

FOR LEASE

TRANSRAPIDE PORTFOLIO AT LÉVIS
\$13.00 PSF NET



Industrial space in Lévis from
10,000 SF to 100,000 SF



TRANSRAPIDE PORTFOLIO AT LÉVIS

PROPERTY OVERVIEW

JLL is pleased to offer a selection of industrial and logistics properties for lease, ideally located within the city of Lévis.

This program, consisting of several new or recently constructed buildings, is designed to accommodate a wide range of industrial, logistics, and manufacturing activities.

With 11 buildings spread across the Chemin Îles and Lauzon Industrial Park sites, this project offers great flexibility and can meet diverse needs, with areas ranging from 10,000 to 100,000 sq. ft.

The current zoning allows for a wide array of industrial and logistics uses. Additionally, the land offers optimal functionality for on-site operations: building circulation, parking, smooth access for trucks, and more.

Furthermore, the buildings benefit from exceptional accessibility thanks to their immediate proximity to major roadways, allowing for quick access to the region's various economic centers.

PROPERTY HIGHLIGHTS



- 2 buildings - Chemin des Îles
- 8 buildings - Parc Industriel de Lauzon



- Newly-built units
- Flexible divisions

FINANCIAL PARAMETERS

| | |
|-----------------|-------------|
| Net rent | \$13.00 PSF |
|-----------------|-------------|

| | |
|------------------------|---------------------|
| Additional rent | \$5.00 - \$5.25 PSF |
|------------------------|---------------------|

| | |
|-------------------|-----------------------|
| Gross rent | \$18.00 - \$18.25 PSF |
|-------------------|-----------------------|



BUILDING SPECIFICATIONS

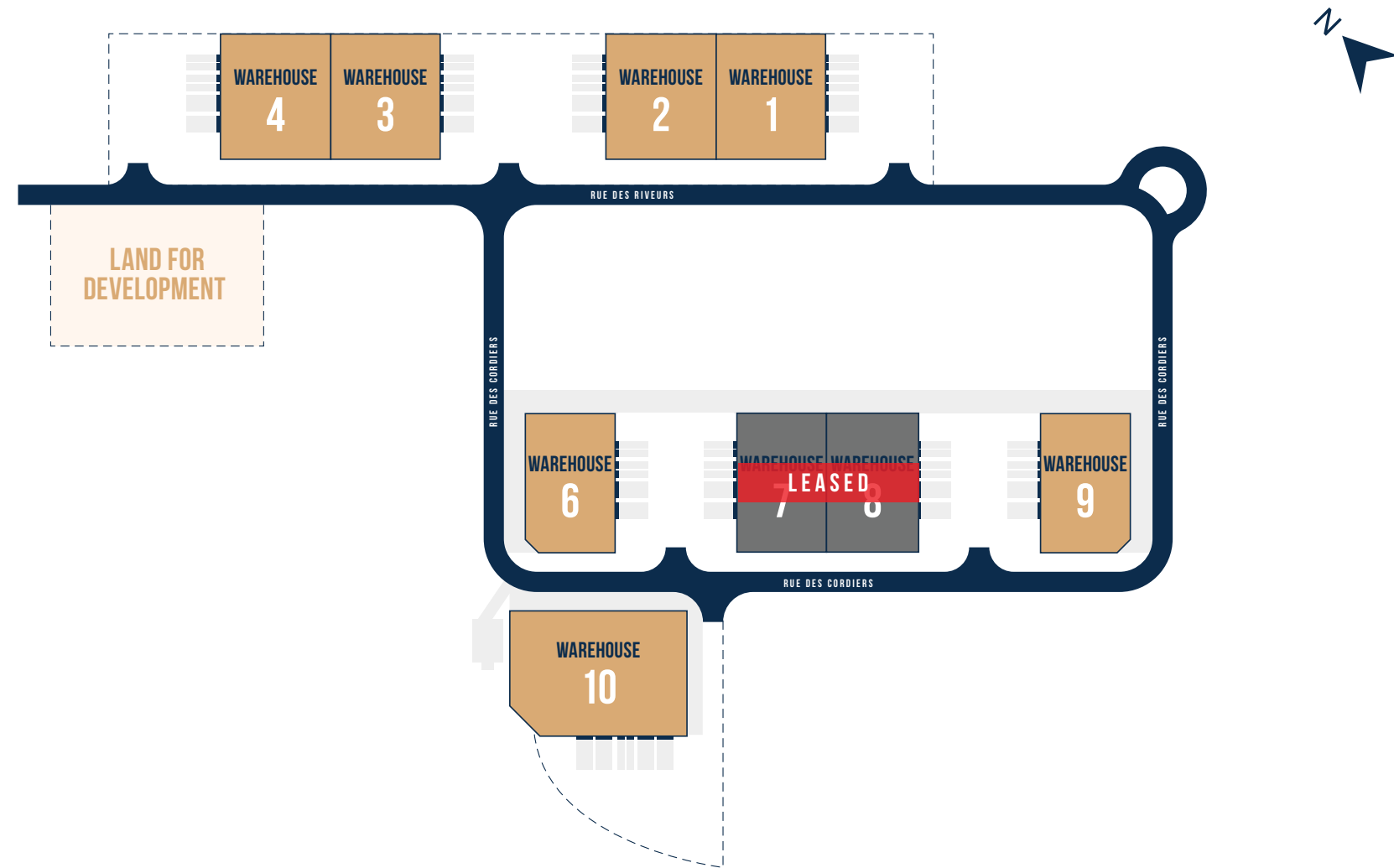
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|-----------------------|----------------------|
| Sector | Lauzon & des Îles |
| Year built | From 2016 to 2025 |
| Areas | 10,000 to 100,000 SF |
| Zoning | Industrial |
| Availability | Immediate |
| Clear height | 26'7" |
| Loading docks | 8 docks/building |
| Drive-In doors | Possible |
| Power | 347/600 Volts |
| Facades | 34'7" x 39'4" |

