

3023 Wilfrid-Hamel Boulevard

Industrial Spaces for Lease

DEBERTIN

Rental Conditions

Net Rental Rate	$13.50 + 3% per year
Additional Rent (est. 2026)	$8.62
Energy	Metered
Parking	Exterior free

Rates are expressed per square foot per year



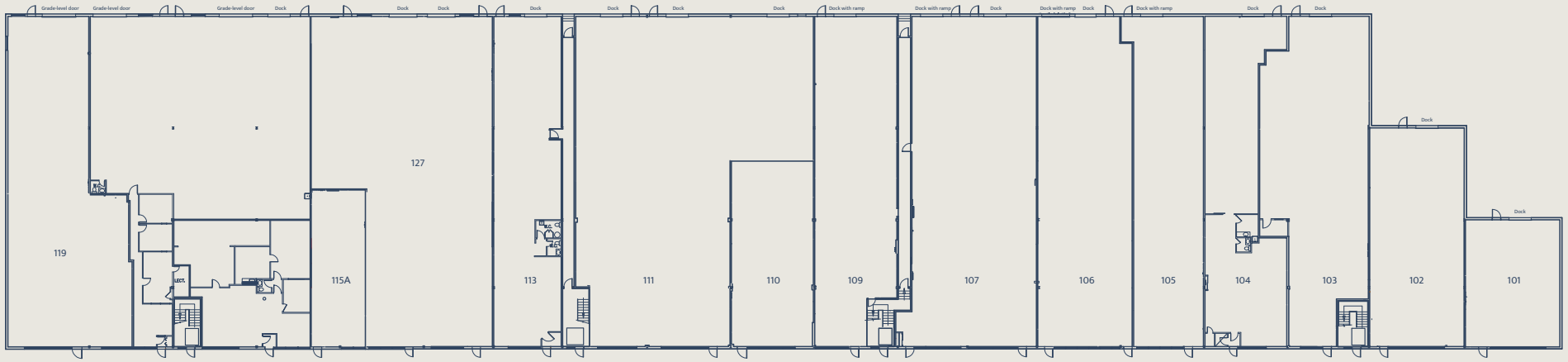
Property Description

Type	Industrial and Office
Building Area	89,127 sq. ft.
Number of Floors	2
Year of Construction	1979
Clear Height	10’ and 16’
Exterior Parking	225



Floor plan – Ground floor

AVAILABLE SPACES



Suite	Area
103	3,855 sq. ft.
104	3,077 sq. ft.
115A	1,132 sq. ft.
118	8,901 sq. ft.
118A	3,000 sq. ft.
118B	6,050 sq. ft.

Click the suite number in the table to view it on the floor plan

Location





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Just a 3-minute walk to bus routes
80, 980, 380, and 580

Only 4 minutes from highways
573 and 740