



## 3023 Wilfrid-Hamel Blvd

### Industrial space for rent

#### COMMENTS

- Up to 13,000 SF available
- Easy access by public transit and quick access to highways
- Large free outdoor parking

**DEBERTIN** 

### Contact

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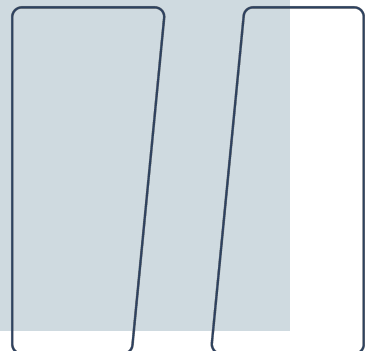
**DEBERTIN IMMOBILIER**  
1165 Boulevard Lebourgneuf,  
bureau 180, Québec (Québec) G2K 2C9

[debertin.ca](http://debertin.ca)



# Available space

SUITE	AREA
109	3,486 SF
113	2,063 SF
118	6,796 SF
<b>TOTAL</b>	<b>12,345 SF</b>





## Rental conditions

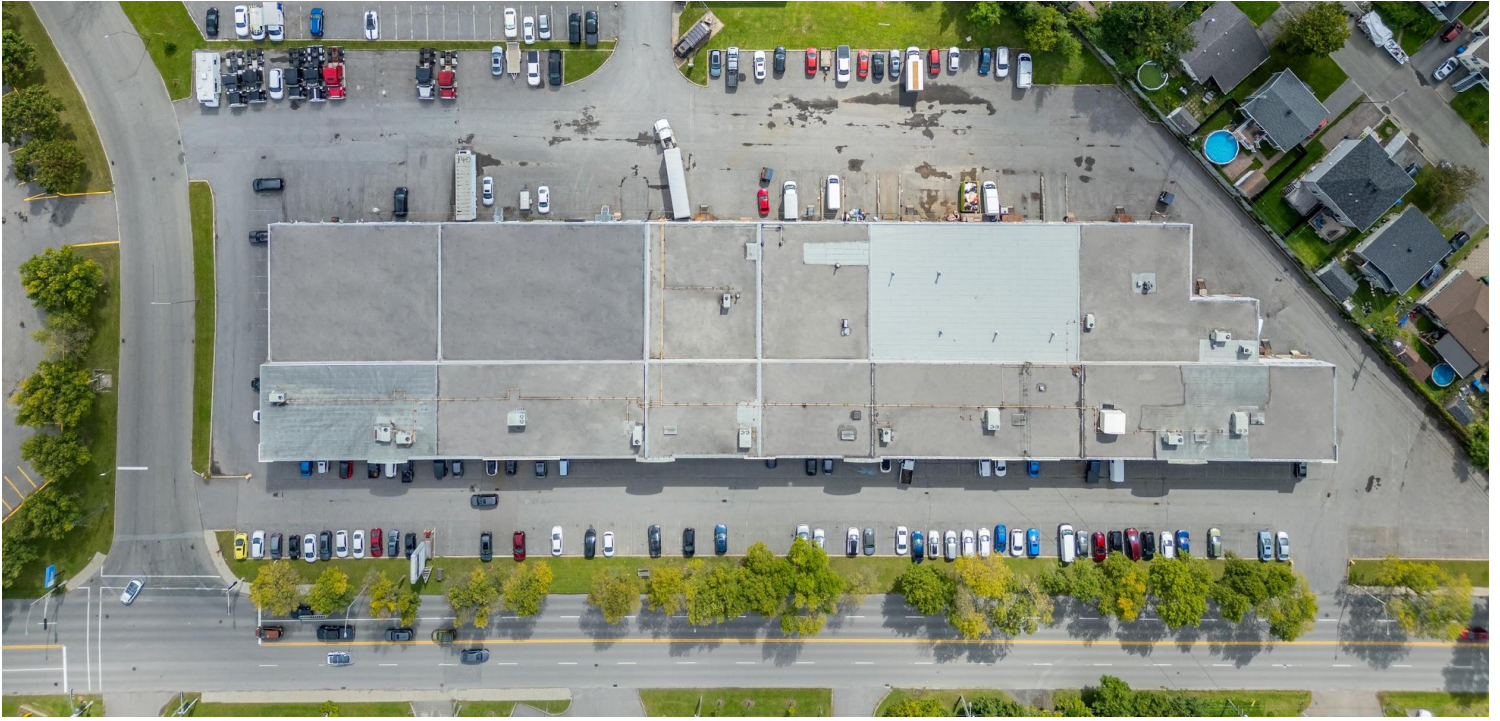
NET RENTAL RATE* :	\$14.50 + 3% per year
TAXES & OPERATING EXPENSES (EST 2024)* :	\$7.45
ELECTRICITY :	Metered
PARKING :	Outdoor free

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

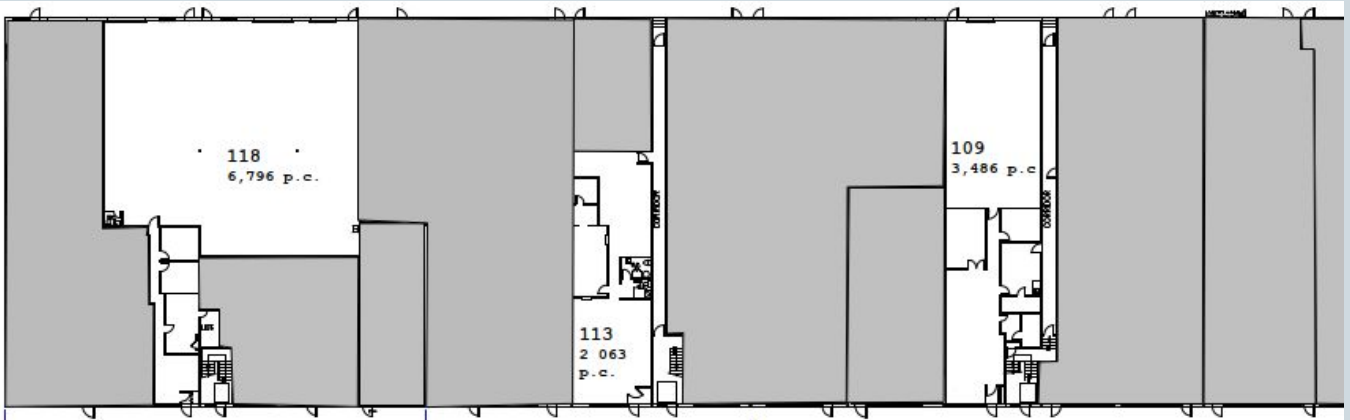
## Property description

BUILDING AREA:	89,127 SF
CLEAR HEIGHT WAREHOUSE:	10' to 16'
YEAR OF CONSTRUCTION:	1979
PARKING :	270 outdoor spaces





## 1<sup>ST</sup> Floor plan







### EASY ACCESS TO MAJOR HIGHWAYS

- Highway 573 (Henri IV)
- Highway 740 (Robert-Bourassa)

### EASY ACCESS BY PUBLIC TRANSIT

### WALKING DISTANCE TO MANY RESTAURANTS AND SERVICES



< 4 minutes



573, 740  
< 2km



< 4 minutes



80, 980, 380, 580

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