LISTING DETAILS

| | |
|---------------------|------------------------|
| Term | 5 years |
| Incentives | Negotiable |
| Availability | Immediate and upcoming |

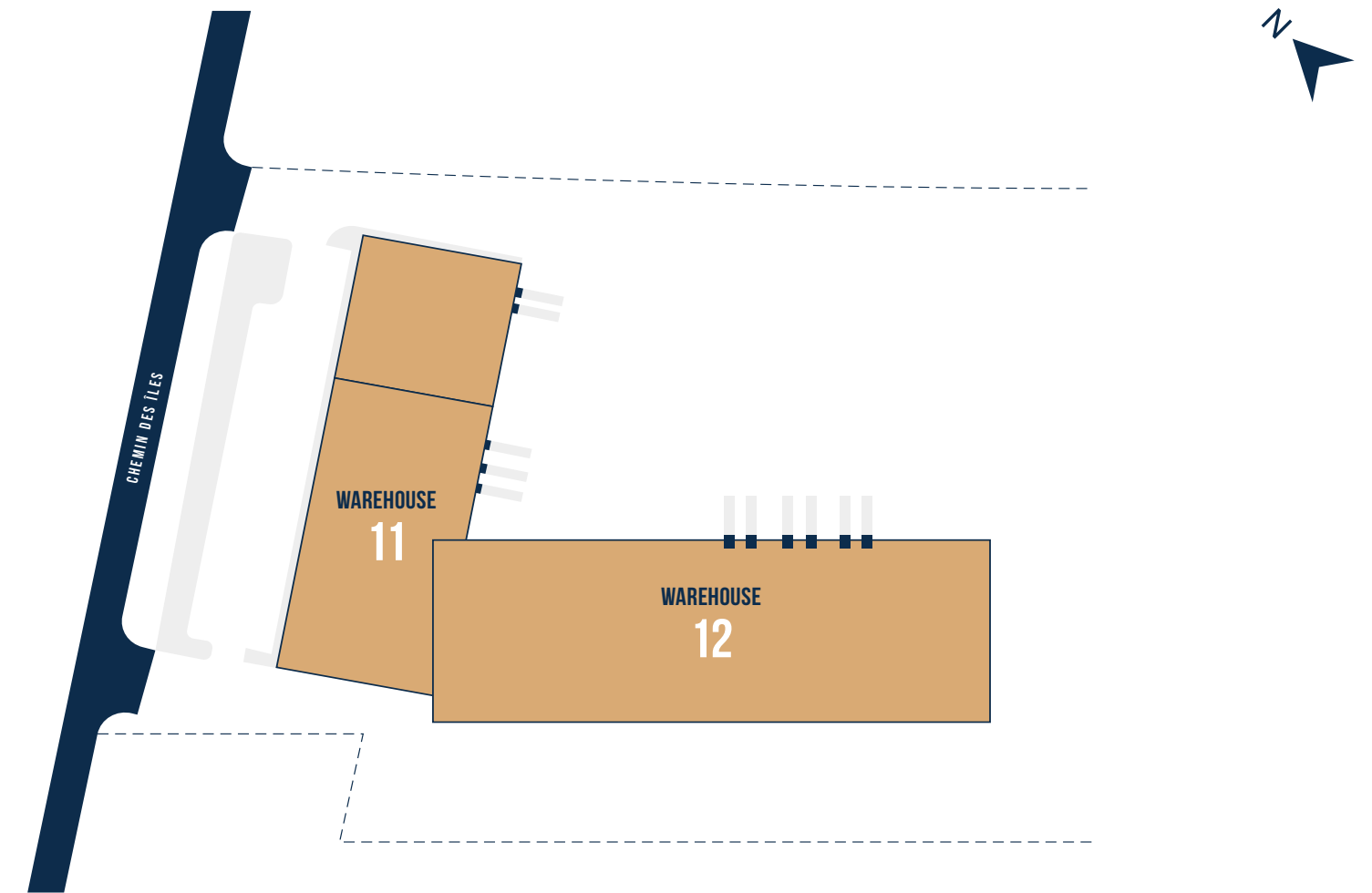
LOCATION PLAN

RUE DES RIVEURS ET RUE DES CORDIERS



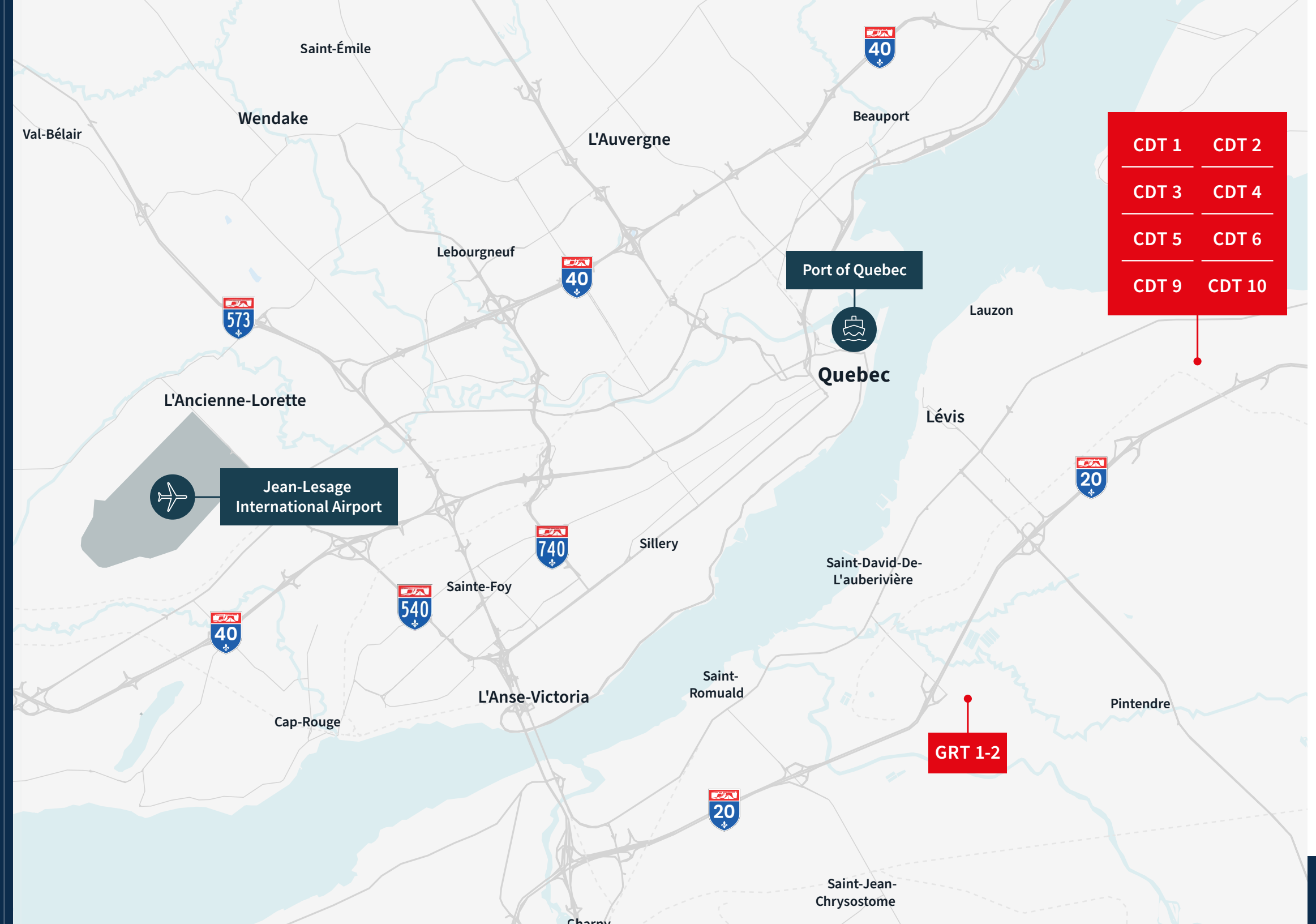
