

# FOR SUBLEASE .

135 Tremblay Road, Suite H - J  
Boucherville



Industrial Space



4,798 ft<sup>2</sup>

## Michel Labbé

Immobilier Michel Labbé Inc.

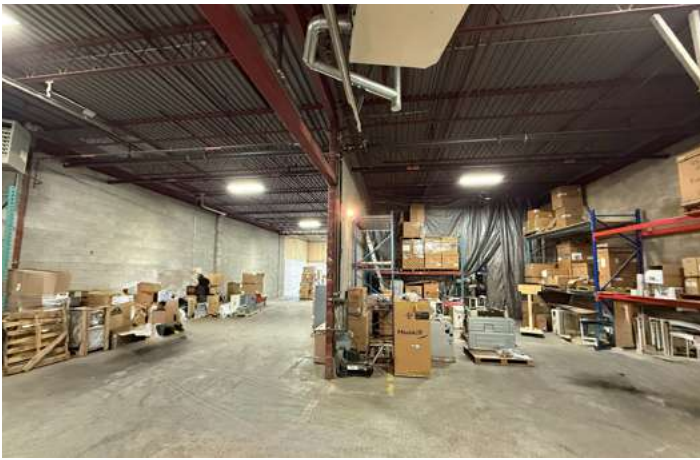
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**intercom**<sub>si</sub>



## General Information

Base Rent	\$ 16.22 / ft <sup>2</sup>
Additional Rent	\$ 8.12 / ft <sup>2</sup>
Electricity / Energy	Excluded
Availability	Immediate
End of term	April 30, 2027

Total	4,798 ft <sup>2</sup>
Office	525 ft <sup>2</sup>
Warehouse	4,273 ft <sup>2</sup>

Surface areas are approximate

## Neighboring Companies





# Technical Specifications



**Construction**  
1989



**Storage**  
Yes



**Roof**  
Elastomeric membrane



**Exterior Cladding**  
Concrete and aluminum



**Signage**  
On pylon sign and building



**Lot #**  
2 510 211



**Zoning**  
I-1208



**Air Conditioning**  
Office only



**Heating**  
Natural gas  
Electricity



**Bathroom**  
Private



**Built Out**  
Yes



**2 Drive-in Doors**  
12'x14'  
14'x14'



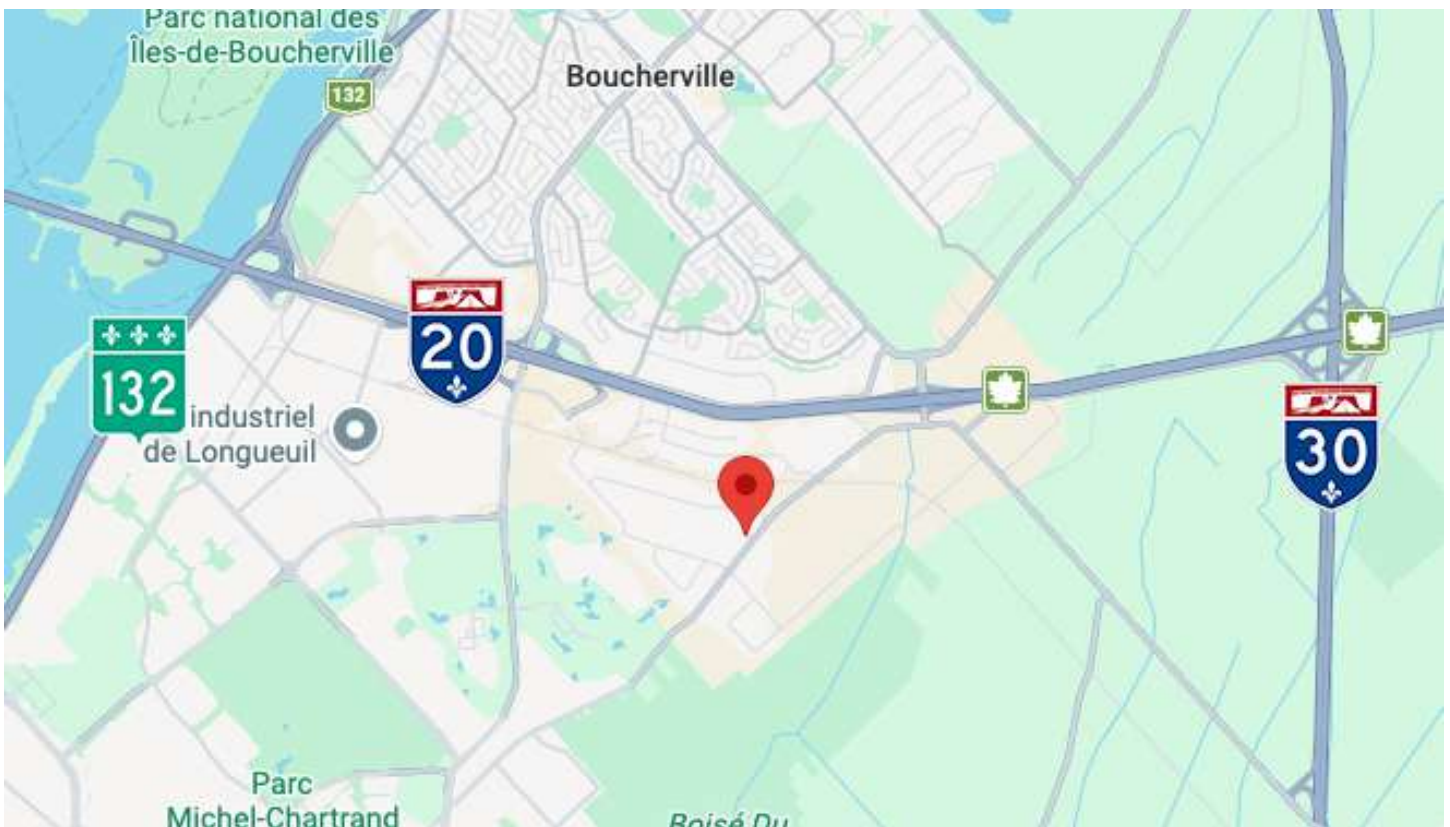
**Electrical Entry**  
600 Volts  
60 Amps



