FOR RENT

PMML

WAREHOUSE ENTREPÔT
4130 LESAGE, JACQUES-CARTIER





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DESCRIPTION OF THE RENTAL SPACE

Industrial storage space offering a flexible area of 2,500 to 35,000 sq. ft. in an established industrial sector of Sherbrooke. An interesting solution for businesses looking for indoor space combined with a large outdoor yard for their operations and equipment.

OPTIMAL VOCATION FOR

Storage of goods, equipment, tools, and materials, distribution activities, or operational space complementary to an outdoor storage yard.

SERVICES OFFERED IN THE BUILDING

Companies specializing in the distribution of games and educational products for children (Pomango), office furniture sales (ÉcoBureau), and masonry services

AVAILABLE AREA IN SQ. FT.

2,500 SQ. Ft.



AVAILABILITY

Immediately

CONTIGUOUS SPACE

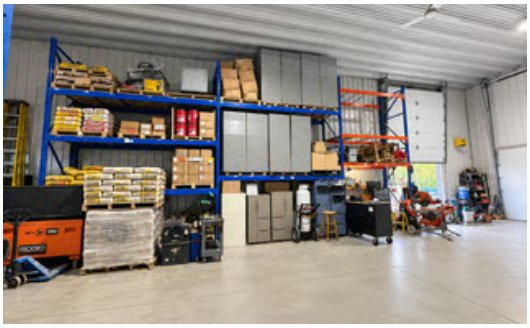
N/A

AVAILABLE CONTIGUOUS AREA

N/A

TRANSIT SCORE

47



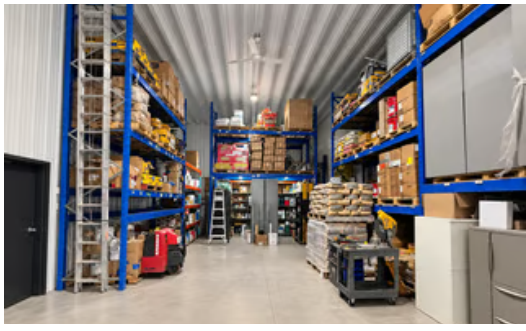
BIKE SCORE

36



WALK SCORE

32



This document does not constitute an offer or a promise to lease that may bind the landlord to the tenant, but rather an invitation to submit lease offers. The remarks, descriptions, characteristics, and financial projections contained herein are provided for indicative purposes only and should not be considered accurate without prior due diligence. The information disclosed comes from sources we consider reliable; however, its accuracy cannot be guaranteed. It is the tenant's responsibility to verify the information and to determine whether they are satisfied with the due diligence conducted following the acceptance of a lease offer.



Entrepôt , Jacques-Cartier

Main attractions of the sector

- Commercial and industrial sector of Sherbrooke bringing together construction, distribution, and service companies. Location offering access to the city's main roadways.



BUILDING DESCRIPTION

General Information

Land size	118 404 SQ. Ft.

Construction

Clearance Height	18 feet
Year of Renovation	N/A
Current Layout	Interior space to be fitted out according to tenant requirements
Year of Construction	2007

Electromechanical System

Heating	Heat pump and warehouse unit heater
Lighting	Industrial LED lighting
Electricity	Electrical installations to be determined based on tenant requirements
HVAC System	Heat pump and warehouse unit heater
Air Conditioning	Heat pump
Security	Security cameras

Parking

Price of Reserved Parking	N/A
Indoor Parking	N/A
Price of Non-Reserved Parking	N/A

Area

Adjacent Space	N/A
Available Surface Area	2,500 to 35,000 sq. ft., with expansion potential
Adjacent Space Available	N/A

OTHER INFORMATION

The indoor space is offered exclusively in joint lease with an outdoor storage area of 53,820 sq. ft. Two distinct brokerage contracts govern the marketing of the spaces.
The landlord is open to a building expansion to accommodate tenant requirements, subject to a lease agreement

CHARACTERISTICS OF THE LOCATION

Year of renovation	N/A
Current Development	Interior space to be fitted out according to tenant requirements
Free height	18 feet
Reception Area	N/A
Internet and Telecoms	High speed
Security System	Security cameras
Meeting Room	N/A
Heating	Heat pump and warehouse unit heater
Manager's Office	N/A
Kitchen	N/A
Climatization	Heat pump
Concierge Service	N/A
Bathrooms	Yes
Electricity	Electrical installations to be determined based on tenant requirements
Elevator	N/A

CONDITIONS OF THE LOCATION

TERMS OF THE LEASE

3 YEARS

#
N/A

FLOOR
RDC

AREA
2,500 SQ. Ft.

BASE RENT
10.00 $ / SQ. Ft. + GST/PST

ESTIMATED ADDITIONAL RENT
0.00 $ / SQ. Ft.

ALLOWANCE
N/A

AVAILABILITY
Immediately

5 YEARS

#
N/A

FLOOR
RDC

AREA
2,500 SQ. Ft.

BASE RENT
10.00 $ / SQ. Ft. + GST/PST

ESTIMATED ADDITIONAL RENT
0.00 $ / SQ. Ft.

ALLOWANCE
N/A

AVAILABILITY
Immediately

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Accessibility

Access	Vehicular access from Lesage Street
Public transport	N/A
Bike storage	Yes

Parking

Interior parking	N/A
Reserved parking price	N/A
Exterior parking	N/A
Unreserved parking price	N/A

ZONING

Zone I1814 – Commercial and industrial vocation, including storage, distribution, and industrial activities

Signalization opportunities

Signalization opportunities	To be discussed






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