

Suite 27A

27 Aristide, Granby

PMML

FOR RENT



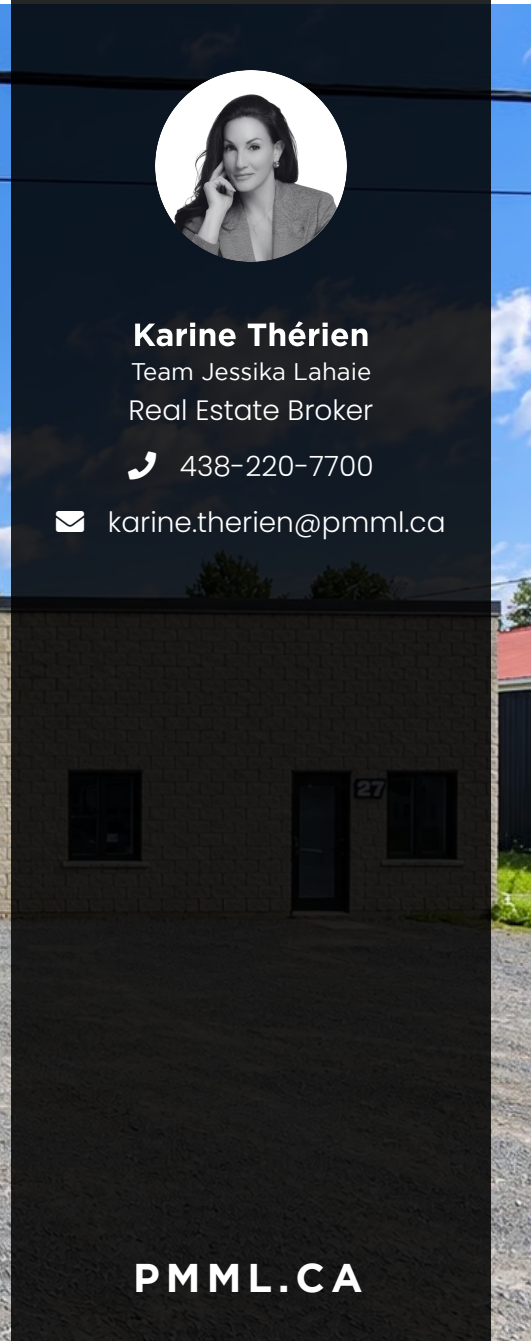
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PMML.CA



DESCRIPTION OF THE RENTAL SPACE

Versatile industrial building offering a functional combination of offices, storage, a mezzanine, and a garage with a 12-foot grade-level door. Renovated in 2025, the space is ready to accommodate a service, storage, or light industrial business.

OPTIMAL VOCATION FOR

Light industry, storage, offices, and professional services

SERVICES OFFERED IN THE BUILDING

Security cameras and outdoor parking

AVAILABLE AREA IN SQ. FT.

3,804 SQ. Ft.

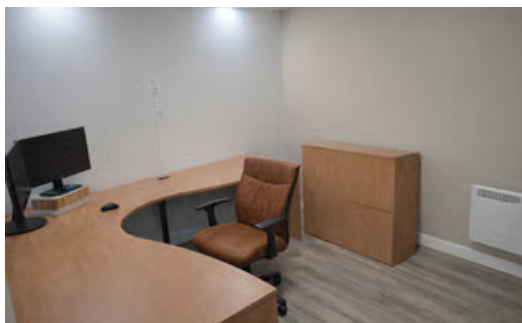


AVAILABILITY
Immediately

CONTIGUOUS SPACE
N/A

AVAILABLE CONTIGUOUS AREA
N/A

TRANSIT SCORE



BIKE SCORE
71



WALK SCORE
62



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27A , Granby

Main attractions of the sector

- Accessible location in an established industrial sector of Granby, near Routes 139 and 112. Quick access to major arteries, services, and commercial areas of the city.