**Clear Height**  
16'

# Highlights

- Close to **A20, A30** and **R132**
- Located on a main artery (Tremblay Road)
- Located in the heart of Boucherville's industrial sector
- **Signage available** on the building or on the pylon sign
- Warehouse with 16' clear height
- 2 drive-in doors
- **Built-out office** spaces



**Public Transit**  
25, 123, 410



**Population**  
93 422



**Households**  
39 422



**Main Roads**  
A20, A30, R132



**Active Population**  
102 829



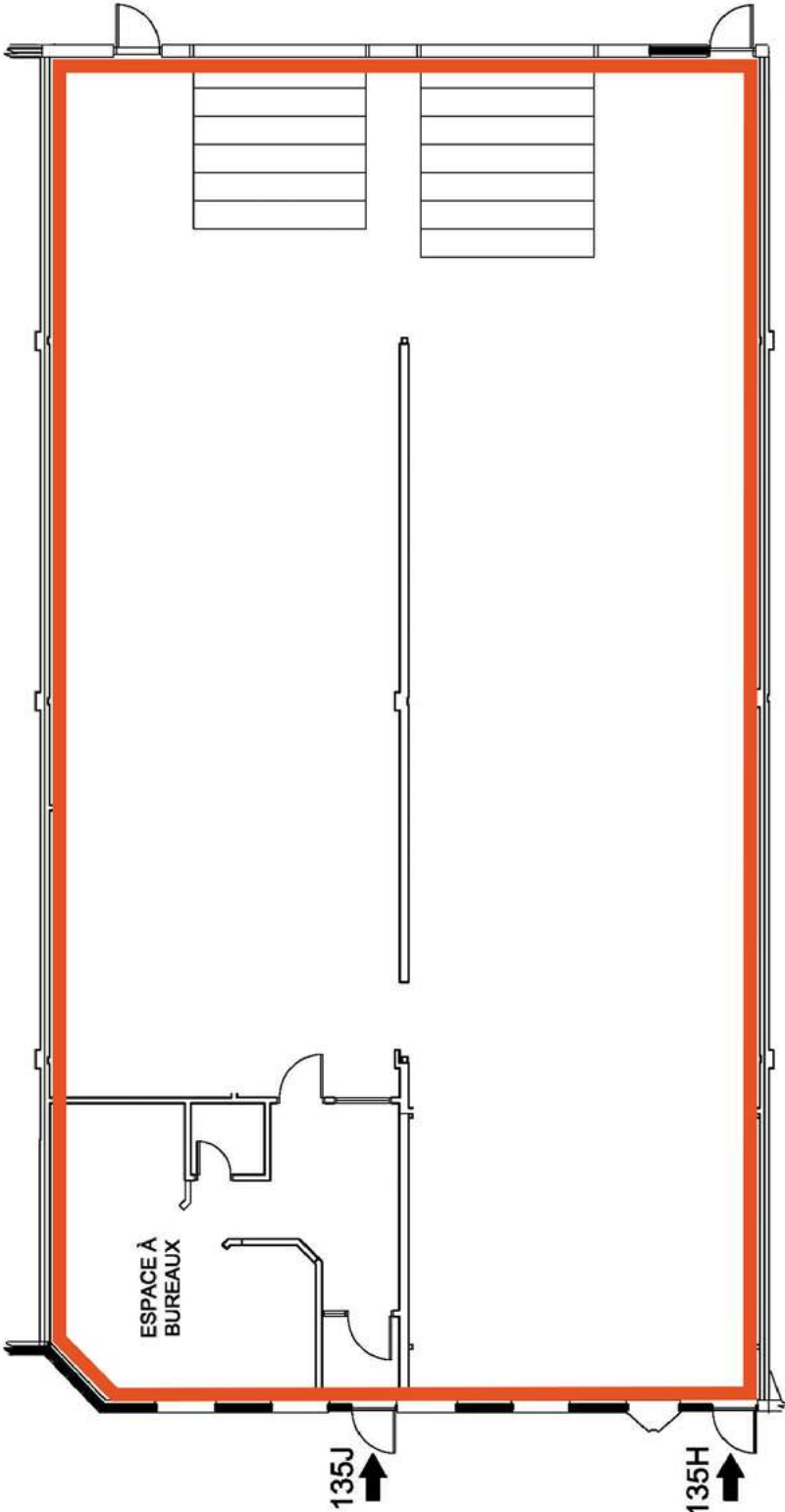
**Average Household Income**  
\$149 575



**Bridges / Tunnel**  
Louis-H. La Fontaine Tunnel (± 7 km)  
Jacques-Cartier Bridge (± 14 km)

Source : Sitewise - Estimated data 2025 - Radius of 5 km

Suite H-J - 4,798 ft<sup>2</sup>



Tremblay Road

# Contact us



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