FOR RENT

PMML

SUITE TERRAIN
4130 LESAGE, JACQUES-CARTIER





Karine Thérien
Team Jessika Lahaie
Real Estate Broker
438-220-7700
karine.therien@pmml.ca



Jessika Lahaie
Team Jessika Lahaie
Executive VP | Real Estate Broker | PMML Partner
819-345-2487
jessika.lahaie@pmml.ca

Produced on: November 10, 2026

DESCRIPTION OF THE RENTAL SPACE

Large outdoor space of approximately 53,820 sq. ft. located in an established industrial sector of Sherbrooke. Ideal for storing equipment, machinery, commercial vehicles, or for contractors' operational needs. Offered jointly with 1,000 to 5,000 sq. ft. of indoor warehouse space, allowing businesses to consolidate their operations at a single location.

OPTIMAL VOCATION FOR

Outdoor storage, storage of commercial vehicles, equipment and machinery, contractor's yard, and activities complementary to indoor storage.

SERVICES OFFERED IN THE BUILDING

N/A

AVAILABLE AREA IN SQ. FT.

53,820 SQ. Ft.



AVAILABILITY

Immediately

CONTIGUOUS SPACE

N/A

AVAILABLE CONTIGUOUS AREA

N/A

TRANSIT SCORE

47



BIKE SCORE

36

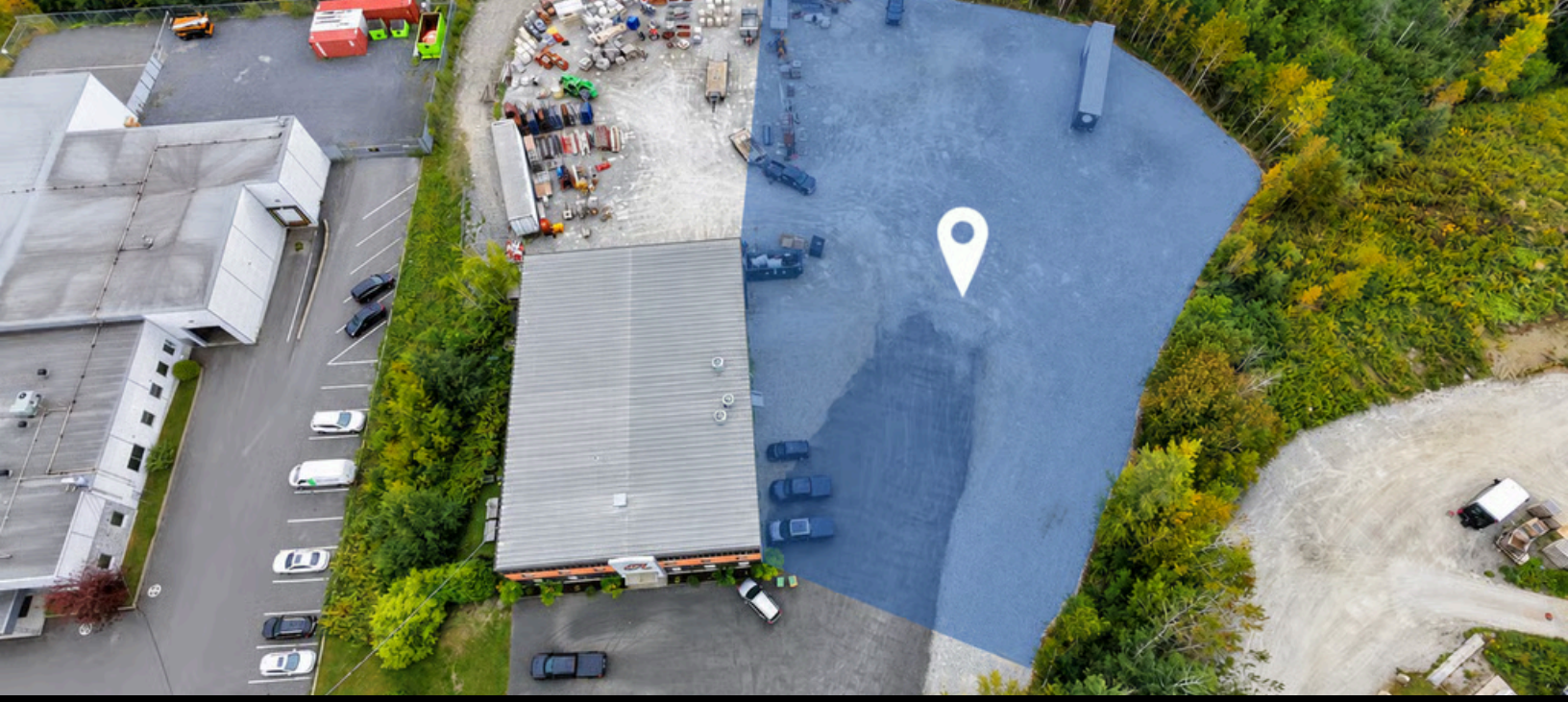


WALK SCORE

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.



Terrain Lesage, Jacques-Cartier

Main attractions of the sector

- Location in a commercial and industrial sector of Sherbrooke, close to major roadways and service, distribution, and construction companies.



BUILDING DESCRIPTION

General Information

Cadastral number	3 895 633
Land size	118 404 SQ. Ft.

Construction

Clearance Height	N/A
Year of Renovation	N/A
Current Layout	Open outdoor area
Year of Construction	N/A

Electromechanical System

Heating	N/A
Lighting	Outdoor lighting
Electricity	Outdoor electrical supply installation possible
HVAC System	N/A
Air Conditioning	N/A
Security	Cameras

Parking

Price of Reserved Parking	N/A
Outdoor Parking	N/A
Indoor Parking	N/A
Price of Non-Reserved Parking	N/A – space leased as storage area

Area

Adjacent Space	N/A
Available Surface Area	53,820 sq. ft. Divisible
Adjacent Space Available	N/A

OTHER INFORMATION

The outdoor space must be leased jointly with an indoor storage space. Both spaces will be subject to separate contracts including an interdependence clause.

CHARACTERISTICS OF THE LOCATION

Year of renovation	N/A
Current Development	Open outdoor area
Free height	N/A
Reception Area	N/A
Internet and Telecoms	High-speed internet provided
Security System	Cameras
Meeting Room	N/A
Heating	N/A
Manager's Office	N/A
Kitchen	N/A
Climatization	N/A
Concierge Service	N/A
Bathrooms	N/A
Electricity	Outdoor electrical supply installation possible
Elevator	N/A

CONDITIONS OF THE LOCATION

TERMS OF THE LEASE

3 YEARS

#
N/A

FLOOR
N/A

AREA
53,820 SQ. Ft.

BASE RENT
3.00 $ / SQ. Ft. + GST/PST

ESTIMATED ADDITIONAL RENT
0.00 $ / SQ. Ft.

ALLOWANCE
N/A

AVAILABILITY
Immediately

5 YEARS

#
N/A

FLOOR
N/A

AREA
53,820 SQ. Ft.

BASE RENT
3.00 $ / SQ. Ft. + GST/PST

ESTIMATED ADDITIONAL RENT
0.00 $ / SQ. Ft.

ALLOWANCE
N/A

AVAILABILITY
Immediately

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.



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 – space leased as storage area

ZONING

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

Signalization opportunities

Signalization opportunities	Yes







