



# 1230 Du Blizzard Street

Industrial and office space for lease

DEBERTIN 

# Rental Conditions

Net rent	\$17.00 + 3% per year
Taxes & operating expenses (est. 2026)	\$7.50
Electricity	Metered
Cleaning	Excluded
Parking	Outdoor: free
<i>Rates are expressed per square foot per year</i>	



# Property Description

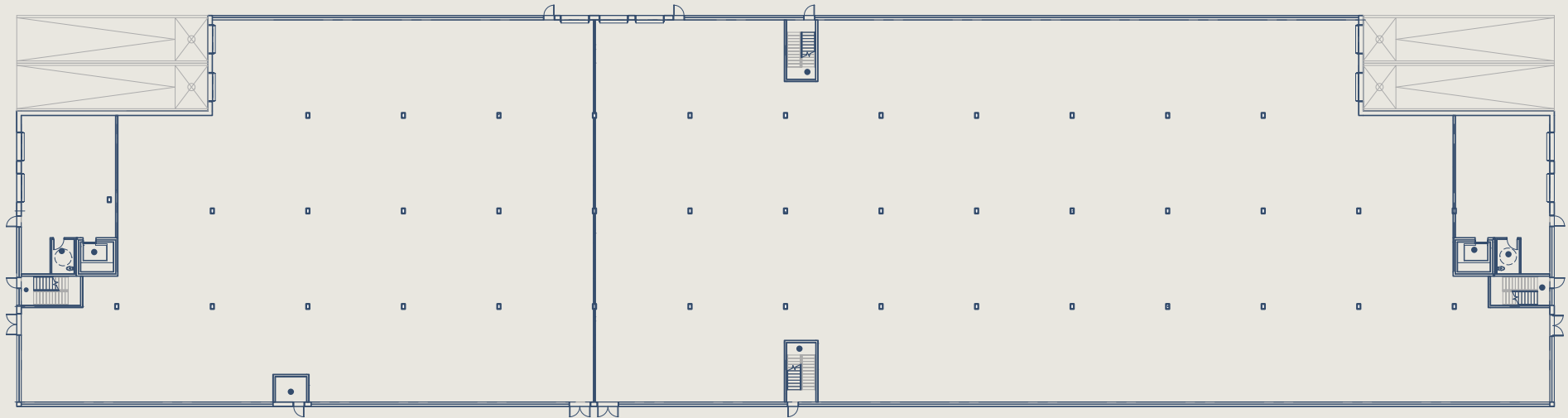
Type	Industrial and Office
Building Area	Ground floor: 55,000 sq. ft. 2 <sup>nd</sup> floor : 50,000 sq. ft.
Number of Floors	2
Year of Construction	2026
Exterior Parking	88
Clear Height	Ground floor: 22' 2 <sup>nd</sup> floor: 12'
Services and amenities	<ul style="list-style-type: none"> <li>• Lockers and showers</li> <li>• Indoor bike storage</li> </ul>



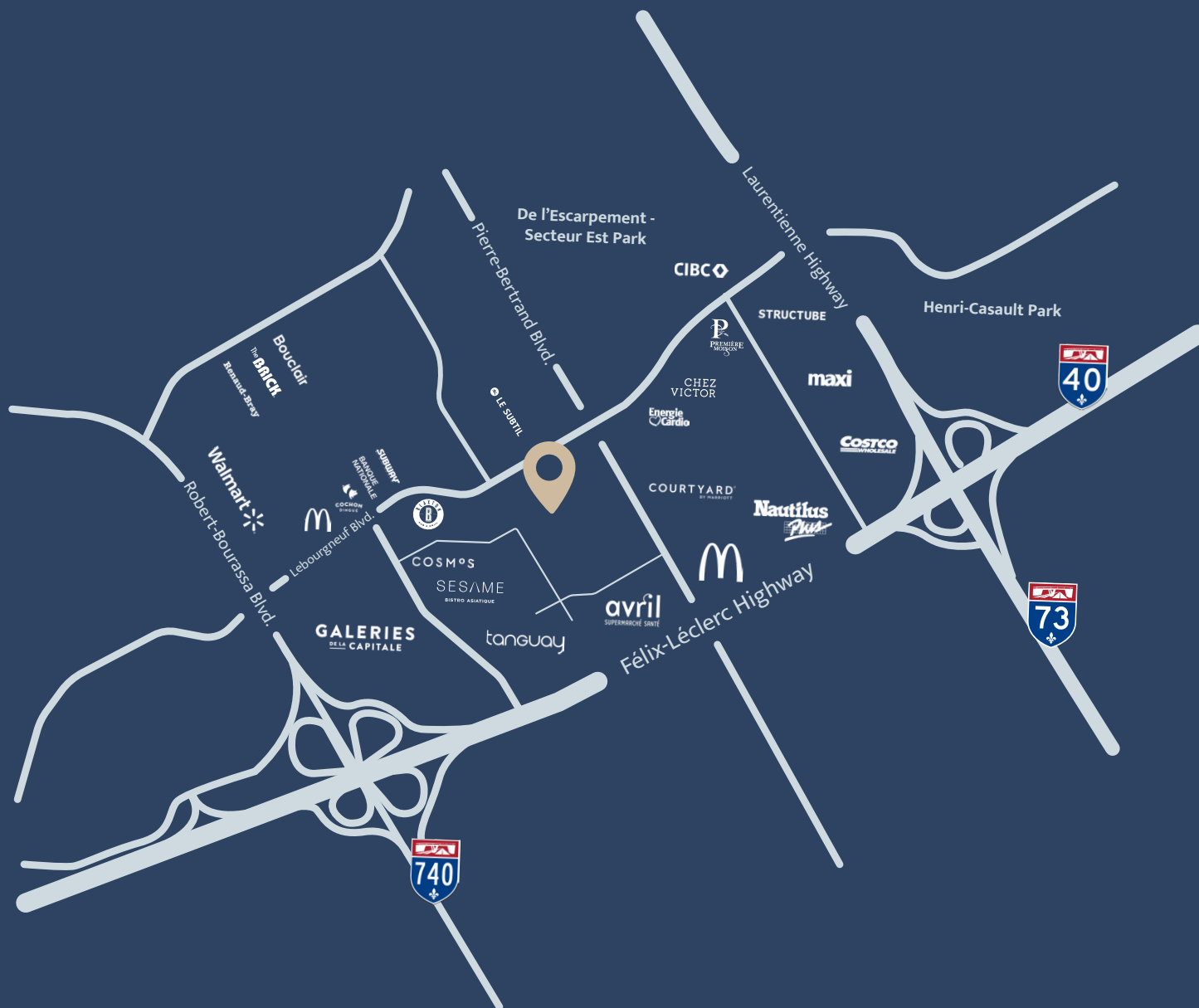
# Floor Plan - Ground floor



RANGING FROM 20,000 SQ. FT. TO 55,000 SQ. FT.



# Location



Close to Les Galeries de la Capitale, restaurants and services



Just a 5-minutes walk to bus routes 82, 185, 272, 382, 582, 803 and 982



Only 5 minutes from highways 40, 73 and 740

## Contact us



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