



FOR LEASE

Industrial space for lease
in Saint-Nicolas

966 Chemin Olivier
Saint-Nicolas, Québec

3,810 SF

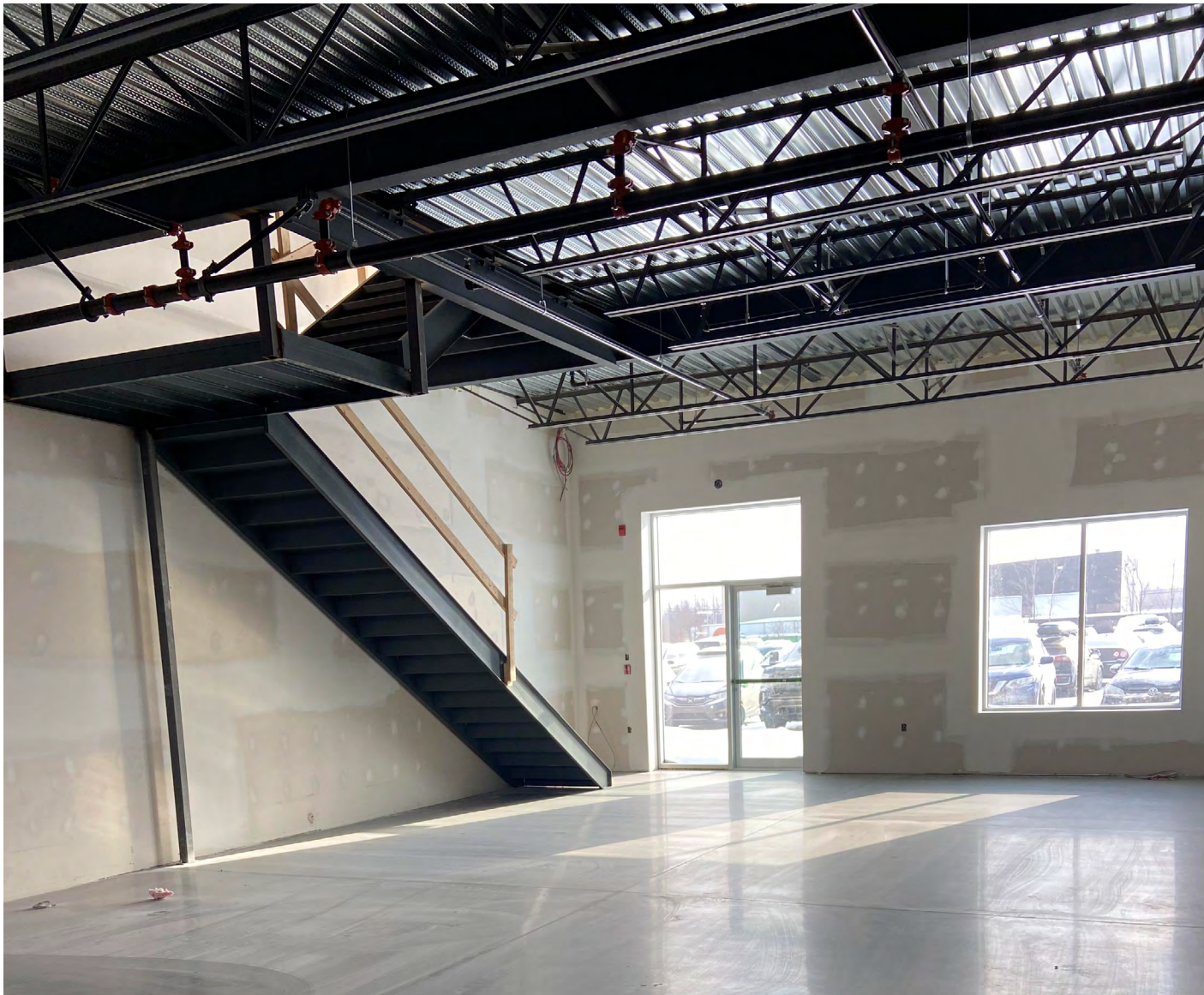
 **JLL** SEE A BRIGHTER WAY

Property Overview

Located at 966 Chemin Olivier in Saint-Nicolas, this mixed industrial and office asset offers a total area of 65,000 sq ft.

