

1240 Chinook street



*Images are for reference only

INDUSTRIAL & OFFICE SPACE FOR LEASE

NEW CONSTRUCTION

- Industrial space of 30 000 sq.ft.
- Prime location with easy access to major highways (40, 73, 740)
- Ample free outdoor parking
- Spaces divisible according to your needs
- Showers, locker rooms & bike racks

CONTACT

JEAN-SÉBASTIEN ROUSSY
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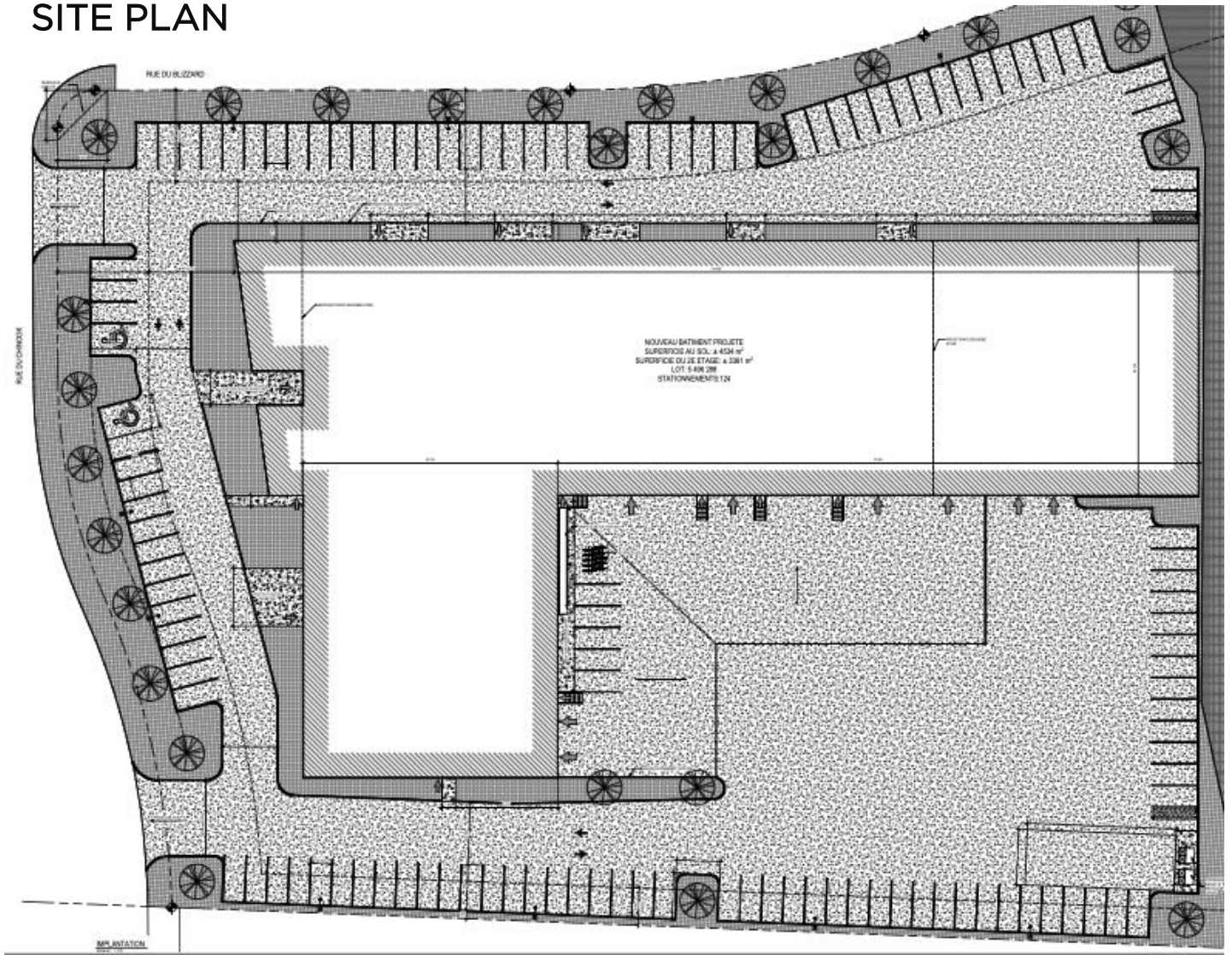
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DEBERTIN IMMOBILIER
1165 LEBOURGNEUF BLVD
SUITE 180
QUÉBEC (QUÉBEC) G2K 2C9

