



## 925 Newton Avenue

### Industrial space for rent

#### COMMENTS

- Up to 27,000 SF available
- Easy access by public transit and quick access to highways
- Large free outdoor parking

**DEBERTIN** 

### Contact

**JEAN-SÉBASTIEN ROUSSY**  
Director of Leasing  
T 418 626 4141  
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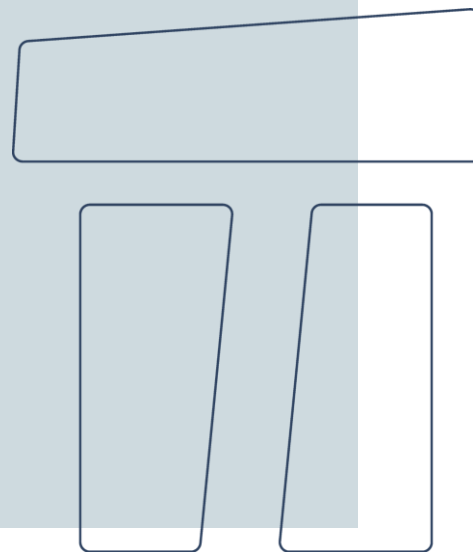
**MICKAEL BERNIER**  
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**DEBERTIN IMMOBILIER**  
1165 Boulevard Lebourgneuf,  
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[debertin.ca](http://debertin.ca)

# Available space

SUITE	AREA
116	5,167 SF
118	3,791 SF
	<b>8,958 SF</b>
122	4,412 SF
124A	1,584 SF
130	1,827 SF
132	2,046 SF
136-137-138	4,473 SF
219 (mezzanine)	3,635 SF
<b>TOTAL</b>	<b>26,935 SF</b>





## Rental conditions

NET RENTAL RATE* :	\$14.50 + 3% per year
TAXES & OPERATING EXPENSES (EST 2024)* :	\$7.16
ELECTRICITY :	Metered
PARKING :	Outdoor free

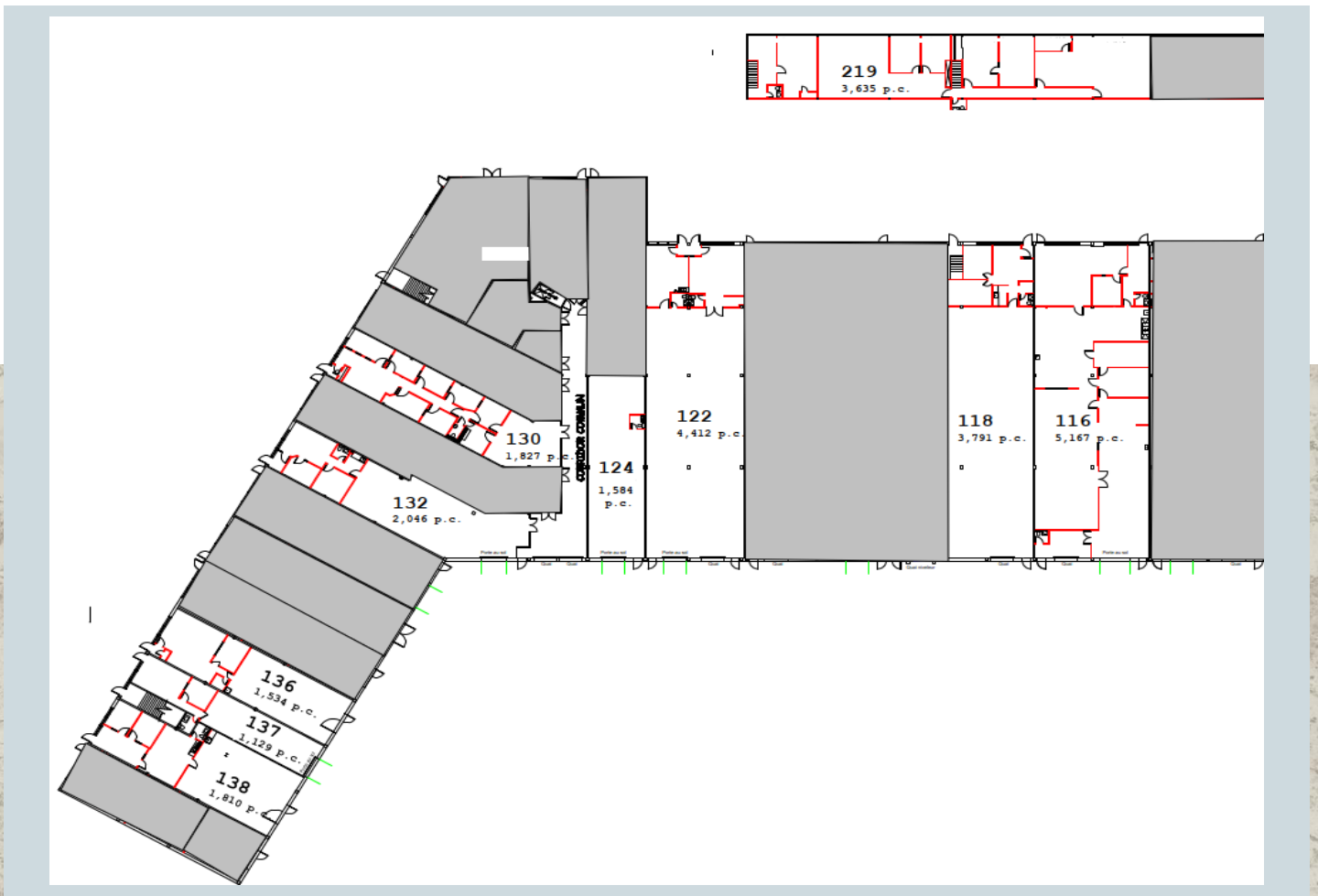
*\*Rates are expressed per square foot per year*

