

## Unit 101-102 315 Industriel, Châteauguay

— **FOR RENT**



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FIRST VP

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**PMML.CA**



## RENTAL SPACE DESCRIPTION

Rental space strategically located at Exit 41 off Highway 30, in the heart of Châteauguay's industrial district. With a surface area of 5,985 sq.ft. in base-building configuration, this space offers the flexibility to adapt to your needs.

### STRATEGIC AREA FOR

Office space

### SERVICES OFFERED IN THE BUILDING

Sation service, Convenience store, Coffee

**AVAILABLE AREA SQ. Ft.**

5 985 SQ. Ft.



**AVAILABILITY**  
To be determined

**CONTIGUOUS SPACE**  
1 000 Sq.Ft.

**CONTIGUOUS AVAILABLE AREA**  
1 000 Sq.Ft.

**Transit Score**  
N/A



**Bike Score**  
31



**Walk Score**  
17



This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.



315 Industriel, Châteauguay

## MAIN ATTRACTIONS OF THE AREA

- Center écologique Fernand-Séguin
- Center culturel Vanier
- Center Faunique Marguerite D'Youville
- Maison LePailleur



# CHARACTERISTIC OF THE SPACE

## YEAR OF RENOVATION

Neuf

## CURRENT DEVELOPMENT

Gas station, Convenience store, Café

## FREE HEIGHT

## RECEPTION AREA

N/A

## INTERNET AND TELECOM

To verify

## SECURITY

To verify

## MEETING ROOM

To verify

## HEATING

Electric

## MANAGER'S OFFICE

N/A

## KITCHENETTE

To verify

## AIR CONDITIONING

Electric

## DAILY CLEANING

N/A

## WASHROOMS

public

## ELECTRICITY

Breakers

## ELEVATOR

No

## OTHER INFORMATION

# RENT CONDITIONS TERMS OF LEASE

5 YEARS

#

101-102

## FLOORS

2e étage

## AVAILABLE AREA

5 985 SQ. FT.

## BASE RENT

22,00 \$ / SQ. FT. +GST/+PST

## ESTIMATED ADDITIONAL RENT

5\$ / SQ. FT.

## ALLOCATION

À déterminer

## AVAILABILITY

To be determined

10 YEARS

#

101-102

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## ACCESS

Autoroute A30

## PUBLIC TRANSPORTS

Bus 29

## BIKE STORAGE

N/A

### INTERIOR PARKING

No

### PRICE RESERVED PARKING SPACE

N/A

### OUTDOOR PARKING

Yes

### PRICE NON-RESERVED PARKING SPACE

N/A

## ZONING

### SIGNAGE OPPORTUNITY

Yes



