



3325-3335, 1^{re} Rue, Saint-Hubert, QC

Industrial Space Located in Saint-Hubert **For Lease**

Accelerating success.

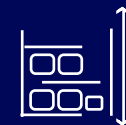
Featured Benefits



Prime industrial
location



Proximity to
Highway 30



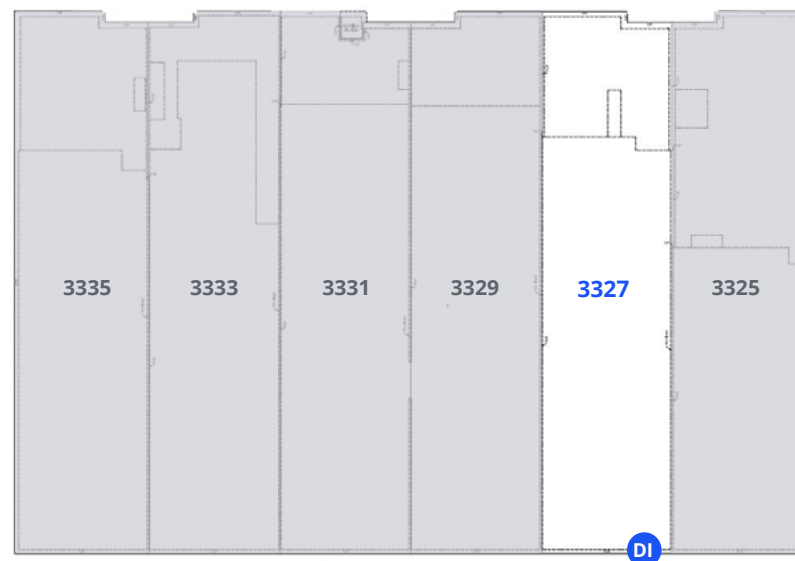
Clear height of 18'



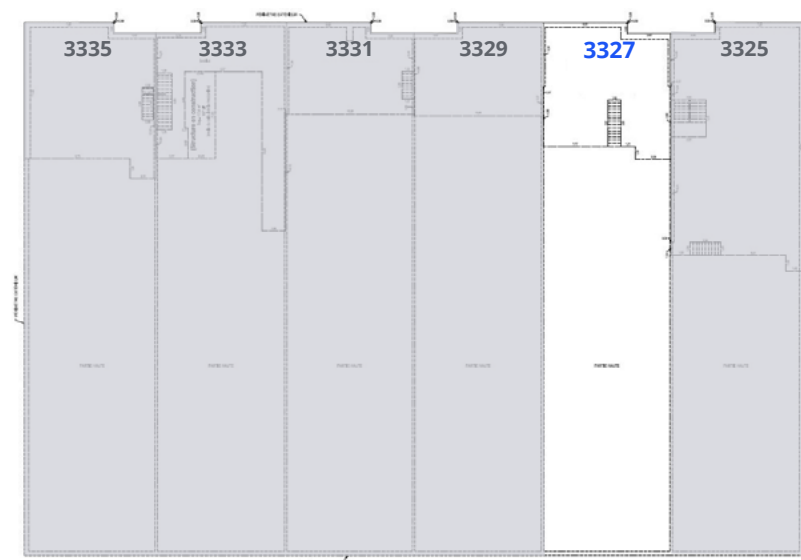
Property Overview

Located at **3325-3335 1^{re} Rue in Saint-Hubert**, this industrial property offers one available suite of $\pm 6,180$ SF featuring warehouse space and closed offices.

Situated in the Saint-Hubert Industrial Park, it provides convenient access to Highway 30 and Route 112, only 15 minutes from Montréal.



GROUND FLOOR



OFFICE / MEZZANINE

Suite #	3327	Second Floor	$\pm 1,133$ SF
Total Area	$\pm 6,180$ SF	Shipping	1 DI (10'x14')
Ground Floor	$\pm 5,047$ SF	Clear Height	18'



Lease Rate:
Contact the broker



Opex (2025):
\$4.65 PSF



Availability:
Immediate



Office



Office



Warehouse



Shipping




Warehouse



Warehouse

Nearby Amenities

 3325-3335, 1^{re} Rue,
Saint-Hubert, QC

- | | |
|----|---------------------|
| 1 | Promenades St-Bruno |
| 2 | Costco |
| 3 | Rona |
| 4 | Best Buy |
| 5 | Petro Canada |
| 6 | Burger King |
| 7 | A&W Canada |
| 8 | Maxi |
| 9 | Tim Hortons |
| 10 | Esso |

