



**For Sublease**

# Prime Address with Highway Frontage

**1074 Industriel Road, Lévis | QC**

1074 Industrial Road offers exceptional visibility on Highway 20. This 11,457 SF space features a mix of open and closed offices, a truck-level door and a ground level door. Located in a desirable area with easy access to Highway 20 and Route 171.

Available Area :

**11,457**  
SF

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# Property Overview

**Address** 1074 Industriel Road, Lévis

**Available Area** 11,457 SF

**Shipping** 1 drive-in door  
1 truck level door

**Availability** August 1<sup>st</sup> 2022

**Parking** ± 100 exterior spaces

**End of term** March 31<sup>st</sup> 2024

**Net Rental Rate** Negotiable

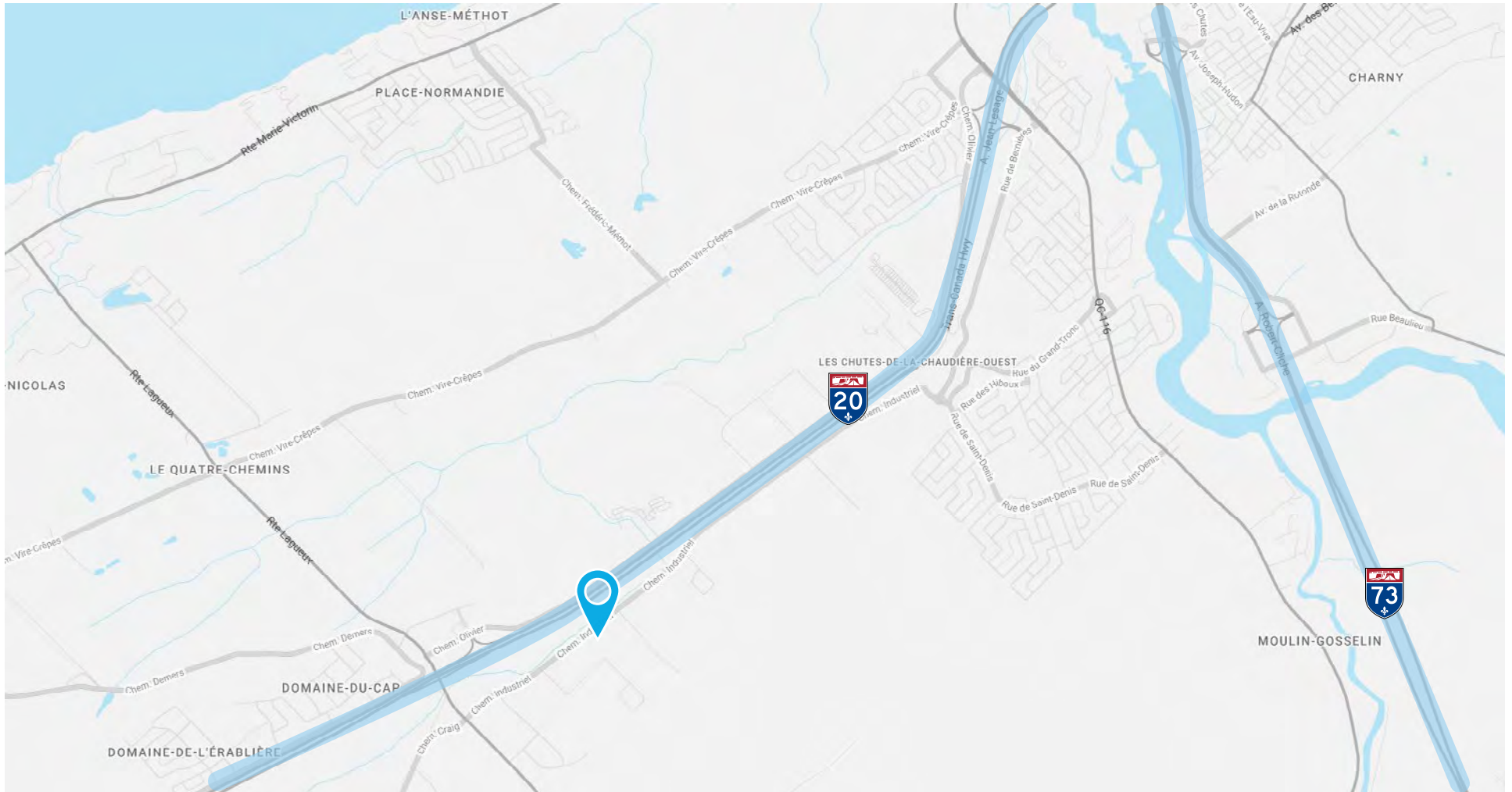
## Highlights

- Ample free outdoor parking
- Storage space
- Efficient shipping area
- Natural light
- Ideal for office or light industrial usage

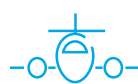




# Location Overview



On the edge of  
the on-ramps of  
Highway 20



25 minutes from Jean  
Lesage International  
Airport



Located in close proximity to  
all amenities (restaurants,  
banks, boutiques, public  
transportation, hospital, etc.)