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IMMOBILIER

SITE PLAN





FINANCIAL INFORMATION

BASE RENT : \$16.50 + 3%/year
(1st year)

TAXES & OPERATING EXPENSES (EST.) : \$7.00

ENERGY: Metered

** Rates are expressed per square foot per year*

PROPERTY DETAILS

AVAILABLE LEASABLE AREA:

	GF:	2 nd floor:
	5,000 sq.ft.	
	<u>26,000 sq.ft.</u>	6,500 sq.ft.
	31,000 sq.ft.	

CLEAR HEIGHT: GF: 22' 2nd floor: 12'

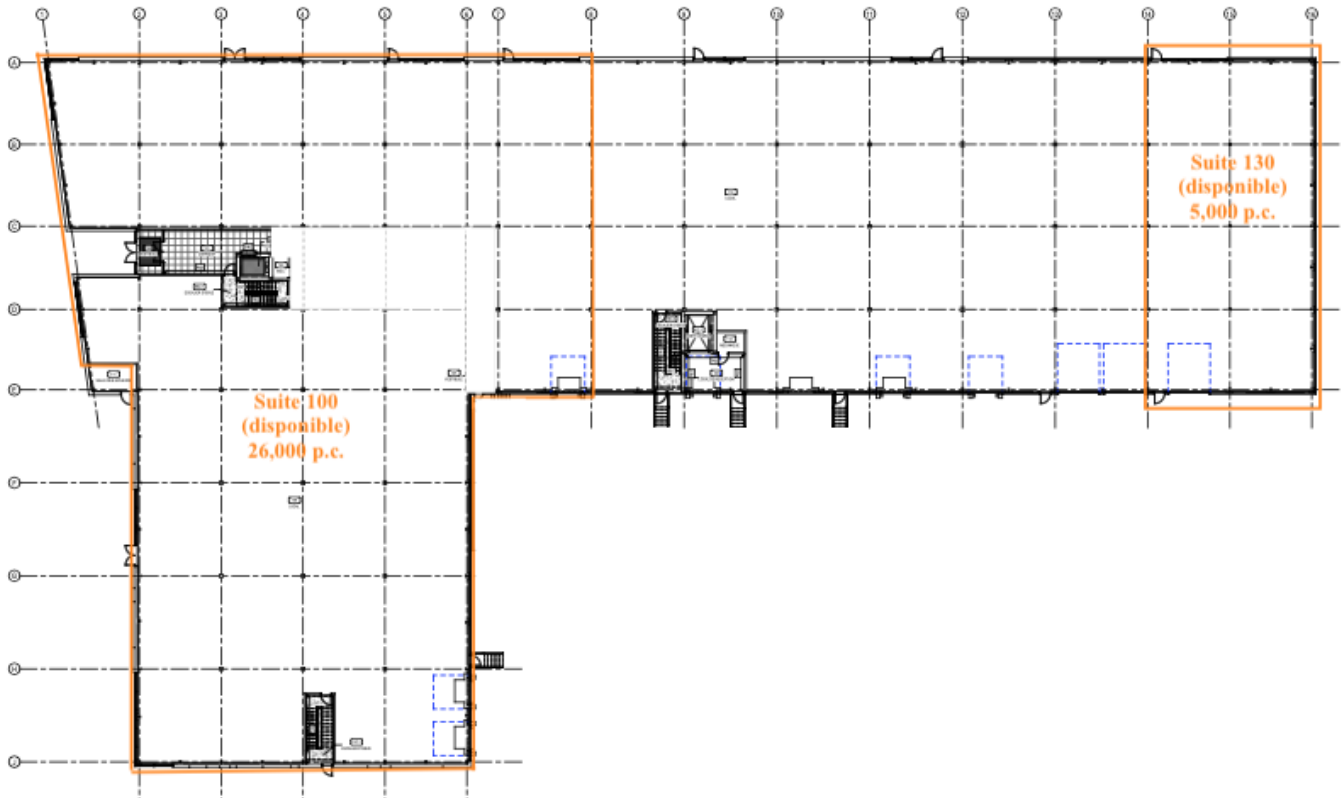
COLOMN SPAN: 25' x 28'