BUILDING DESCRIPTION

General Information

Land size	15 288 SQ. Ft.
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Construction

Clearance Height	8 feet
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Year of Renovation	2025
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Current Layout	Offices, warehouse, mezzanine, and garage
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Year of Construction	1978
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Features

Electrical Panels	200 amp circuit breakers
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Electromechanical System

Heating	Forced air — oil and electricity
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Lighting	LED industrial lighting
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Electricity	Circuit breakers
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HVAC System	N/A
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Air Conditioning	Wall-mounted air conditioner
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Security	Camera
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Parking

Price of Reserved Parking	N/A
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Outdoor Parking	10
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Indoor Parking	No
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Price of Non-Reserved Parking	N/A
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Area

Adjacent Space	N/A
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Available Surface Area	3,804 sq ft
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Adjacent Space Available	N/A
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OTHER INFORMATION

Office furniture, equipment necessary for the operation of the premises, diesel tank, as well as garbage and recycling bins available on site.

Some photos have been enhanced using artificial intelligence without altering the property's permanent features.

CHARACTERISTICS OF THE LOCATION

Year of renovation	2025	Manager's Office	To be fitted out
Current Development	Offices, warehouse, mezzanine, and garage	Kitchen	To be fitted out
Free height	8 feet	Climatization	Wall-mounted air conditioner
Reception Area	Yes	Concierge Service	N/A
Internet and Telecoms	At tenant's expense	Bathrooms	Yes
Security System	Camera	Electricity	Circuit breakers
Meeting Room	To be fitted out	Elevator	N/A
Heating	Forced air — oil and electricity		

CONDITIONS OF THE LOCATION TERMS OF THE LEASE

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27A

FLOOR

Rez-de-chaussée

AREA

3,804 SQ. Ft.

BASE RENT

14.20 \$ / SQ. Ft. + GST/PST

ESTIMATED ADDITIONAL RENT

5.40 \$ / SQ. Ft.

ALLOWANCE

N/A

AVAILABILITY

Immediately

#

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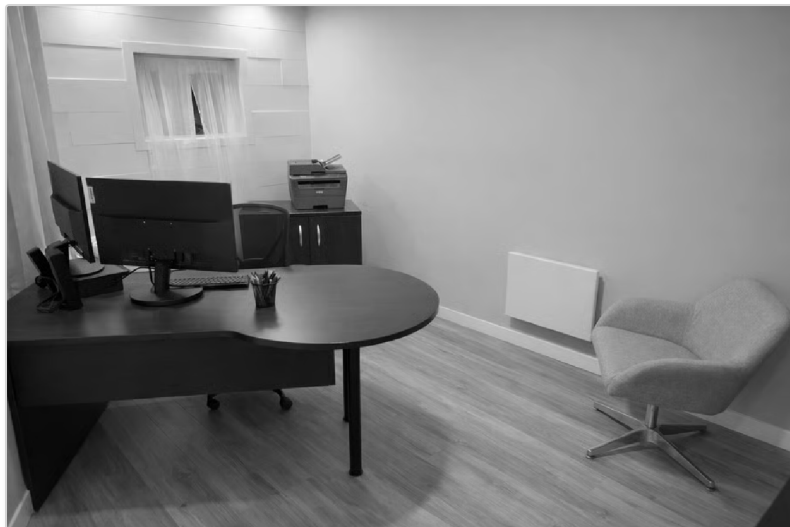
ALLOWANCE

N/A

AVAILABILITY

Immediately

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Accessibility

Access	Routes 139 and 112
Public transport	Taxibus Ouest
Bike storage	N/A

P **Parking**

Interior parking	No
Reserved parking price	N/A
Exterior parking	10
Unreserved parking price	N/A

ZONING

Zone FH05C: commercial, services, storage, and artisanal industry authorized, subject to validation with the City.

Signalization opportunities

Signalization opportunities	Yes
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