The site provides functional spaces adapted to various professional needs. Occupants benefit from numerous free outdoor parking spaces, a significant advantage for employees and visitors.

Main asset of the site: the complex offers the possibility of renting an outdoor yard for storage or to facilitate trailer parking for logistics operations.



Economic and Industrial Environment

The building is integrated into a strategic industrial sector of Lévis recognized for its accessibility and the presence of numerous companies operating in the manufacturing, logistics, and services sectors. The location also allows quick access to various economic hubs of the greater Québec City region, making the sector a sought-after location for companies looking to optimize their operations.

Access and Transportation

The building benefits from excellent road access thanks to its immediate proximity to the main transportation routes in the region. Highways 20 and 73 are quickly accessible, facilitating travel to Québec City, the South Shore, as well as the various industrial and commercial corridors of the region.

The property also enjoys efficient access to the Pierre-Laporte and Québec bridges, allowing quick connections between both shores. Its strategic location constitutes a significant advantage for companies requiring smooth logistics and fast connections to regional road networks.



Logistics Accessibility

Location

- Located at 966 Chemin Olivier in Saint-Nicolas, this complex offers immediate access and connection to Highway 20 A. Jean-Lesage.
- Dynamic environment in the heart of an industrial and commercial hub on the South Shore of Quebec.
- Numerous parking spaces available on-site, facilitating access for clients and employees.

Connectivity

- Quick access to Highway 20 and Highway 73
- Proximity and access to the north shore of Quebec via the Pierre-Laporte Bridge

