40,000 - 130,000 SF

Built-to-suit for lease

1125 Karel-Velan St.

Granby, Quebec

Industrial spaces for lease

- 2023 delivery
- Strategically located to serve the eastern regions and surrounding cities including the South Shore of the Greater Montreal Area.

Contact

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Property Details

Lot numbers	6 458 957, 6 458 958
Zoning	Industrial including distribution center and warehouse
Parking	• Ample exterior spaces • Charging stations available
Fire protection	Sprinkler system ESFR, Fire alarm, sprinklers
Net rental rate	$11.00 / SF
Operating expenses	$1.00 / SF
Real estate taxes	$0.25* / SF

* Tax incentive is applicable for the first 5 years. Free of municipal tax regarding the building value

Spaces available
40,000 - 130,000 SF

Clear Height
42’

Shipping Doors
Loading docks: 14
Drive-In doors: 2
*Possibility of adding additional shipping doors as required

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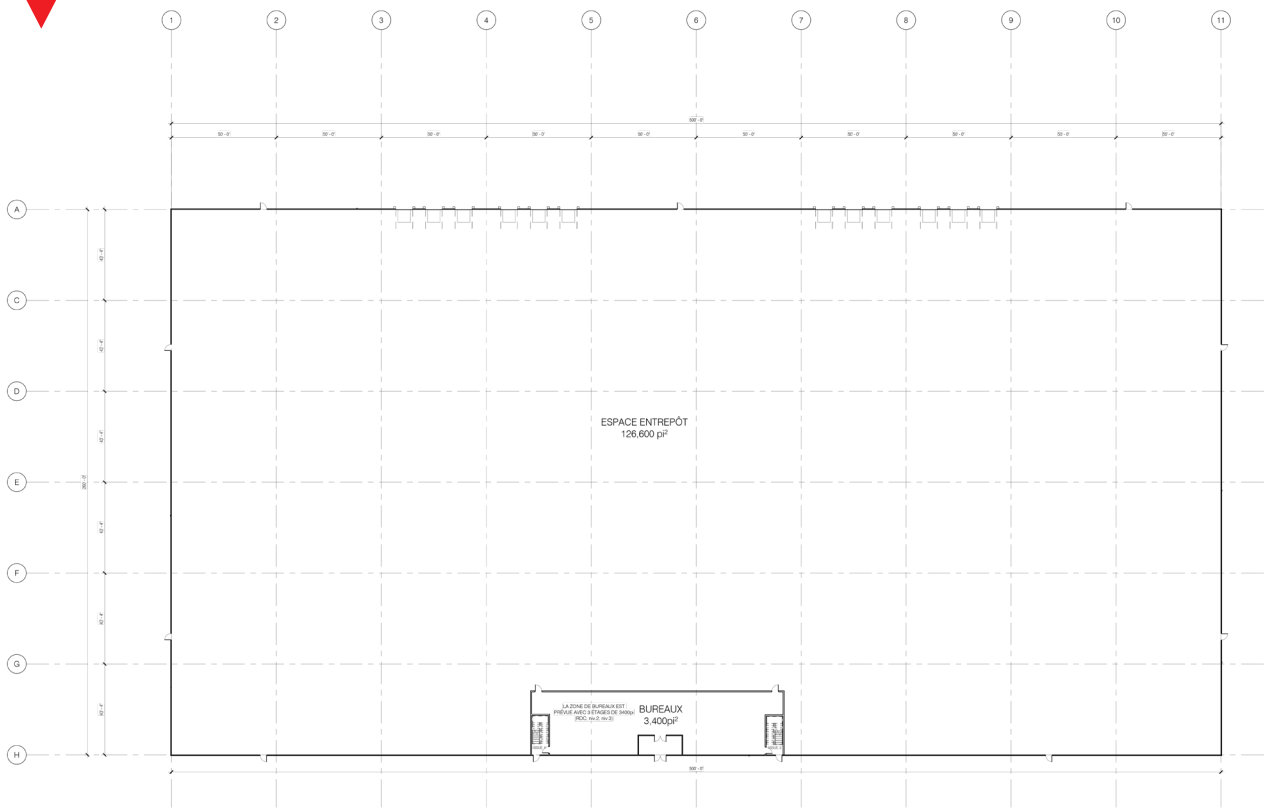

Location

- Located at the corners of Karel-Velan Street and Bousquet Road in the Industrial Park
- Less than 5 km from exit 68 of Highway 10
- Near Cardlock stations for diesel
- Near CITIG (services to manufacturing companies, industrial incubator)

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