SHIPPING: Truck-level doors
Drive-in doors
Freight-elevator servicing the 2nd floor

PARKING: 125 outdoor spaces

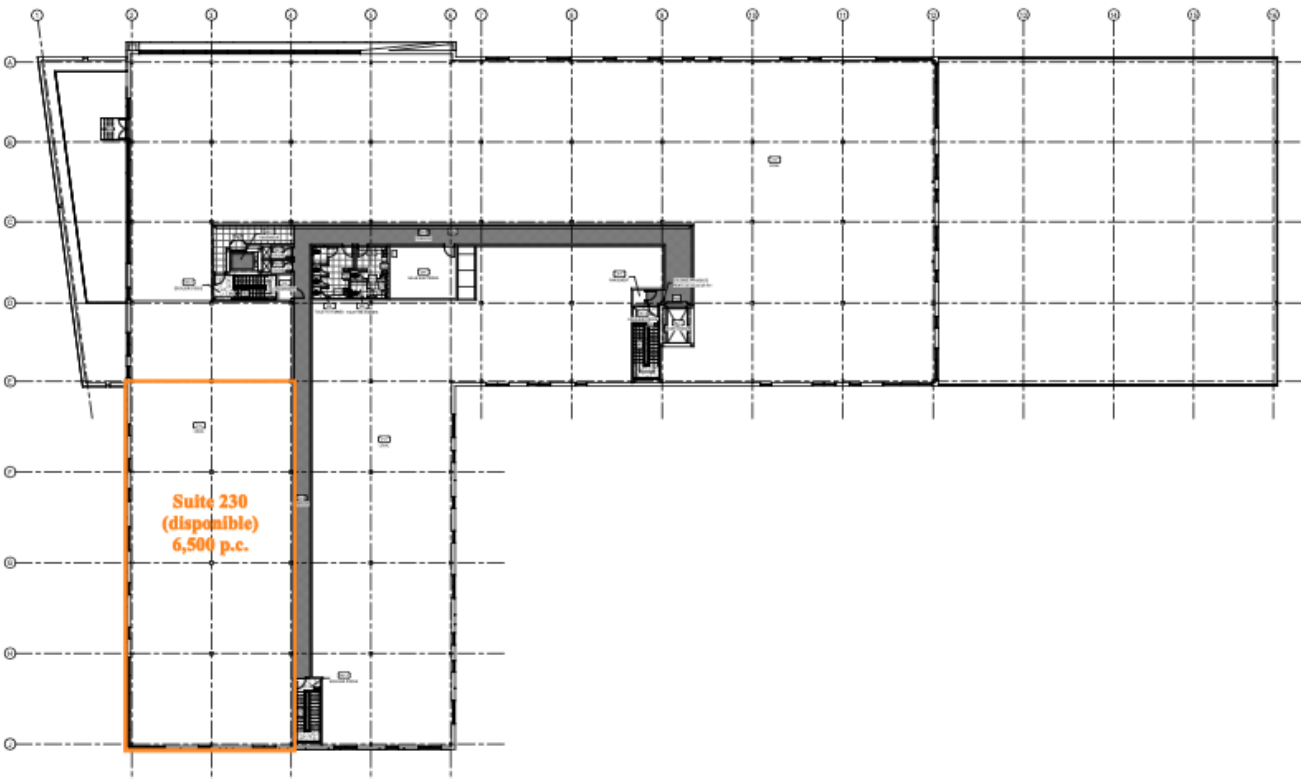
GROUND FLOOR

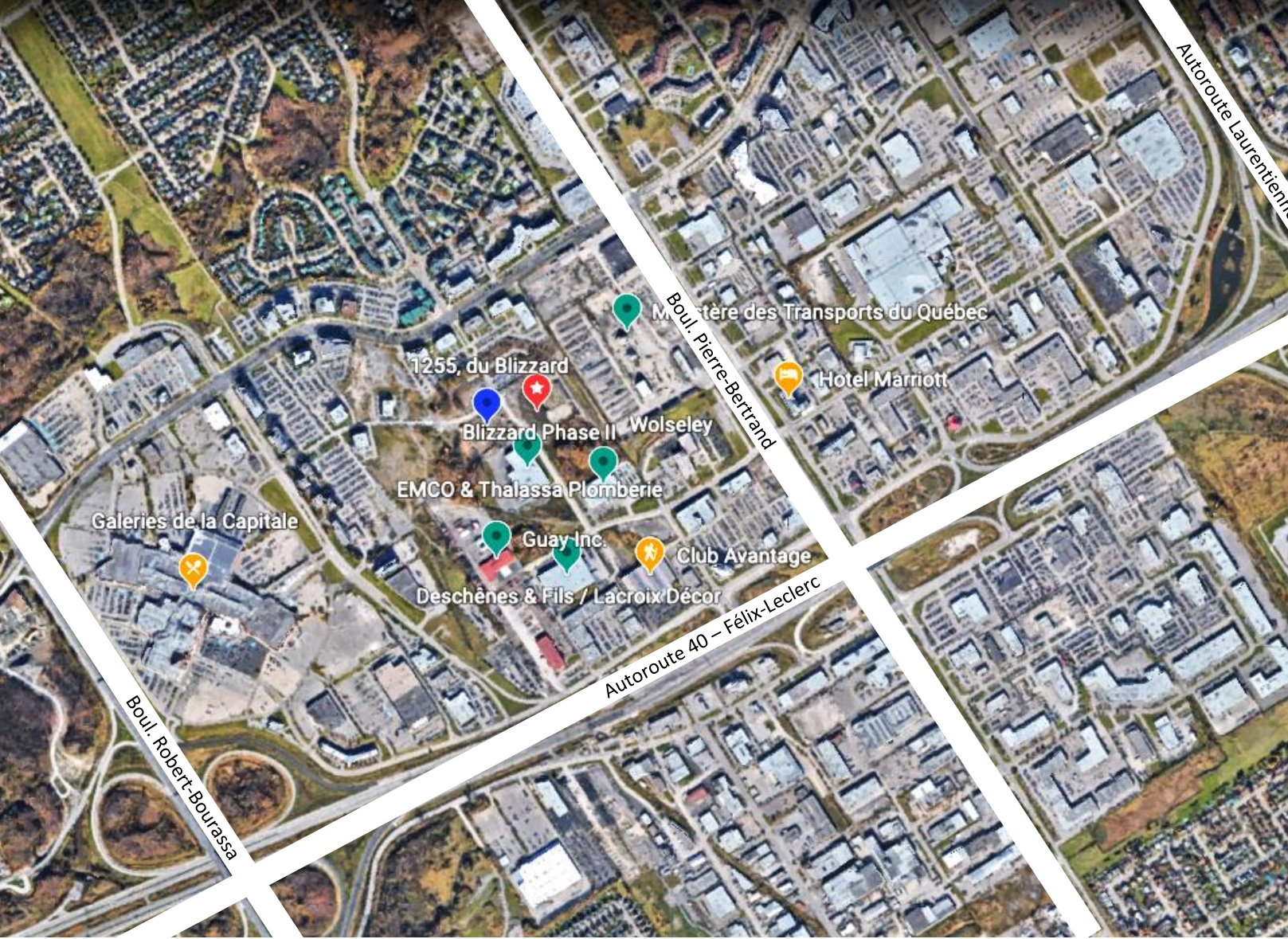
26,000 SQ.FT. DIVISIBLE + 5,000 SQ.FT.



2ND FLOOR

6 500 P.C. - DIVISIBLE





- Quick access to major highways
 - Highway 40 (Autoroute Félix-Leclerc)
 - Highway 73 (Autoroute Laurentienne)
 - Highway 740 (Boulevard Robert-Bourassa)



← **< 5 MINUTES** →



40, 73, 740
< 2km

- Easy access by public transit
- Walking distance to many restaurants and services

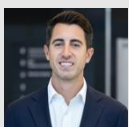


← **< 5 MINUTES** →



82, 185, 272,
382, 582, 803,
982

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