



**For Lease**  
1739 Jérôme-Hamel Street  
Trois-Rivières, QC

**± 1,200,000 SF** fenced industrial land rare on the market including a **± 8,534 SF** industrial building with outdoor storage allowed





## Land Features

Lot number 6 434 461

Land area  $\pm 1,200,000$  SF

Land dimensions  $\pm 32'$  x  $\pm 2,633'$

Downtown of Trois-Rivières  
8 minutes



Québec  
60 minutes



Montréal  
75 minutes



Jérôme-Hamel Street



## *Building Features*

Total building area            ± 8,534 SF

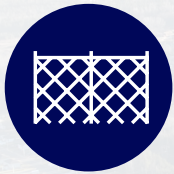
Building dimensions           ± 40' x ± 134'

Shipping                        5 drive-in doors

Clear height                     ± 16'



# Highlights



Fenced yard



Interior and exterior camera system



Exterior yard



Alarm system



Outdoor storage allowed



Easily accessible from Highway 40 and Route 157



## Zoning | IRV-5060

Recyclable materials industry and waste management

Conservation

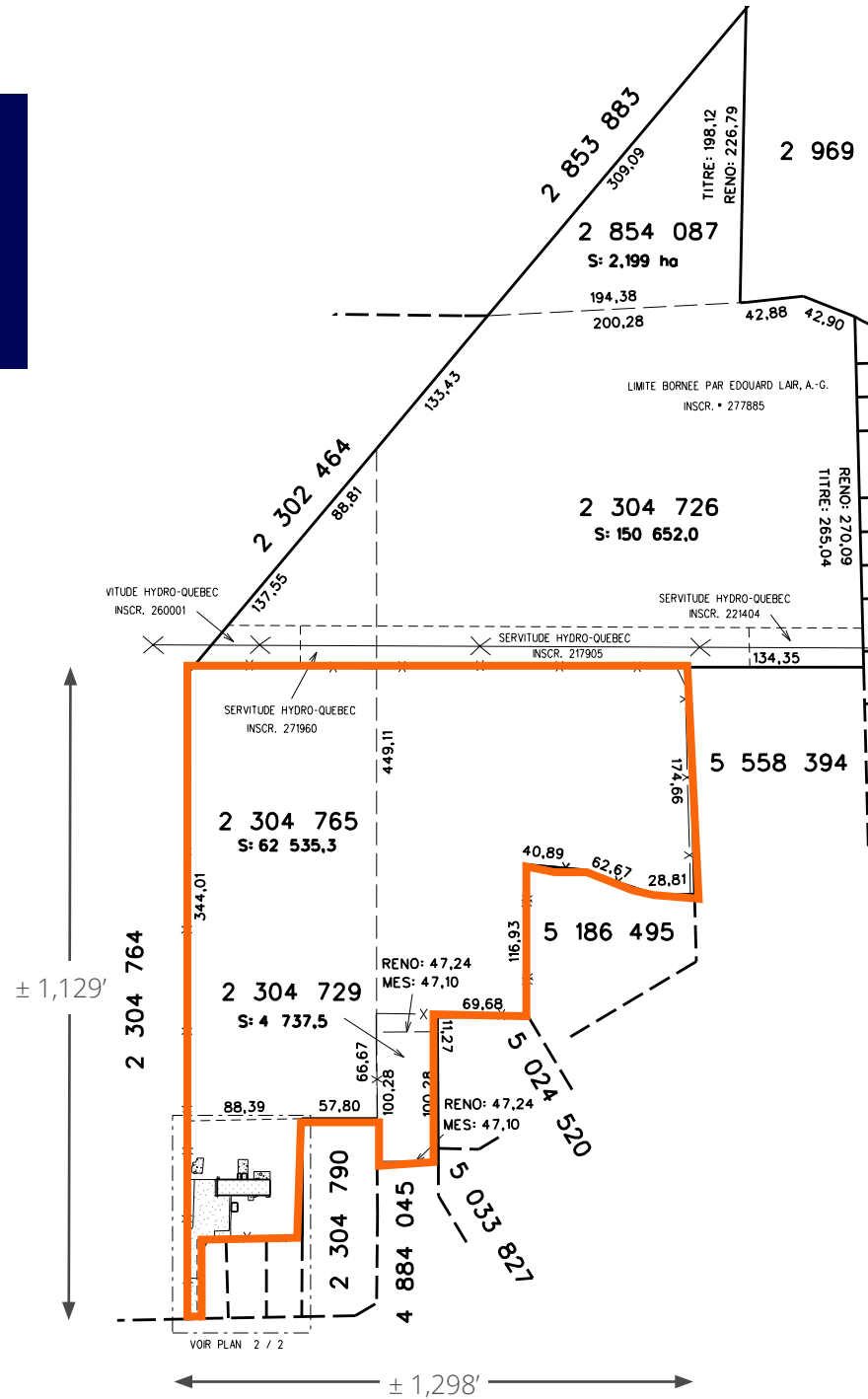
## Rental Rates

Contact the brokers

## Availability

Immediate

# Certificate of Location Plan



Jérôme-Hamel Street



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1739 Jérôme-Hamel Street, Trois-Rivières | QC

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