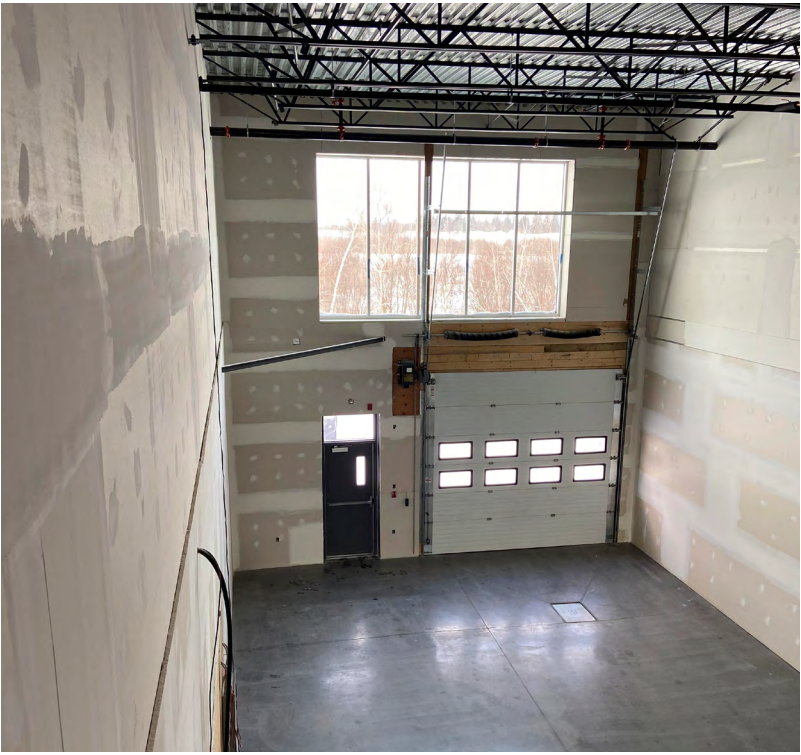
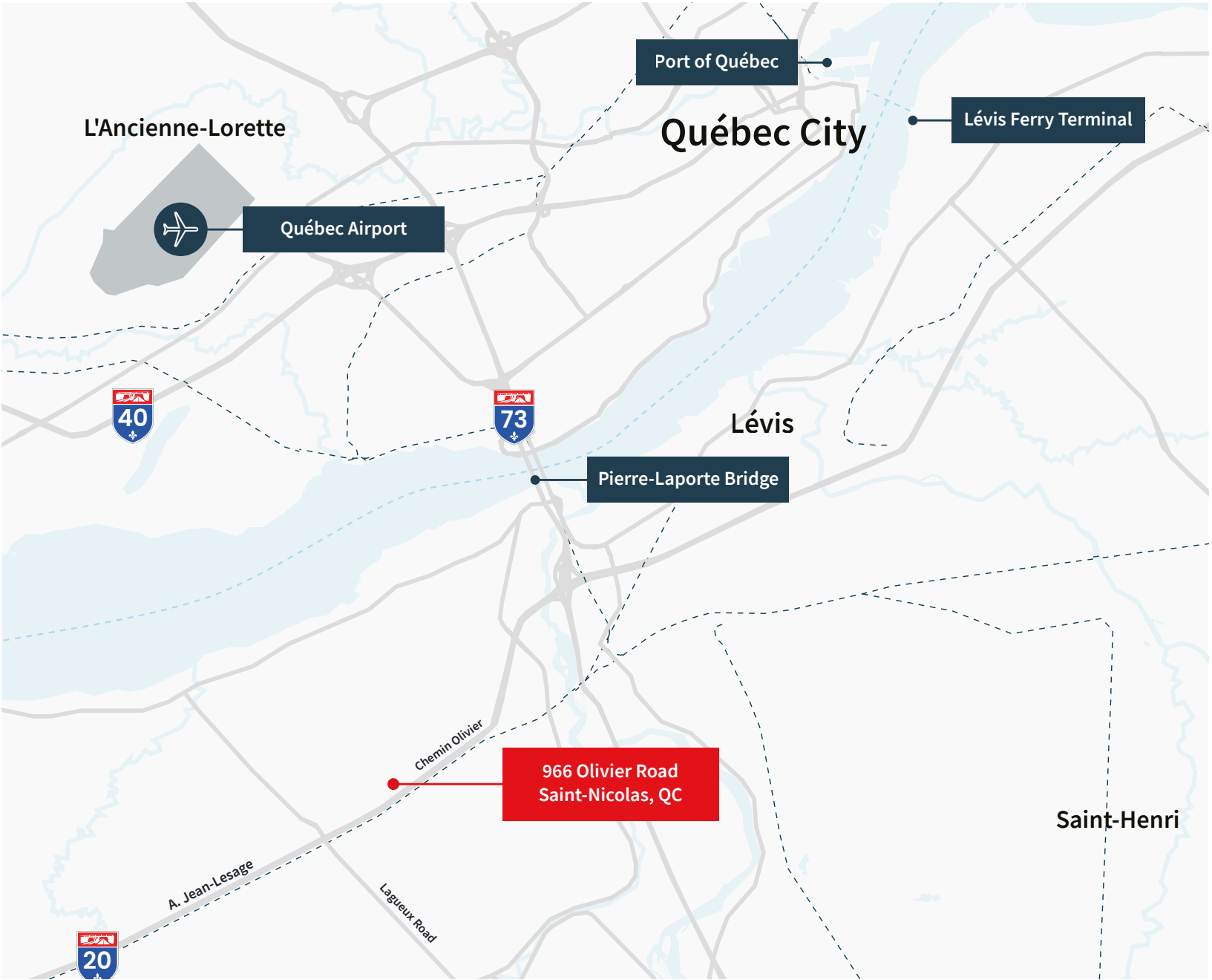
Public Transit

- Bus lines at the end of the complex, routes 210 and T22

Parking

- Numerous outdoor parking spaces available
- Free parking for occupants and visitors