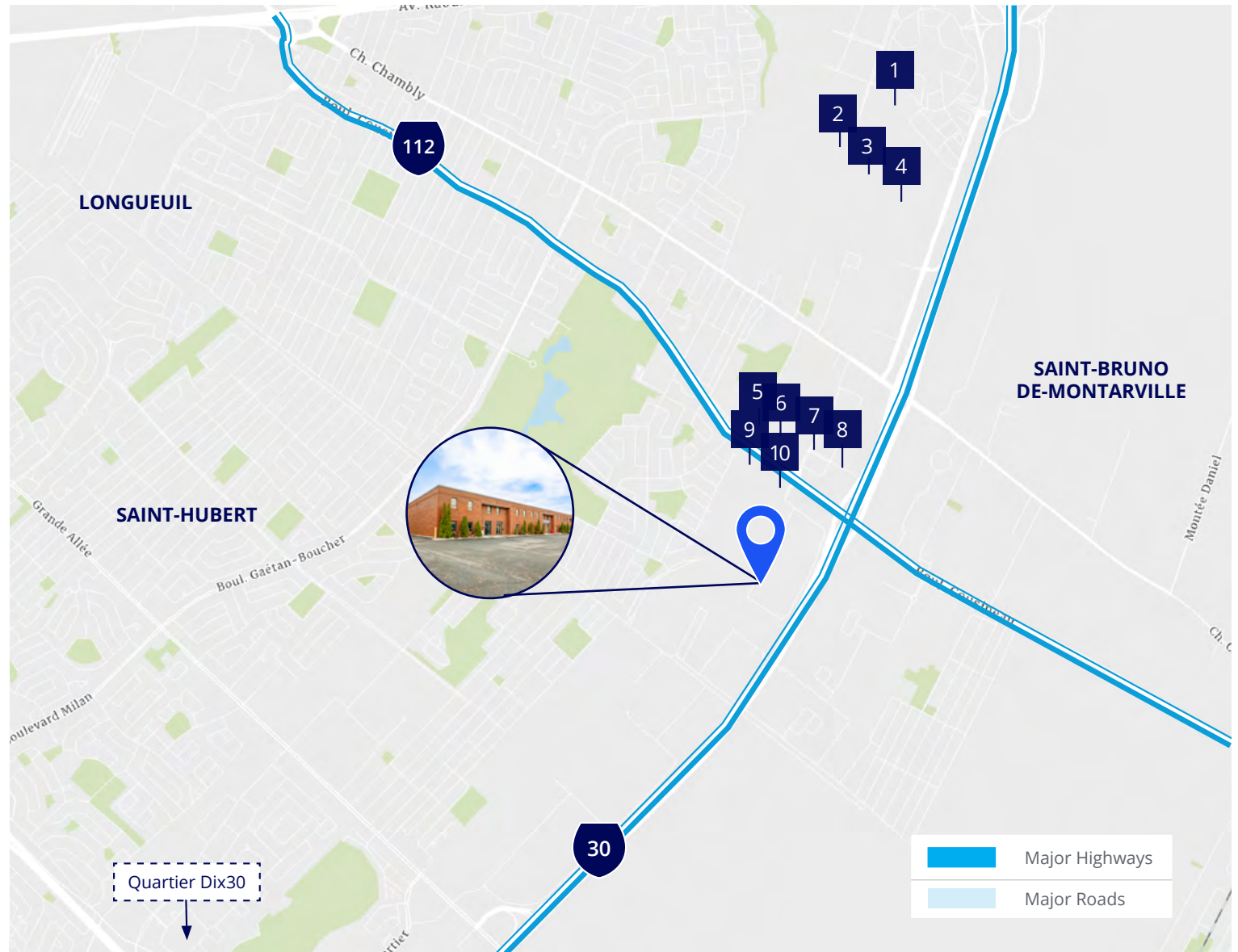
 **Road 112**
68 m | 1 minute

 **Highway 30**
76 m | 1 minute

 **Highway 10**
2 km | 5 minutes

 **Bus T22**
280 m | 1 minute

 **Downtown Montreal**
13 km | 15 minutes





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