

**PMML**


Unit 861  
**Industrial**  
861 Principale, Saint-Roch-de-Richelieu

**FOR RENT**



Florian Leterrier  
Real estate broker



 **CELL PHONE**  
514-926-4293

 **EMAIL**

[florian.leterrier@pmml.ca](mailto:florian.leterrier@pmml.ca)

**PMML.CA**



## 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  
Mezzanine

**AVAILABLE AREA SQ. Ft.**

7 200 SQ. Ft.



**AVAILABILITY**

**Now**

**CONTIGUOUS SPACE**

**N/A**

**CONTIGUOUS AVAILABLE AREA**

**N/A**

**Transit Score**

**N/A**



**Bike Score**

**43**



**Walk Score**

**5**



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861 Principale, Saint-Roch-de-Richelieu

## 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

2022

## CURRENT DEVELOPMENT

Stockage

## FREE HEIGHT

16

## RECEPTION AREA

Yes

## INTERNET AND TELECOM

N/A

## SECURITY

Alarm

## MEETING ROOM

Yes

## HEATING

Propane gas forced air and radiant

## MANAGER'S OFFICE

Yes

## KITCHENETTE

Yes

## AIR CONDITIONING

N/A

## DAILY CLEANING

No

## WASHROOMS

Yes

## ELECTRICITY

600V | 200 amps

## ELEVATOR

N/A

## OTHER INFORMATION

2022 Renovations: Lighting and Interior Design

# RENT CONDITIONS TERMS OF LEASE

5 YEARS

#

## 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

Now

10 YEARS

#

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## 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

