



For Lease

Flex Space of 8,737 SF

Industrial Building with Façade on Highway 20

2101 Nobel Street, Suite A
Sainte-Julie | QC

Accelerating success.

In Proximity



15 mins from
Montréal



exo Sainte-Julie
incentive parking



In proximity to
autoroutes 20,30
& 132



Louis-H.
Lafontaine
Tunnel

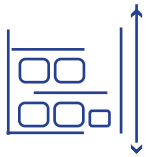


Property Overview

Civic Address	2101 Nobel Street, Suite A
Office Area	± 2,406 SF
Office Area 2nd Floor	± 2,406 SF
Warehouse Area	± 3,925 SF
Total Area	± 8,737 SF
Clear Height	20'
Shipping	2TL (8'x10')
Power	200A 600V
Zoning	Industrial (I-152)
Lighting	Mercury
Sprinkler	Yes
Heating	Gas heaters
Net Rent	\$14.00
OPEX (2022)	\$4.10
Availability	30 days



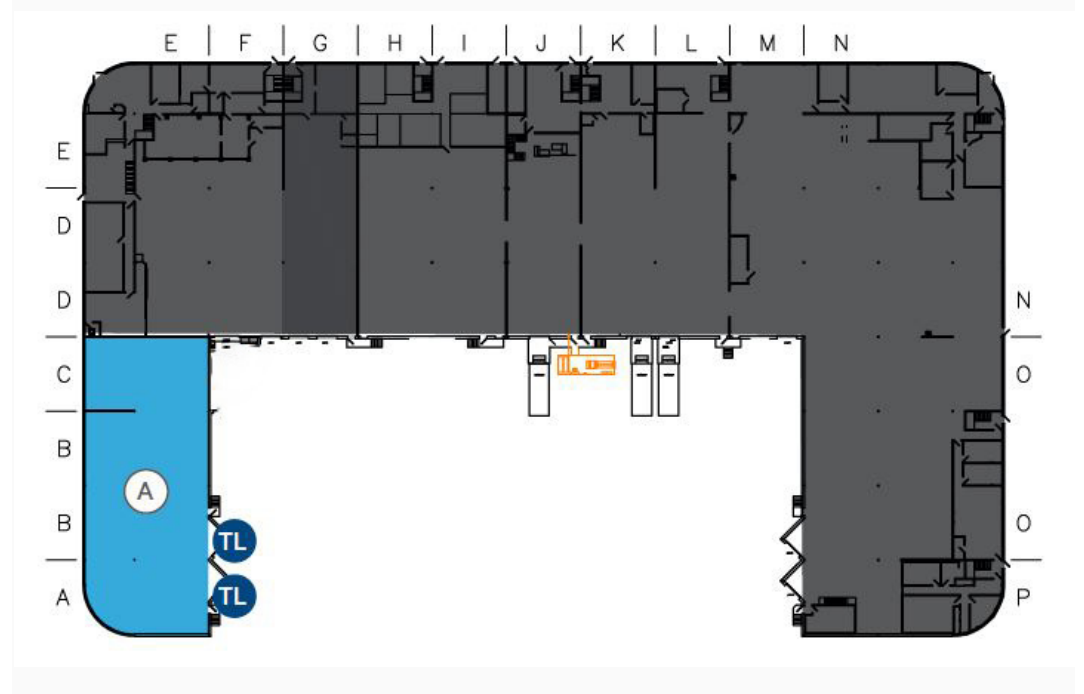
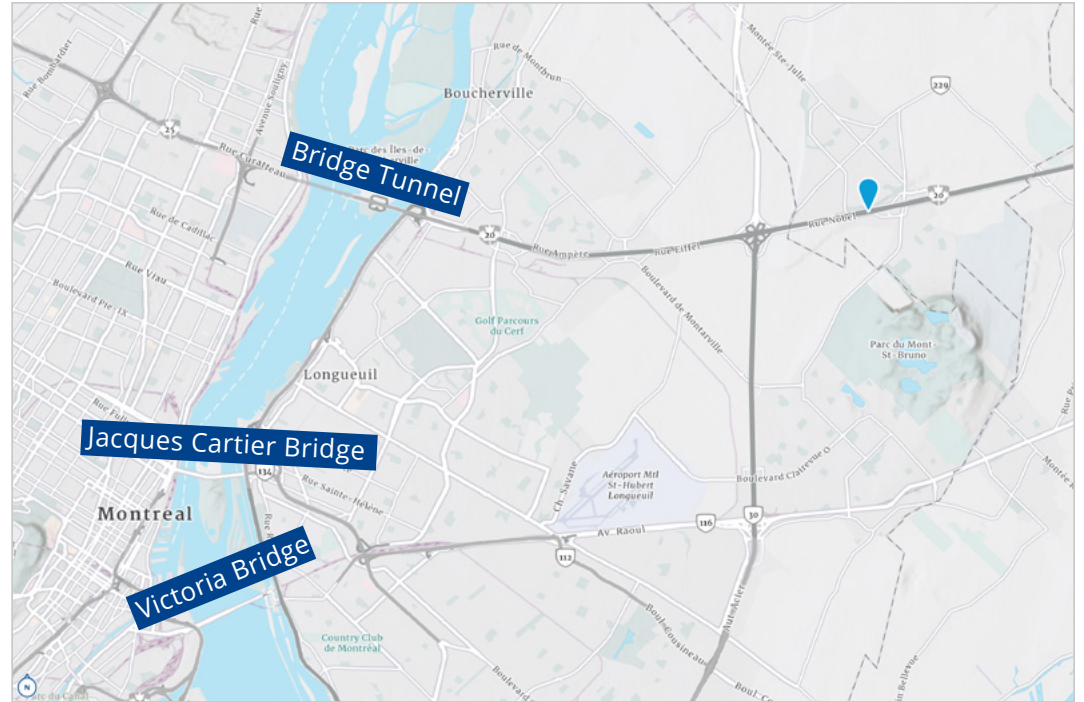
Abundant fenestration

