# **PMML**

## Unit 861 Industrial

861 Principale, Saint-Roch-de-Richelieu

FOR RENT





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PMML.CA

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## RENTAL SPACE DESCRIPTION

Directly at the entrance of the municipality, the building is available for commercial use, ideal for independent contractor. The building sits on a 40,000 sq. ft. lot that is available for the tenant's needs. The building has a mezzanine of approximately 3000 ft<sup>2</sup> not calculated in the floor area as well as 2 garage doors.

#### STRATEGIC AREA FOR

Warehouse, transit point, mechanical, welding, retail

#### SERVICES OFFERED IN THE BUILDING

Parking space
Storage available on the lot
Accessibility to highways
Mezzannine

**AVAILABLE AREA SQ. Ft.** 

7 200 SQ. Ft.

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AVAILABILITY Now

# contiguous space N/A

# CONTIGUOUS AVAILABLE AREA

Transit Score



Bike Score



Walk Score



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### MAIN ATTRACTIONS OF THE AREA

- Highway 30 less than 2 minutes away
- Sorel-Tracy less than 8 min
- Montreal less than 30 min away
- Port of Contre-Coeur less than 10 min



#### CHARACTERISTIC OF THE SPACE

YEAR OF RENOVATION CURRENT DEVELOPMENT FREE HEIGHT

2022 Stockage 16

RECEPTION AREA INTERNET AND TELECOM SECURITY

Yes N/A Alarm

MEETING ROOM HEATING MANAGER'S OFFICE

Yes Propane gas forced air and radiantYes

KITCHENETTE AIR CONDITIONING DAILY CLEANING

Yes N/A No

WASHROOMS ELECTRICITY ELEVATOR

Yes 600V | 200 amps N/A

OTHER INFORMATION

2022 Renovations: Lighting and Interior Design

#### **RENT CONDITIONS**

#### TERMS OF LEASE

#

✓ Ground Floor

**Ⅲ** AVAILABLE AREA

7 200 SQ. FT.

**□ BASE RENT** 

11,00 \$ / SQ. FT. +GST/+PST

**ESTIMATED ADDITIONAL RENT** 

2,5\$ / SQ. FT.

**ALLOCATION** 

**AVAILABILITY** 

Now

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**FLOORS** 

**Ground Floor** 

**AVAILABLE AREA** 

7 200 SQ. FT.

**BASE RENT** 

11,00 \$ / SQ. FT. +GST/+PST

**ESTIMATED ADDITIONAL RENT** 

2,5\$ / SQ. FT.

**ALLOCATION** 

**AVAILABILITY** 

To be determined

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### **ACCESS**

2 minutes from highway A30, 50 minutes from Champlain bridge

**PUBLIC TRANSPORTS** 

N/A

**BIKE STORAGE** 

No

**INTERIOR PARKING** 

Yes

PRICE RESERVED PARKING SPACE

N/A

**OUTDOOR PARKING** 

Yes

PRICE NON-RESERVED PARKING SPACE

N/A

## ZONING

SIGNAGE OPPORTUNITY

Yes













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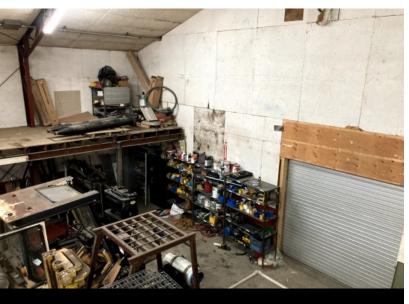
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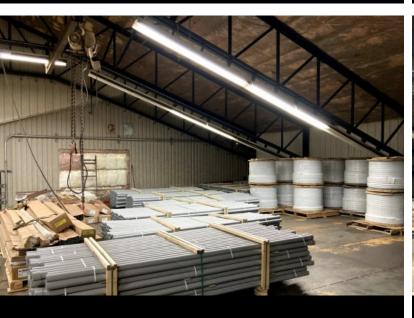










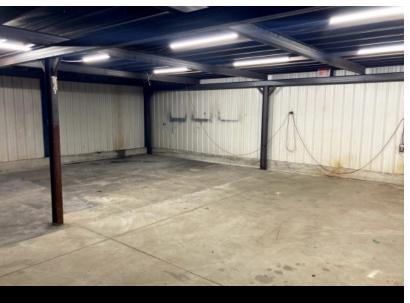




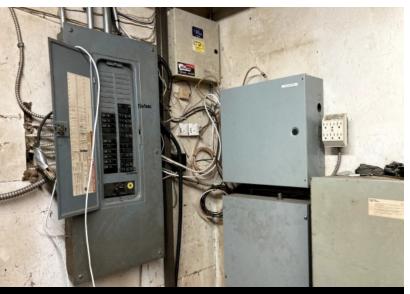
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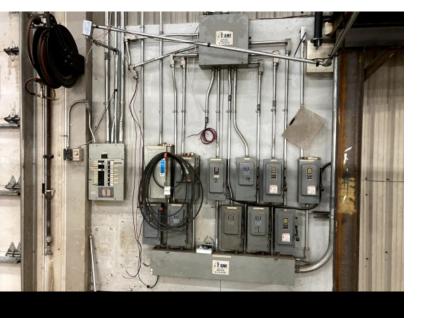












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