

FOR LEASE

TRANSRAPIDE PORTFOLIO AT LÉVIS
\$13.50 PSF NET



Industrial space in Lévis from
10,000 SF to 100,000 SF



TRANSRAPIDE PORTFOLIO AT LÉVIS

PROPERTY OVERVIEW

JLL is pleased to offer a selection of industrial and logistics properties for lease, ideally located within the city of Lévis.

This program, consisting of several new or recently constructed buildings, is designed to accommodate a wide range of industrial, logistics, and manufacturing activities.

The Transrapide Industrial Park comprises approximately 11 buildings in total, spread across the Chemin Îles and Parc Industriel de Lauzon sites. Offering great flexibility in layout, the buildings can meet a variety of needs, with available areas ranging from 10,000 to 100,000 sq. ft.

The current zoning allows for a wide array of industrial and logistics uses. Additionally, the land offers optimal functionality for on-site operations: building circulation, parking, smooth access for trucks, and more.

Furthermore, the buildings benefit from exceptional accessibility thanks to their immediate proximity to major roadways, allowing for quick access to the region’s various economic centers.

PROPERTY HIGHLIGHTS



- 3 Buildings - Parc Industriel de Lauzon



- Newly-built units
- Flexible divisions

FINANCIAL PARAMETERS

Net rent	\$13.50 PSF
Additional rent	\$5.00 - \$5.25 PSF
Gross rent	\$18.50 - \$18.75 PSF