## Property description

BUILDING AREA:	115,772 SF
CLEAR HEIGHT WAREHOUSE:	10' to 18'
YEAR OF CONSTRUCTION:	1988
PARKING :	270 outdoor spaces



## Plan – Available space





## 925 Newton Avenue

### Office space for rent

#### COMMENTS

- Up to 3,000 SF available
- Easy access by public transit and quick access to highways
- Large free outdoor parking

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## Available space

<b>SUITE</b>	<b>AREA</b>
242	607 SF
252	1,142 SF
256	1,206 SF
<b>TOTAL</b>	<b>2,955 SF</b>





## Rental conditions

NET RENTAL RATE* :	\$16.00 + 3% per year
TAXES (EST. 2024)* :	\$3.55
OPERATING EXPENSES:	Included
ELECTRICITY :	Included
IMPROVEMENT ALLOWANCE:	To be discussed
PARKING :	Outdoor free

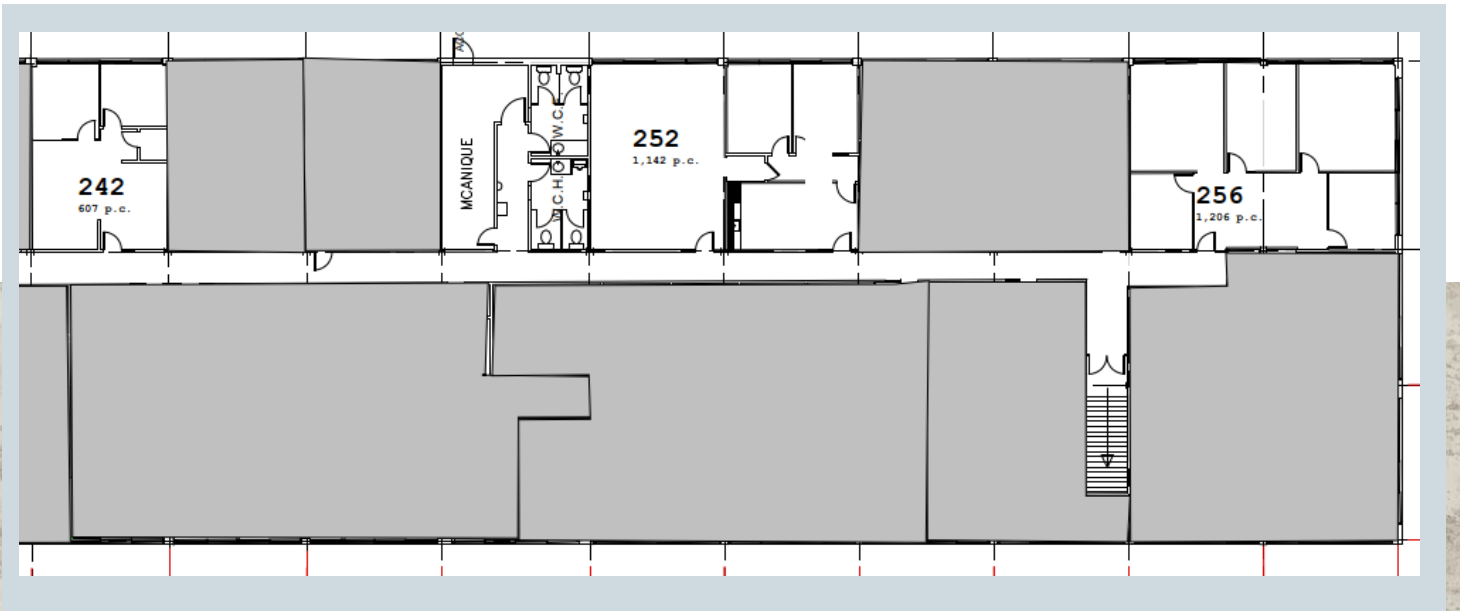
*\*Rates are expressed per square foot per year*

## Property description

BUILDING AREA:	115,772 SF
YEAR OF CONSTRUCTION:	1988
PARKING :	270 outdoor spaces



## Plan -2<sup>ND</sup> floor





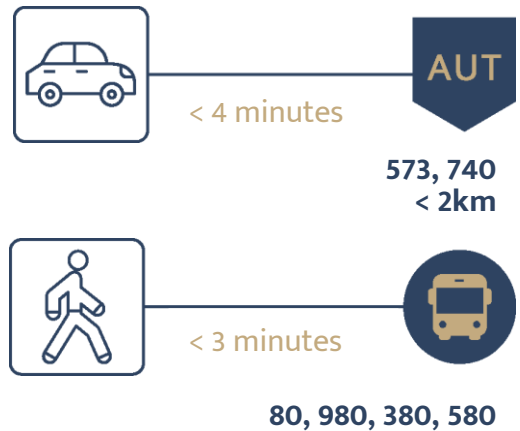


### EASY ACCESS TO MAJOR HIGHWAYS

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

### EASY ACCESS BY PUBLIC TRANSIT

### WALKING DISTANCE TO MANY RESTAURANTS AND SERVICES



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