

FOR SUBLEASE .

135 Tremblay Road, Suite H - J
Boucherville



Industrial Space



4,798 ft²

Michel Labbé

Immobilier Michel Labbé Inc.

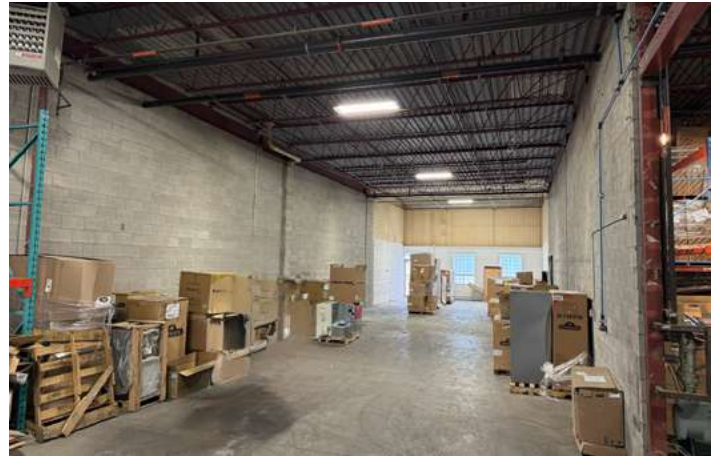
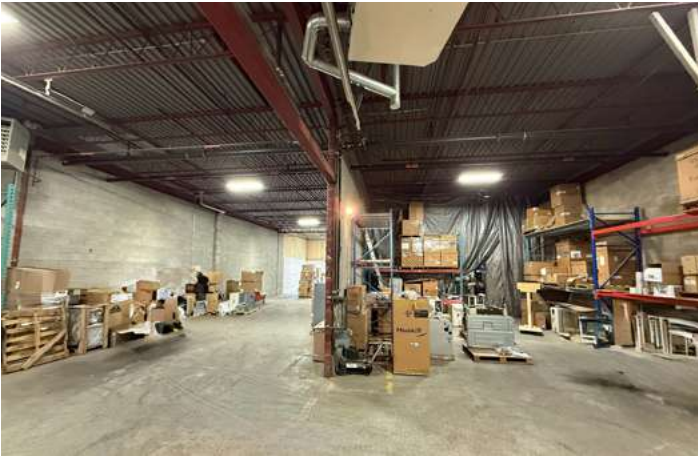
Partner | Certified Real Estate Broker AEO

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General Information

Base Rent	\$ 16.22 / ft ²
Additional Rent	\$ 8.12 / ft ²
Electricity / Energy	Excluded
Availability	Immediate
End of term	April 30, 2027

