



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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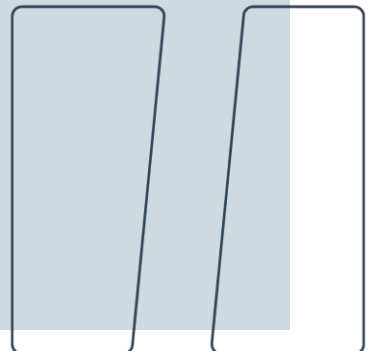
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Available space

SUITE	AREA
109	3,486 SF
114	2,872 SF
118	6,796 SF
TOTAL	13,154 SF





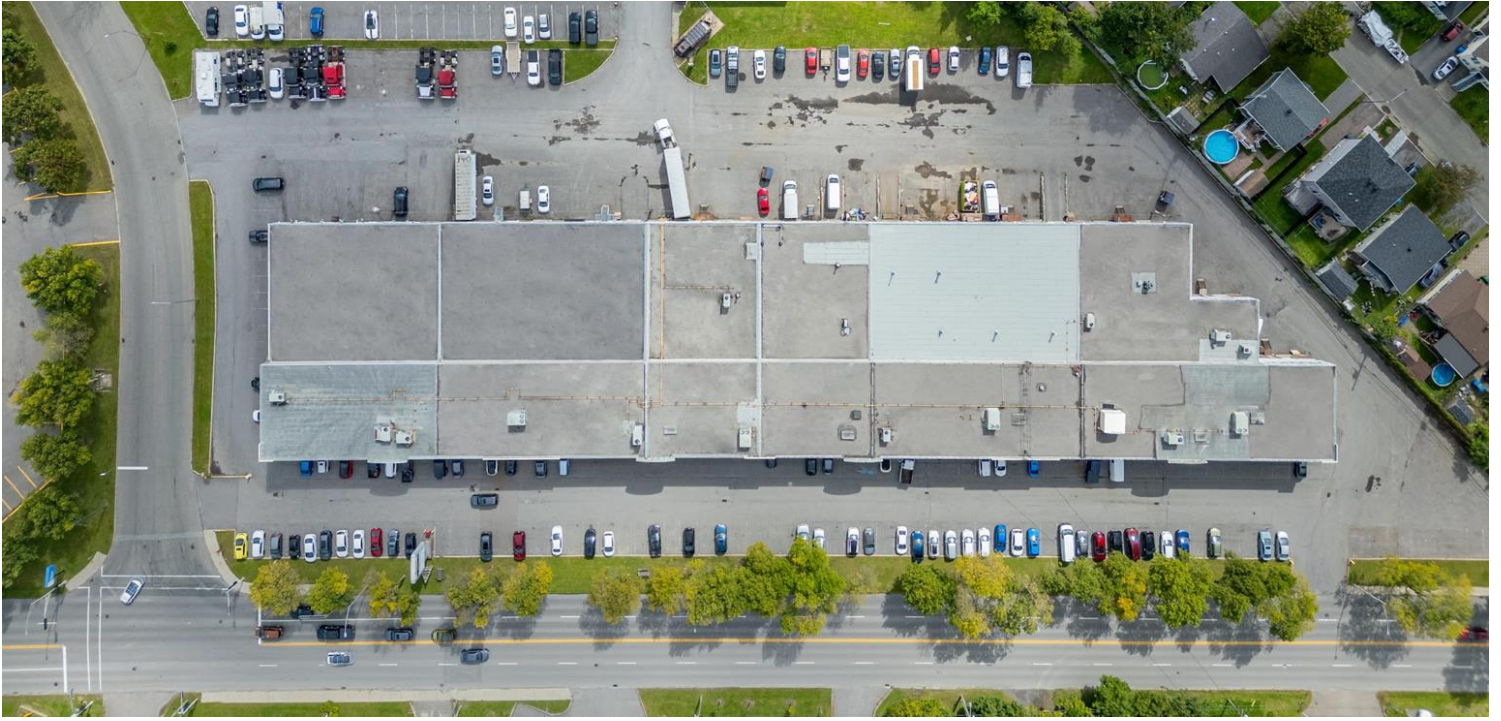
Rental conditions

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

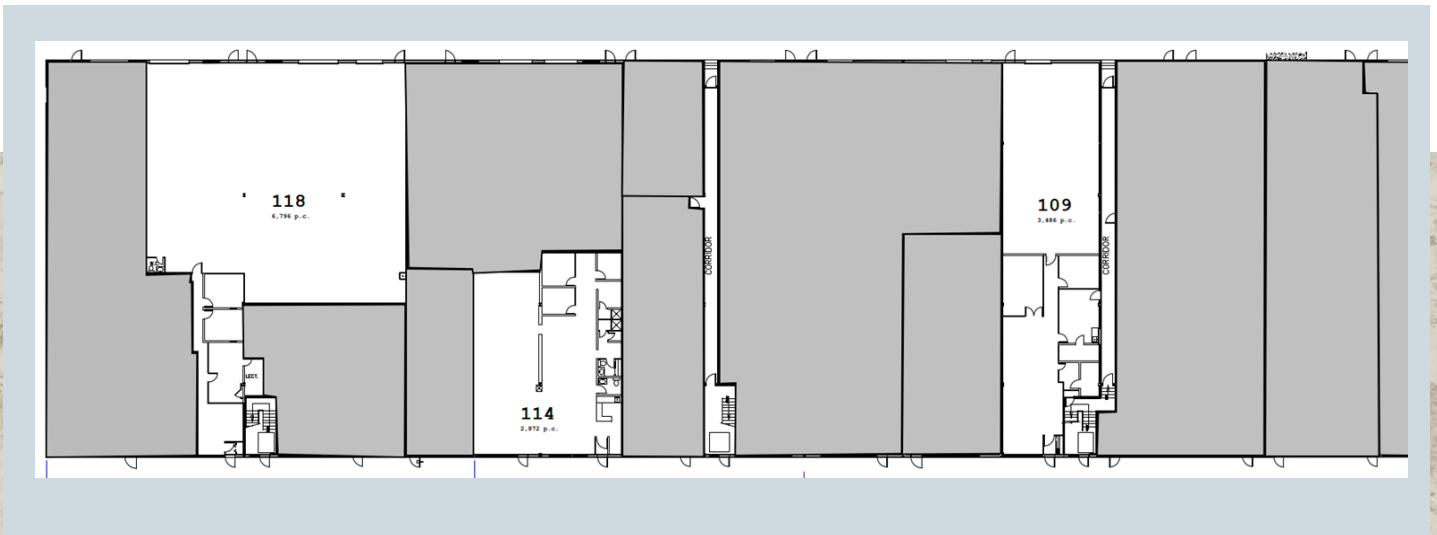
**Rates are expressed per square foot per year*

Property description

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



1ST 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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