10 minutes from  
bridges

# Demographic Information

15-minute drive



Population: 15 years & older

**109,856**



Daylight Population (2022)

**137,967**



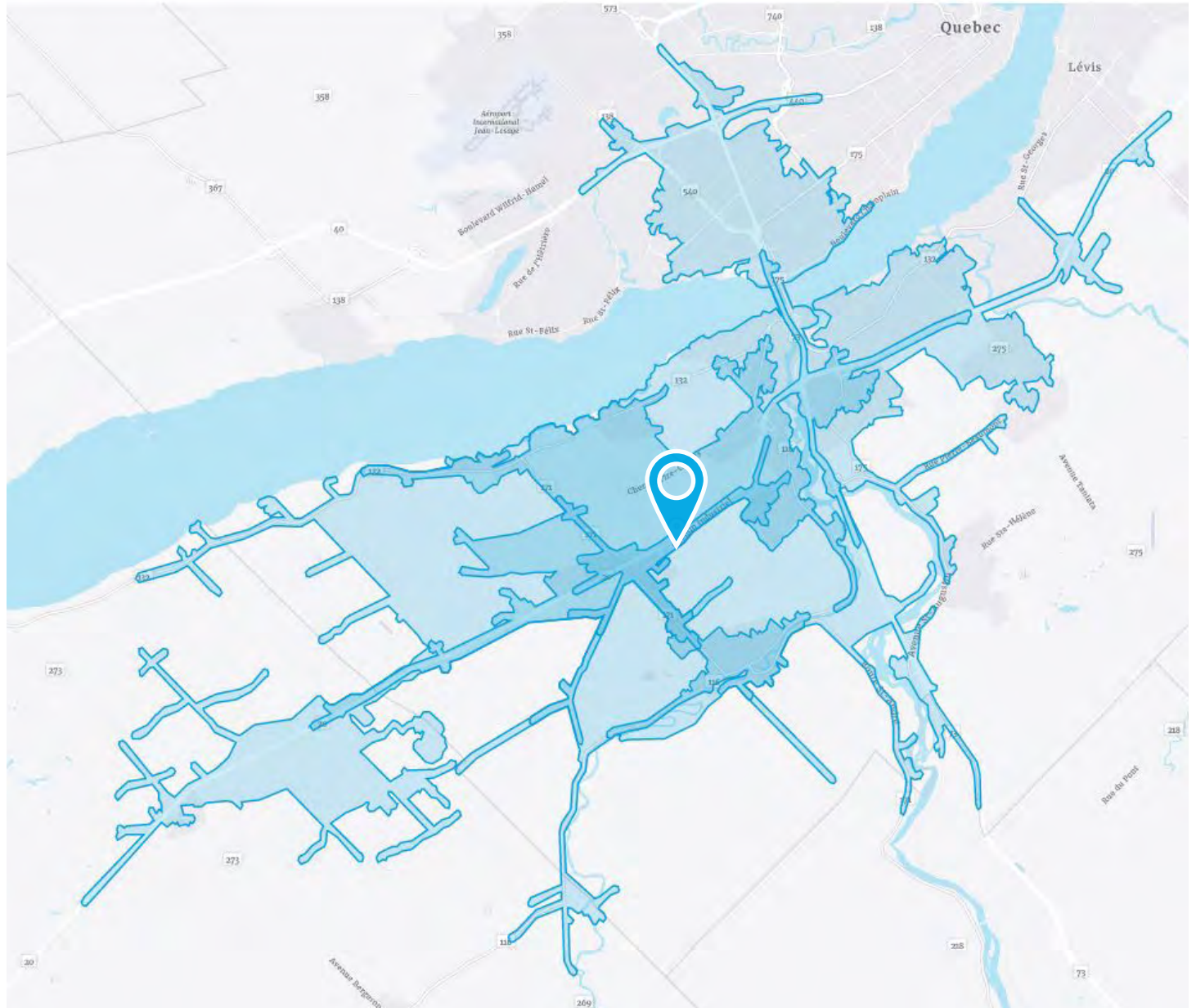
Average Household Income

**\$106,869**



Average Age

**42.5**









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