----- Canadian National Line (CN)
----- Ferry

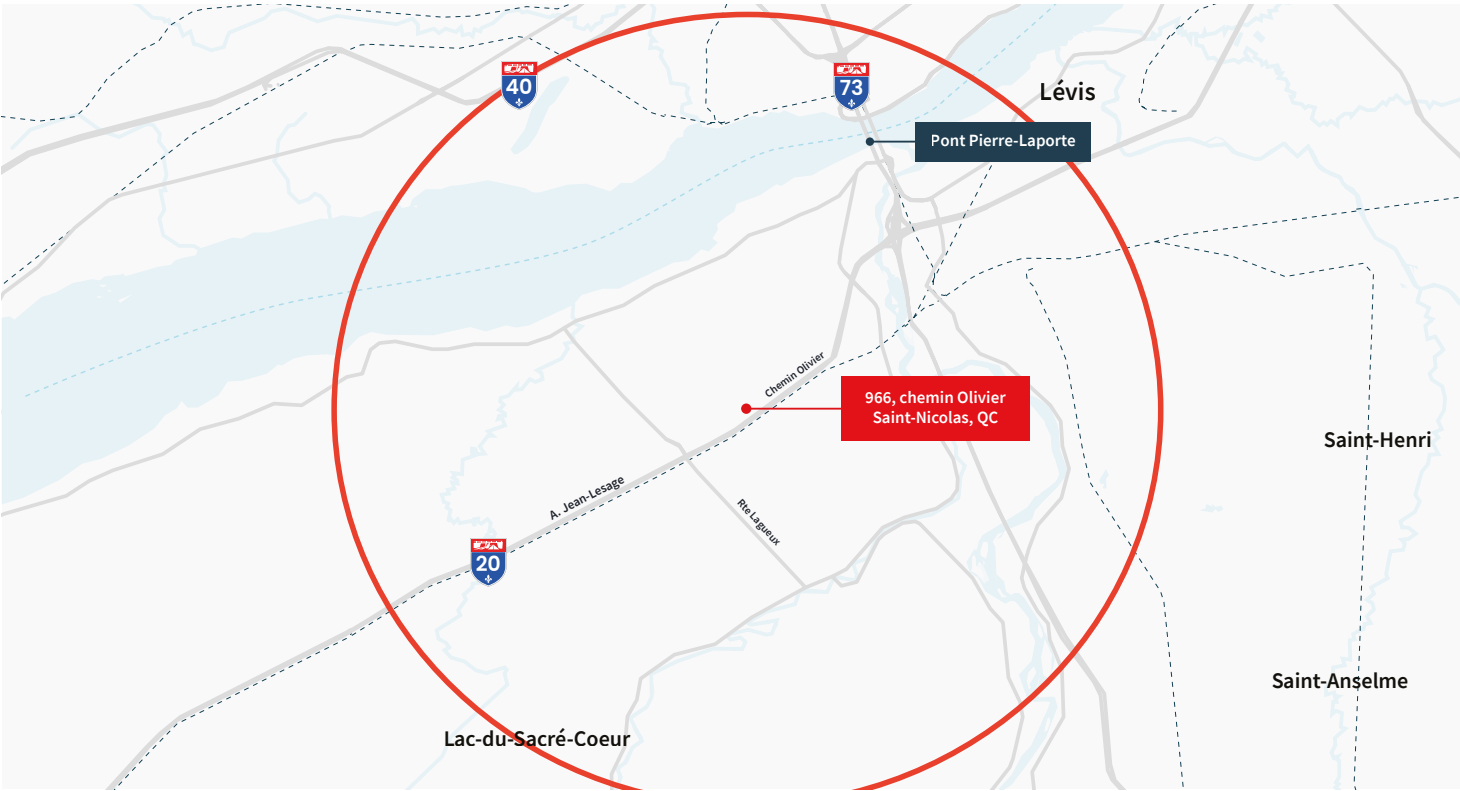


Area	3,810 SF
Lot Number	750
Availability	Contact broker
Asking rent	Contact broker



Demographic Data

The economic vitality of the area, within a 10 km radius around the site, is characterized by a labor force of 164,201 inhabitants and a relatively moderate unemployment rate of 3.3%. The zone is distinguished by a strong concentration of jobs in the health care and social assistance, public administration, and retail trade sectors, with a highly qualified workforce of which 40.4% hold a university degree. The median household income stands at \$110,447 CAD, demonstrating solid purchasing power in this predominantly residential sector. The industry distribution shows a dominance of white-collar workers (44.8%), followed by services (40.9%) and blue-collar workers (14.3%), reflecting a diversified and modern economic fabric.



For more information

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