



3023 Wilfrid-Hamel Boulevard

Industrial Spaces for Lease

DEBERTIN 

Rental Conditions

Net Rental Rate	\$13.50 + 3% per year
Additional Rent (est. 2026)	\$8.62
Energy	Metered
Parking	Exterior free
<i>Rates are expressed per square foot per year</i>	



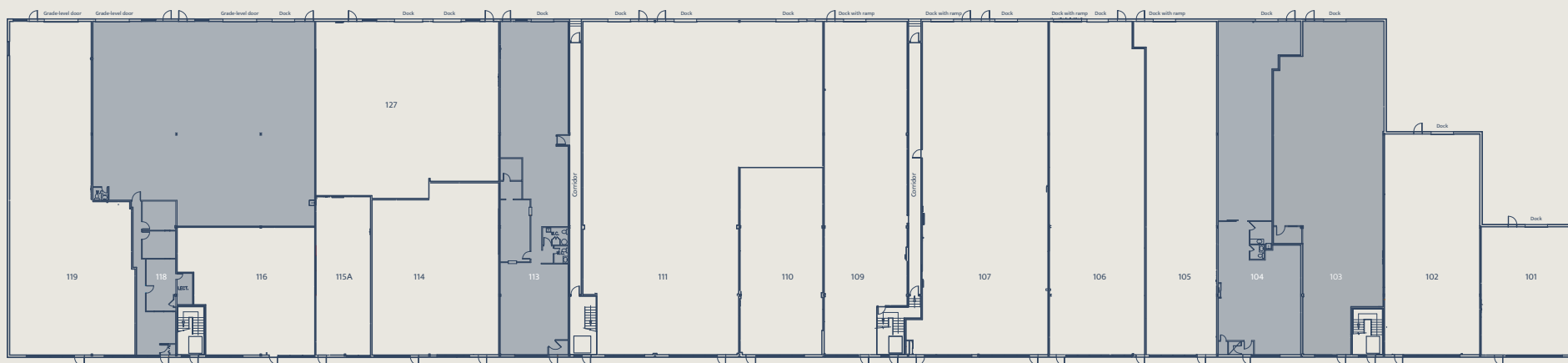
Property Description

Type	Industrial and Office
Building Area	89,127 sq. ft.
Number of Floors	2
Year of Construction	1979
Clear Height	10' and 16'
Exterior Parking	225



Floor plan – Ground floor

AVAILABLE SPACES



Suite	Area
118	6,796 sq. ft.
113	3,124 sq. ft.
103	3,855 sq. ft.
104	3,077 sq. ft.
Total	16,852 sq. ft.

Location



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Just a 3-minute walk to bus routes
80, 980, 380, and 580



Only 4 minutes from highways
573 and 740