

FOR LEASE

NEW INDUSTRIAL PROJECT

75, rue de Hambourg, Saint-Augustin-de-Desmaures (Qc)

CBRE



PROPERTY OVERVIEW

CHARACTERISTICS	PROJECT 75, RUE DE HAMBOURG
Availability	Q2 2025
Building Type	Industrial
Class	A
Lot Number	6 015 896
Land Area (sq. ft.)	250,000
Gross Leasable Area (sq. ft.)	66,965
Zoning	Industrial
Clear Height	32'
Truck Level Doors	30
Trailer Parking	32
Electricity	600V 400A
Term	10 years
Operating Expenses Estimated (sq. ft.)	\$7.13
Inducement (sq. ft.)	\$2.00
ASKING NET RENT (sq. ft.)	1-5: \$16.00 6-10: \$18.00

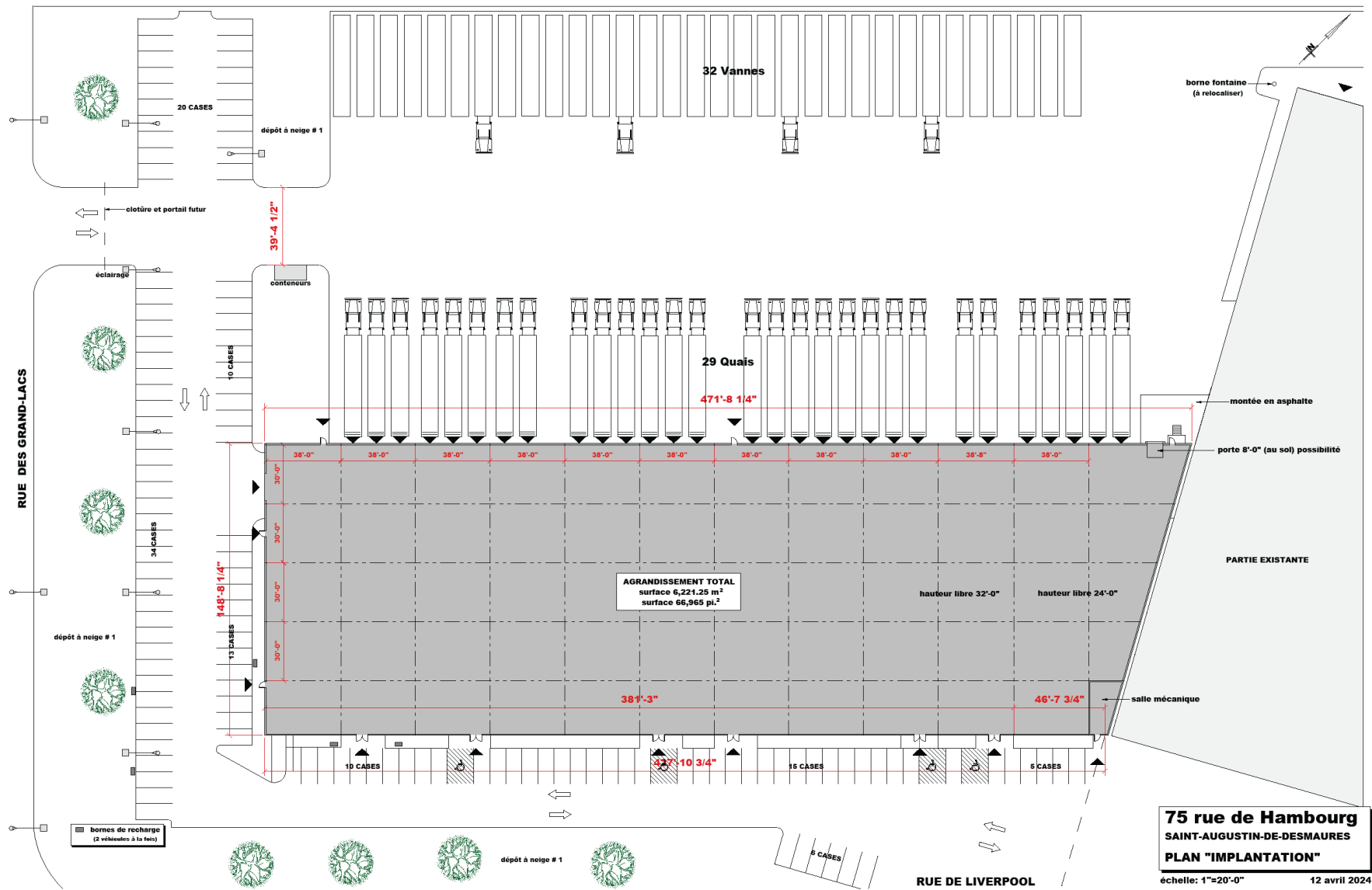




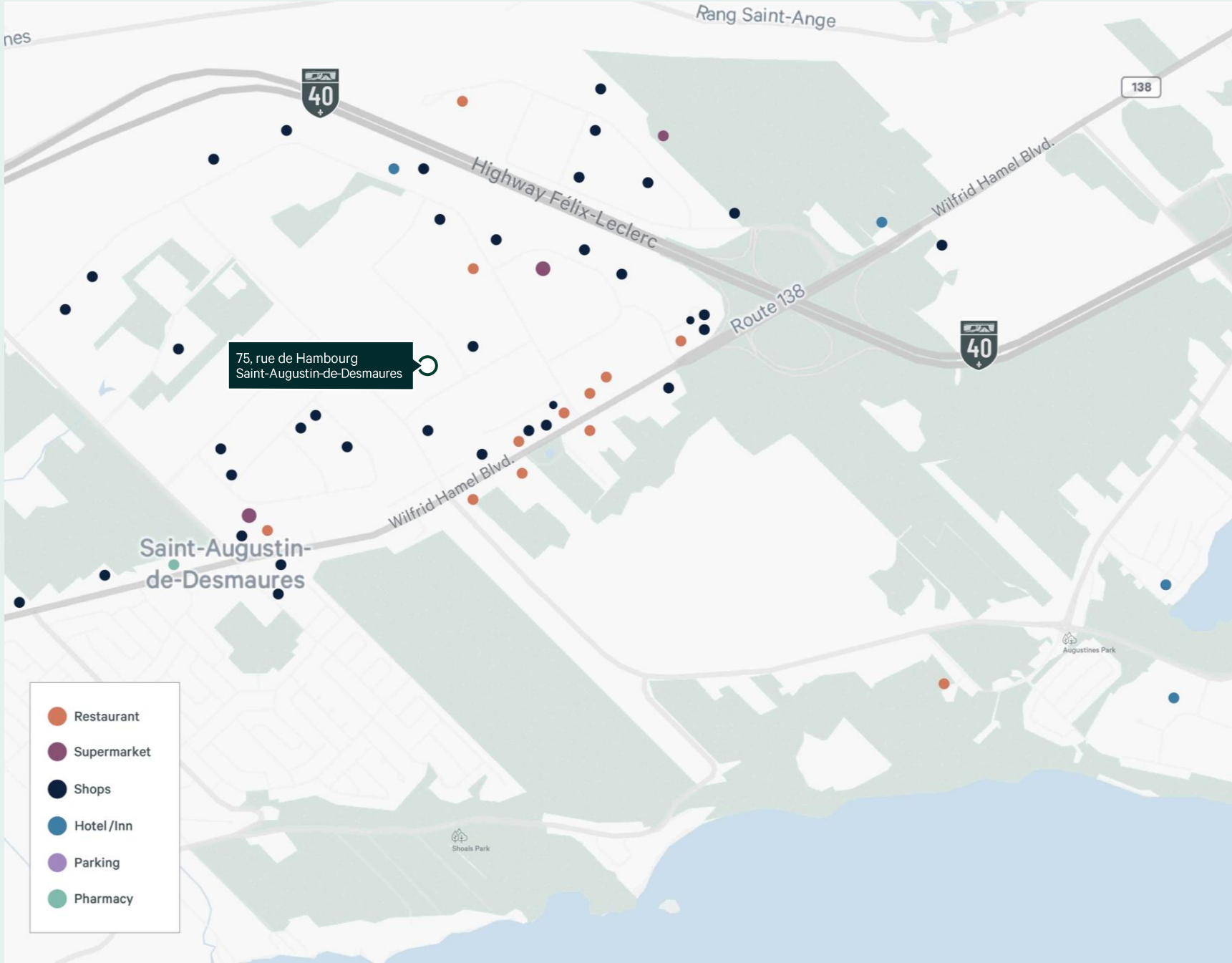


SITE PLAN - LOCATION

75, rue de Hambourg,, Saint-Augustin-de-Desmaures (Qc)



SITE PLAN + DEMOGRAPHICS



Population 2023
21,431



Median Age
49.2



Median Income Per Household
\$113,267



Average Persons Per Family
2,9



Language Spoken At Home
French



2028 Estimated
Population Increase
1.3% to reach 21,719



Highways
A40 4 min

75, rue de Hambourg., Saint-Augustin-de-Desmaures (Qc)



For more information,
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