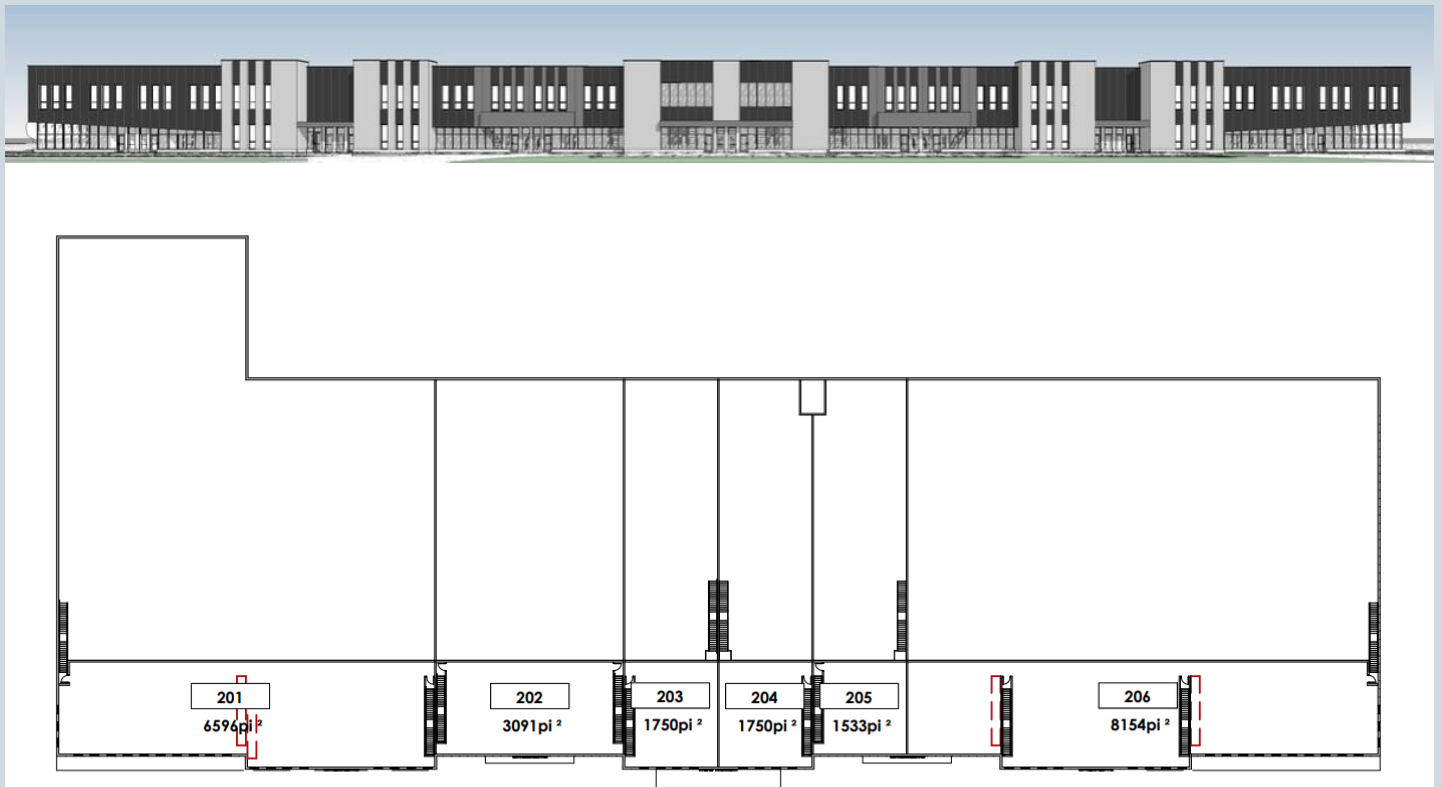


Ground floor plan





2nd floor plan





IN THE HEART OF INNOPARC LEVIS

QUICK ACCESS TO MAJOR ROADS

- Highway 20
- President-Kennedy road

EASY ACCESS BY PUBLIC TRANSIT

WALKING DISTANCE TO MANY RESTAURANTS AND SERVICES



< 3 minutes



< 8 minutes

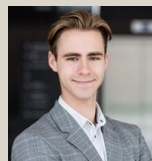


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