LOCATION PLAN

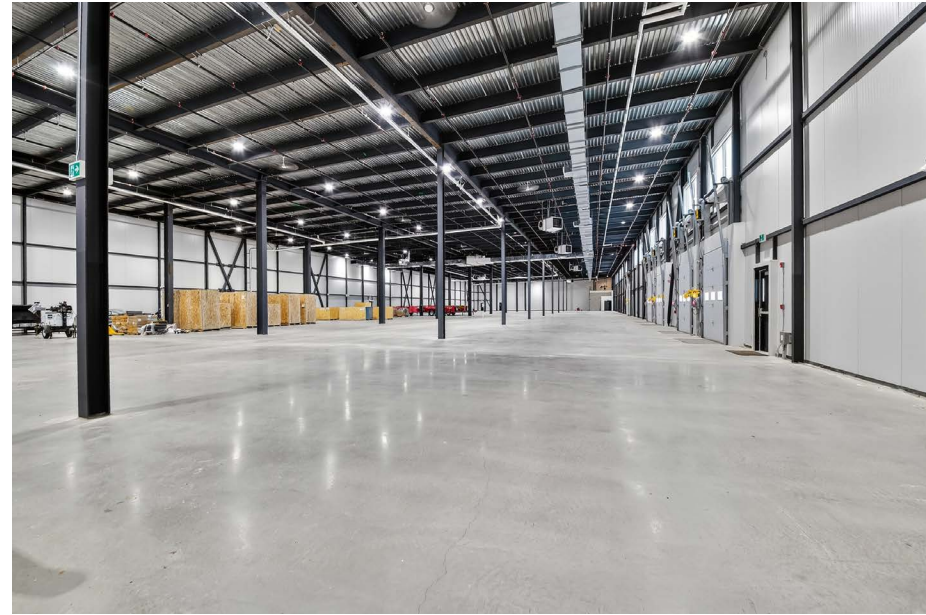
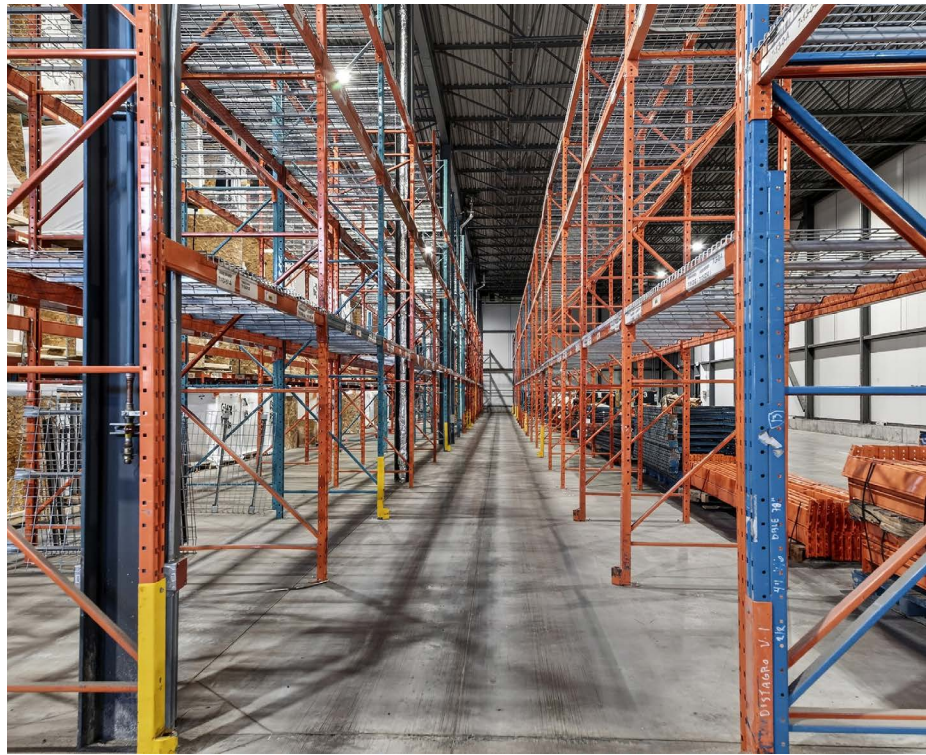
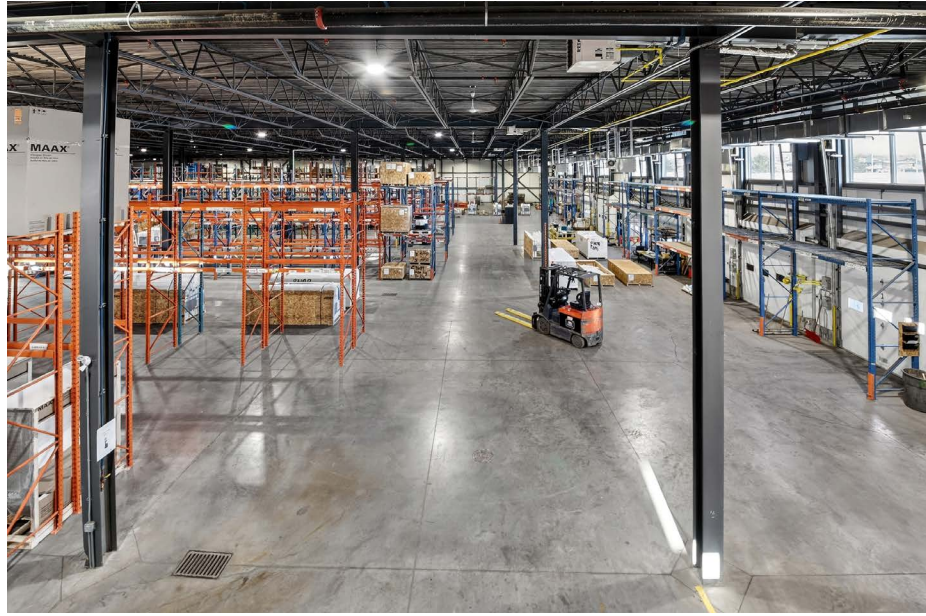
CHEMIN DES ÎLES



