



1405 Graham-Bell Street, Suite 102, Boucherville, QC

# Industrial Space with Fenced Yard Available in Boucherville **For Lease**



Secure access  
to the property



Trailer parking  
available

**Béatrice Roquet, SIOR**

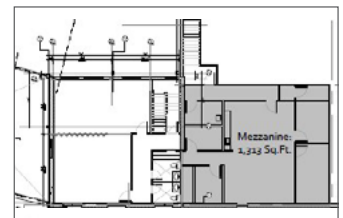
Vice President  
Real Estate Broker  
+1 514 918 1005  
Beatrice.roquet@colliers.com

# Property Overview

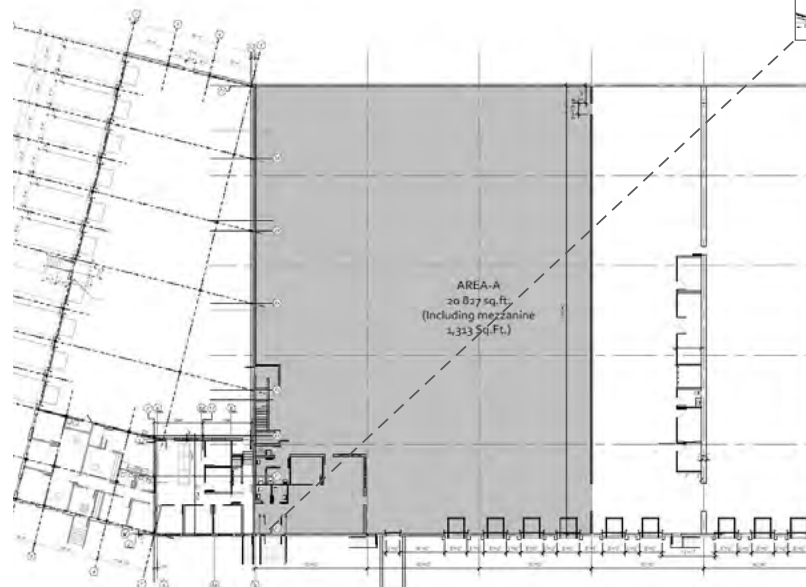


Total Area	20,827 SF
Office Area	2,626 SF (on two floors)
Clear Height	21'
Shipping	4 TL with levelers 1 courier door (with ramp)
Column Span	40' x 32'
Sprinklers	yes

Power	200 Amps / 600 V
Heating	Gas unit heater
Zoning	Industrial, I-12 (607)
Notes	<ul style="list-style-type: none"> <li>Fenced yard</li> <li>Secure access</li> <li>Trailer/truck parking</li> </ul>
Availability	TBD



**Mezzanine**



**Ground Floor**



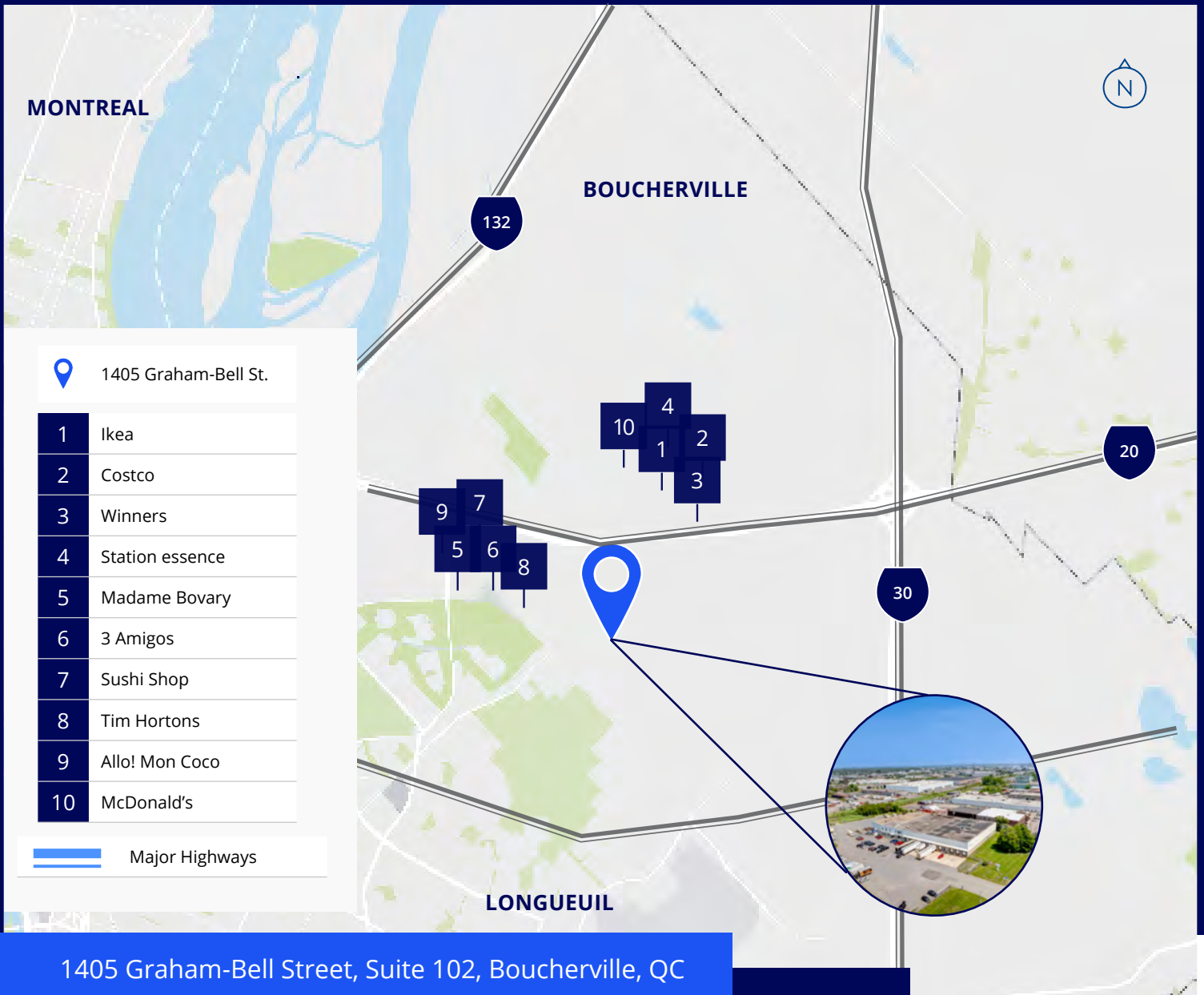
Asking Rent:  
**\$14.00 PSF**  
(triple net)



Additional Rent:  
(2025)  
**\$5.44 PSF**

Property Photos





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