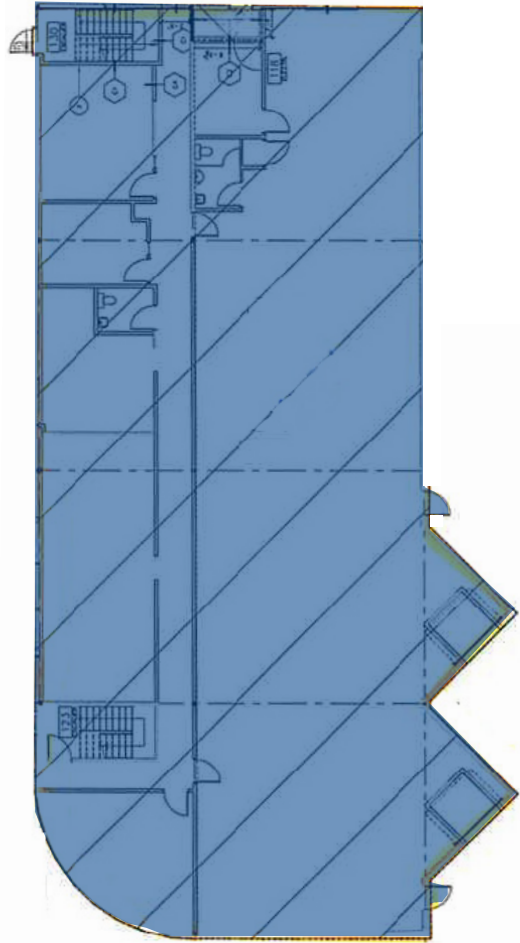


Clear height 20'

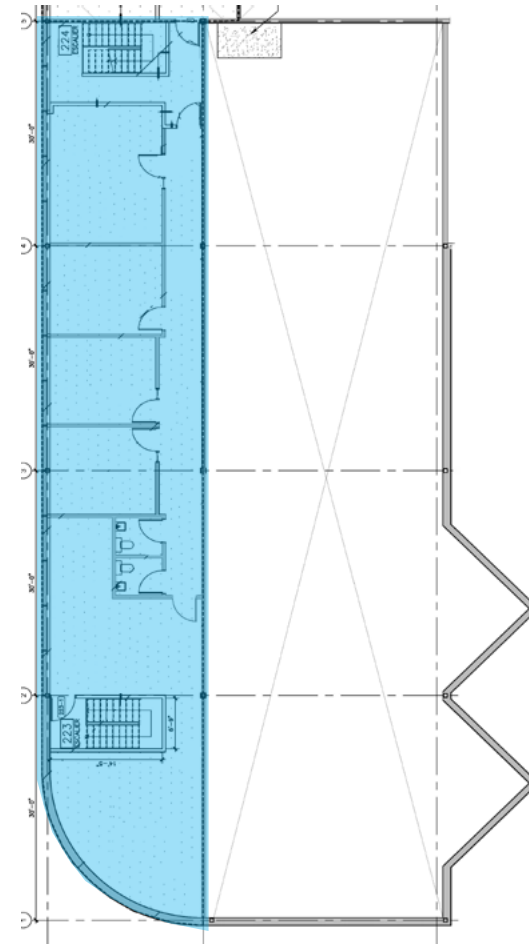


Sprinklers





Ground Floor Plan



2nd Floor Plan





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