

10,00 \$



NET

Année 1 / Year 1

1350 rue Nobel

Boucherville, QC

**35 756 pi. ca. d'espace industriel parfait pour l'entreposage,
production et distribution, idéalement situé la long de l'Autoroute 20**

35 756 sq. ft. of prime industrial space for warehousing, light manufacturing
and distribution operations, flexible zoning, ideally located near Autoroute 20

Voici le 1350, rue Nobel

Introducing 1350 rue Nobel

Faits Saillants | Highlights:

- Emplacement stratégique, offrant un bel entrepôt situé non loin de l'autoroute 20
 - Possibilité d'entreposage extérieur permis
 - Espace de bureaux et salles d'exposition aménagées disponibles en location
 - Zonage flexible : variété d'utilisations autorisées
 - Nouveaux luminaires DEL
-
- *Quality warehouse strategically located near Highway 20, with the possibility of exterior storage*
 - *Built-out, offices and showroom space available for lease*
 - *Outdoor storage*
 - *Flexible zoning: variety of permitted uses*
 - *New LED light fixtures*



Quais de chargement avec niveleur
Truck level dock, with dock levelers
9 NIVEAU DU CAMION | 9 TRUCK LEVEL



Taux de location net
(année 1)
Net rental rate (year 1)
10,00 \$



Espace d'entreposage extérieur jusqu'à
Exterior storage space up to
± 60 000 PI. CA. | SQ. FT.



Superficie de l'entrepôt | *Warehouse Size*
35 756 PI. CA. | SQ. FT.

Superficie de bureau | *Office Size*
3 300 PI. CA. | SQ. FT.

Portes niveau camion | *Truck Level Doors*
9 PORTES | DOORS

Portes au sol | *Ground Doors*
POSSIBILITÉ D'UNE PORTE COMMUNE | POSSIBILITY OF A COMMON DOOR

Hauteur libre | *Clear Height*
20 PI. | FT.

Espaces giclés | *Sprinklered Spaces*
OUI | YES

Capacité électrique | *Electrical Capacity*
400A/600V

Zonage | *Zoning*
E1204

Usage Permis | *Permitted Use*
C2-204, P5-01-07, I5-07-05

Racking en place | *Racking in Place*
NÉGOCIABLE | NEGOTIABLE

Loyer additionnel | *Additional Rent*
3,65 \$

Énergie et déneigement | *Energy & Snow Removal*
AUX FRAIS DU LOCATAIRE | AT TENANT'S COST

1350
rue Nobel

Emplacement

Location


Restaurants

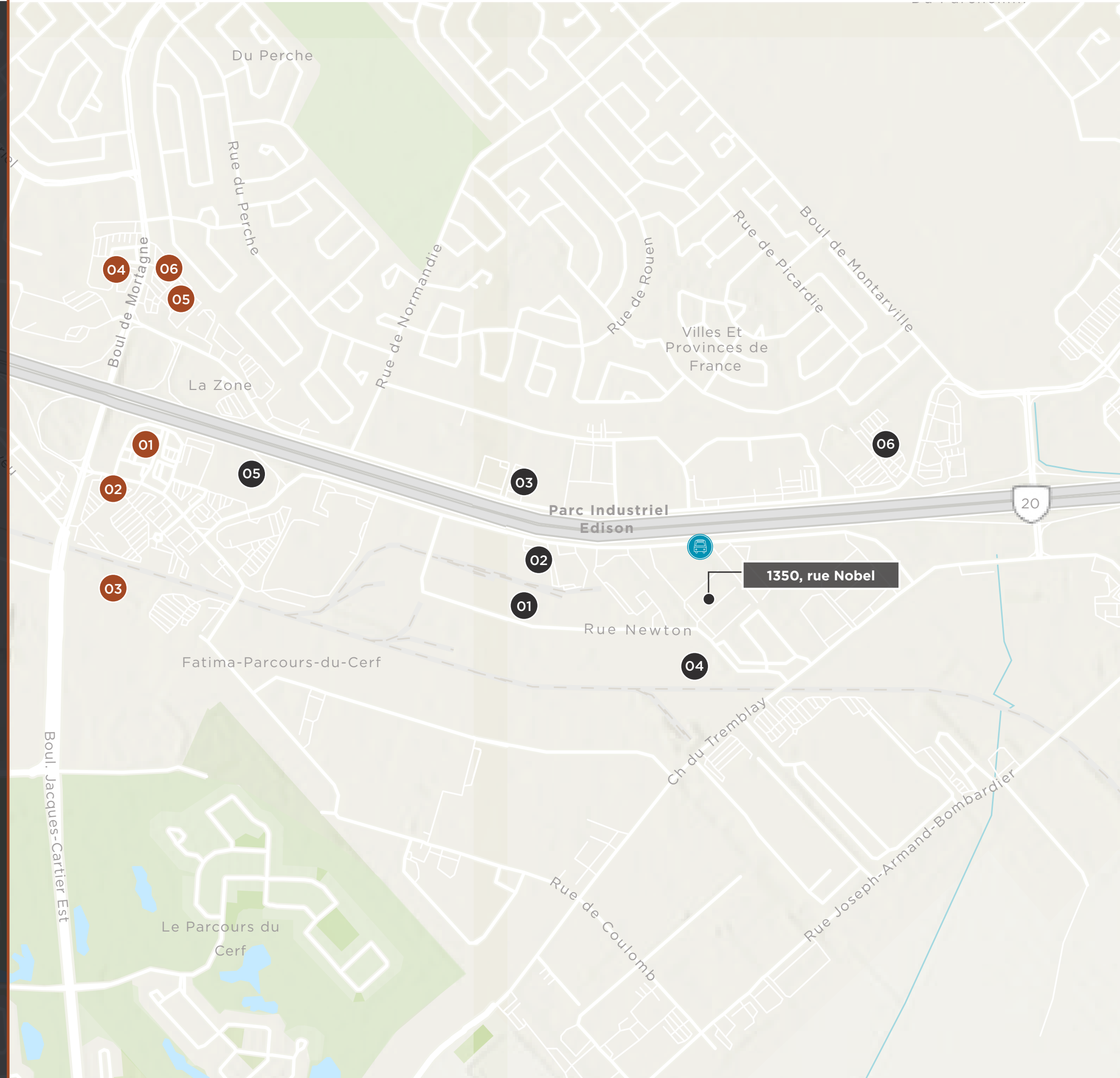
La Cage	01
3 Amigos	02
Bravi	03
Boulangerie Ange	04
Subway	05
Starbucks	06

Commerces | Businesses

Globocam Boucherville	01
Groupe JAMP Pharma	02
Volkswagen	03
LSU-Logistics Support Unit	04
Rénô-Dépôt Boucherville	05
Honda	06

Bus

123	 1 min
-----	---





1350 rue Nobel

Boucherville, QC

LOUIS SCHUBERT

Vice-président
Courtier immobilier commercial
+1 514 841 3812
louis.schubert@cushwake.com



CUSHMAN & WAKEFIELD SRI
AGENCE IMMOBILIÈRE
999, boul. de Maisonneuve O.,
bureau 1500
Montréal (QC) H3A 3L4
+1 514 841 5011

©2026 Cushman & Wakefield ULC, Brokerage. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.
*Sales Representative **Broker