BUILDING SPECIFICATIONS

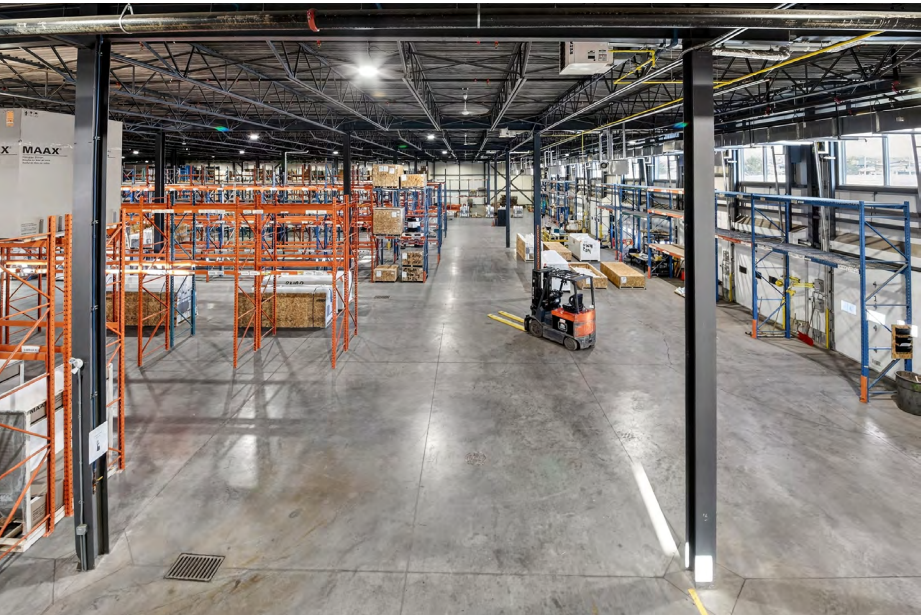
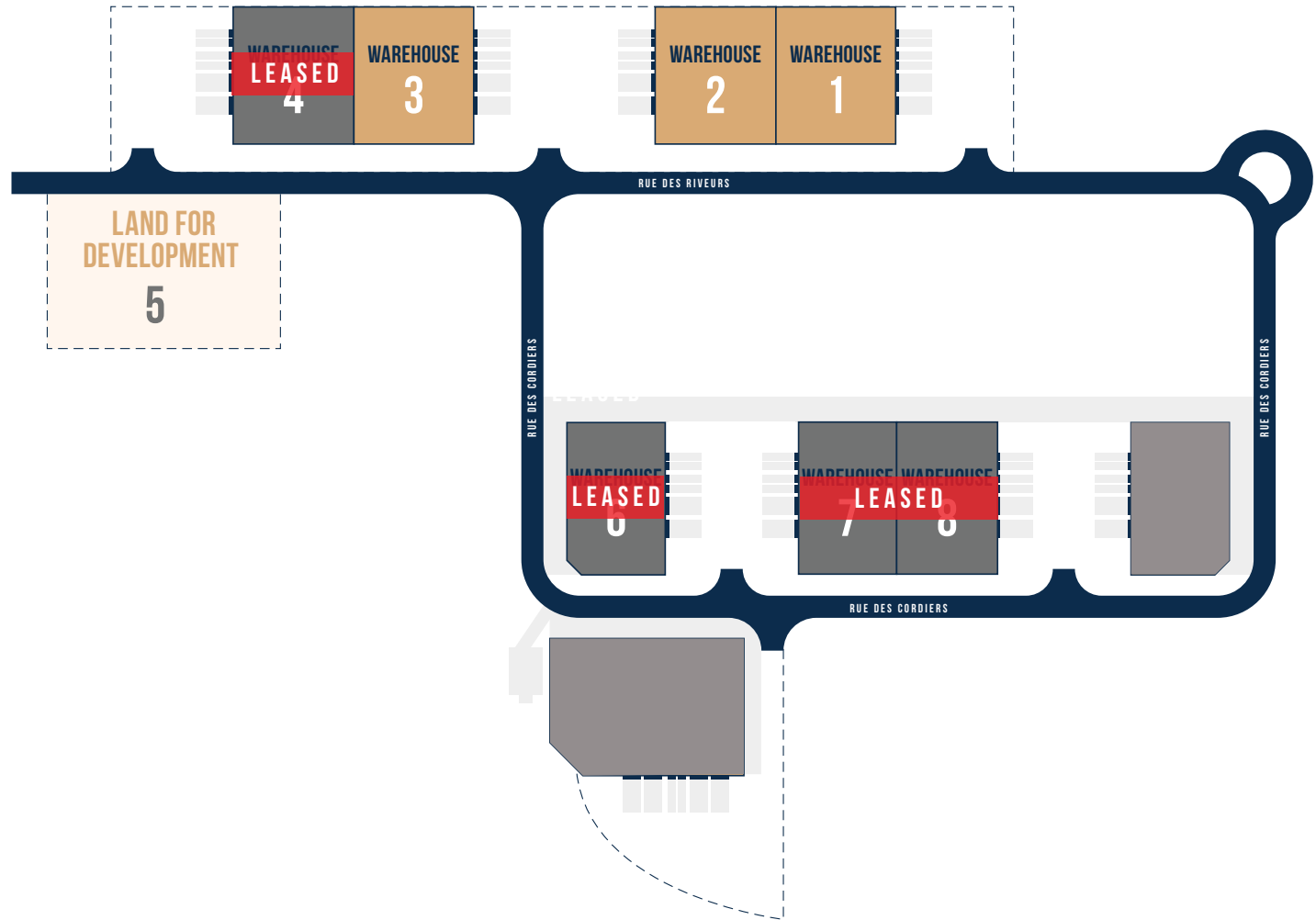
Sector	Lauzon
Year built	From 2016 to 2025
Areas	10,000 to 100,000 SF
Zoning	Industrial
Availability	Immediate
Clear height	26’7”
Loading docks	8 docks/building
Drive-In doors	Possible
Power	347/600 Volts
Facades	34’7” x 39’4”