LOCATION OVERVIEW

| BUILDING | ADDRESS | LOT NUMBER | RENTABLE AREA (SF) | LAND AREA (SF) |
|----------|--------------------------------|---------------------------------|---|----------------|
| CDT 1 | 1649, rue des Riveurs, Lévis | 6 478 771, 6 481 916 | 54,659 | 155,005 |
| CDT 2 | 1613, rue des Riveurs, Lévis | 6 478 770, 6 481 916 | 54,530 | 155,005 |
| CDT 3 | 1577, rue des Riveurs, Lévis | 6 478 769, 6 481 915 | 54,530 | 160,707 |
| CDT 4 | 1541, rue des Riveurs, Lévis | 6 478 768, 6 481 915 | 54,000 | 134,887 |
| CDT 5 | 1540, rue des Riveurs, Lévis | 6 420 645 | To build | 108,501 |
| CDT 6 | 8916, rue des Cordiers, Lévis | 6 506 475 | 45,790 | 123,963 |
| CDT 9 | 9044, rue des Cordiers, Lévis | 6 506 477 | 45,790 | 124,551 |
| CDT 10 | 8911, rue des Cordiers, Lévis | 6 506 478, 6 517 338 | 80,384 | 213,611 |
| GRT 1-2 | 228-230 Chemin des Îles, Lévis | 6 521 118, 6 521 119, 6 521 120 | GRT 1: 37,950 and GRT 2: 49,457 (BOMA) | 332,509 |





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