Total	4,798 ft ²
Office	525 ft ²
Warehouse	4,273 ft ²

Surface areas are approximate

Neighboring Companies





Technical Specifications



Construction
1989



Storage
Yes



Roof
Elastomeric membrane



Exterior Cladding
Concrete and aluminum



Signage
On pylon sign and building



Lot #
2 510 211



Zoning
I-1208



Air Conditioning
Office only



Heating
Natural gas
Electricity



Bathroom
Private



Built Out
Yes



2 Drive-in Doors
12'x14'
14'x14'



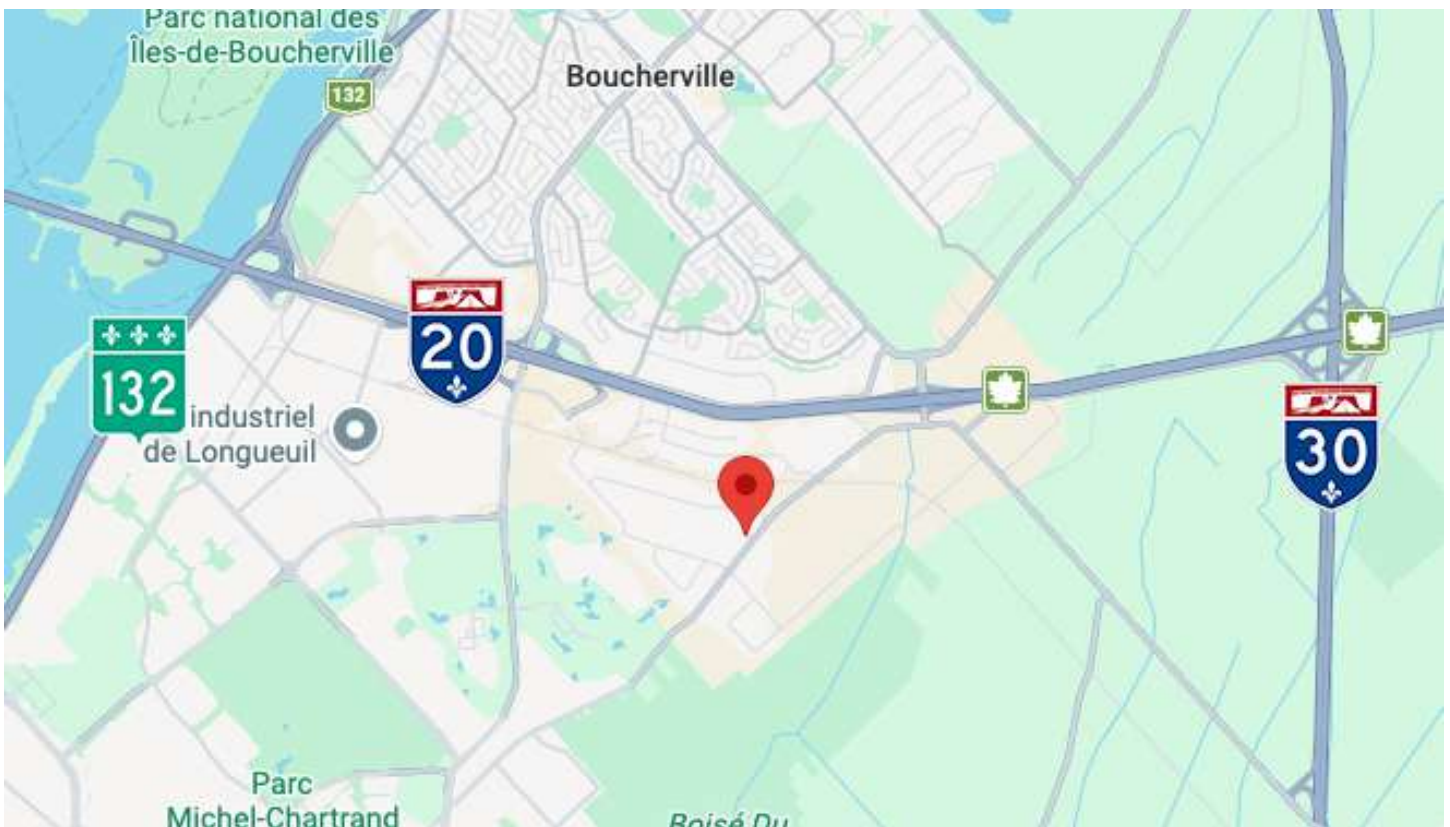
Electrical Entry
600 Volts
60 Amps



Clear Height
16'

Highlights

- Close to **A20, A30** and **R132**
- Located on a main artery (Tremblay Road)
- Located in the heart of Boucherville's industrial sector
- **Signage available** on the building or on the pylon sign
- Warehouse with 16' clear height
- 2 drive-in doors
- **Built-out office** spaces