LISTING DETAILS

Term	5 years
Incentives	Negotiable
Availability	Immediate and upcoming

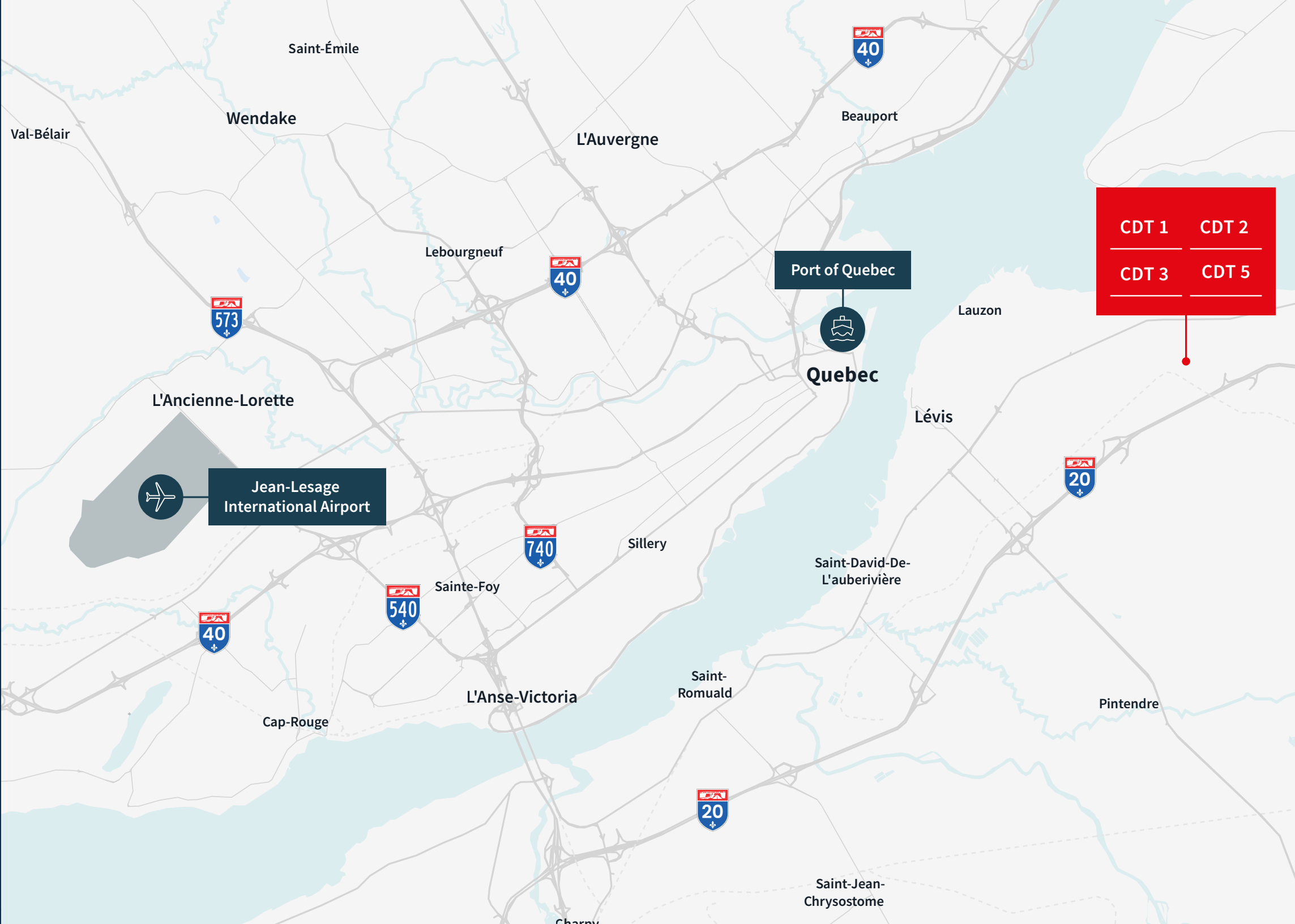
LOCATION PLAN

RUE DES RIVEURS



LOCATION OVERVIEW

BUILDING	ADDRESS	LOT NUMBER	RENTABLE AREA (SF)	LAND AREA (SF)
CDT 1	1649, rue des Riveurs, Lévis	6 478 771, 6 481 916	54,659	155,005
CDT 2	1613, rue des Riveurs, Lévis	6 478 770, 6 481 916	54,530	155,005
CDT 3	1577, rue des Riveurs, Lévis	6 478 769, 6 481 915	54,530	160,707
CDT 5	1540, rue des Riveurs, Lévis	6 420 645	To build	108,501





FOR MORE INFORMATIONS, PLEASE CONTACT

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