Public Transit
25, 123, 410



Population
93 422



Households
39 422



Main Roads
A20, A30, R132



Active Population
102 829



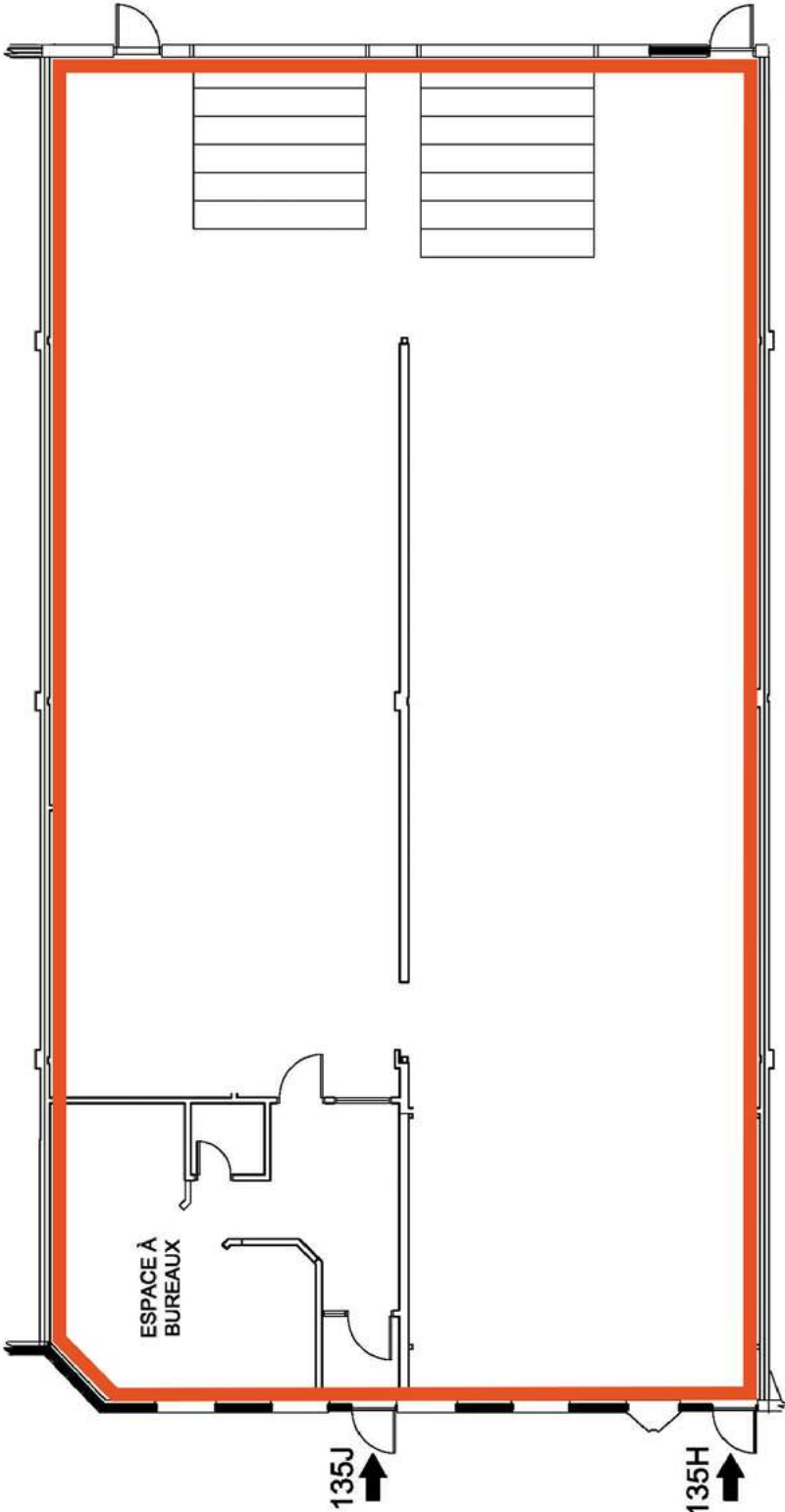
Average Household Income
\$149 575



Bridges / Tunnel
Louis-H. La Fontaine Tunnel (± 7 km)
Jacques-Cartier Bridge (± 14 km)

Source : Sitewise - Estimated data 2025 - Radius of 5 km

Suite H-J - 4,798 ft²



Tremblay Road

Contact us



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