

REVISED PRICE



For Lease

# Standalone Industrial Building Facing Highway 20

Ideal for manufacturing or warehousing activities

1280 Nobel Street, Boucherville | QC

## Featured Benefits



Pylon for Signage



1600A/600V - 3 Phases  
Electrical Entry



Ample Parking



Facing  
Highway 20



# Property Overview

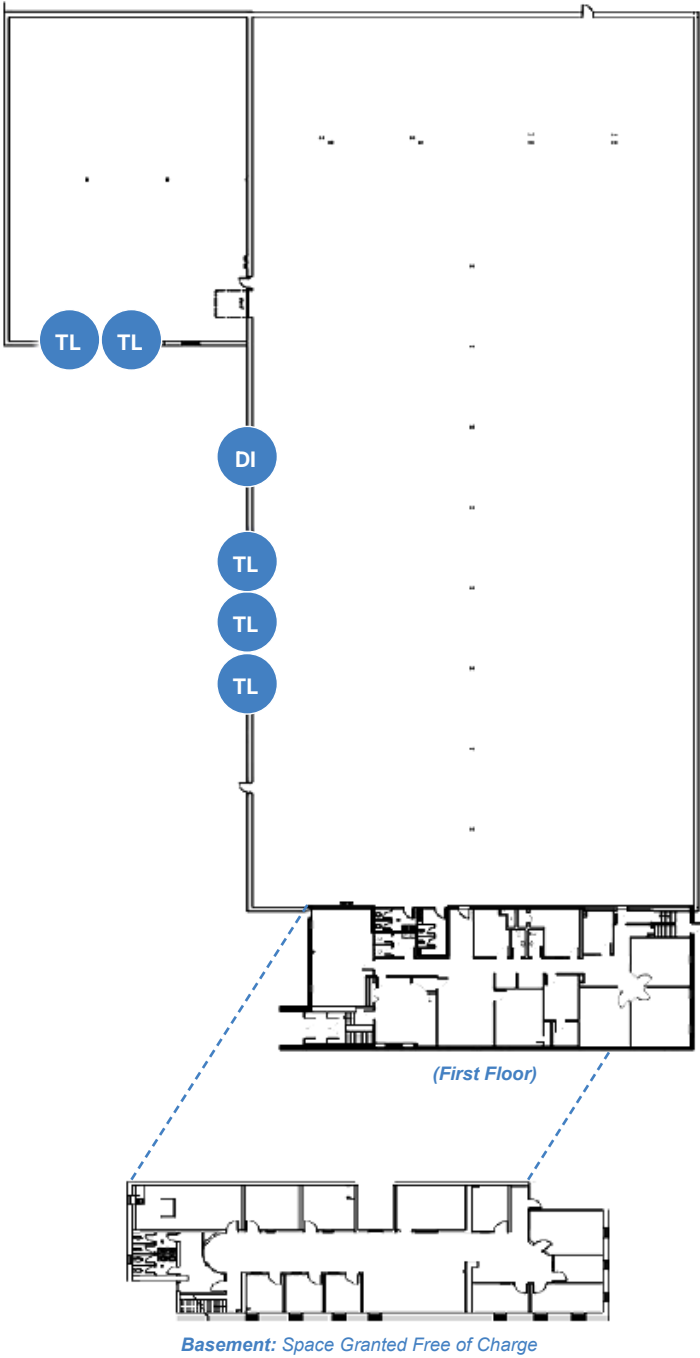
Civic Address	1280 Nobel Street, Boucherville
Zoning	Zone I-1206 (I1,2,4,C2-04)
Total Area	± 47,337 SF
Office Area	± 4,438 SF (First floor) ± 4,707 SF (Basement: Space Granted Free of Charge)
Warehouse Area	± 42,899 SF
Column Span	64×24
Clear Height	18' (for 36,038 SF) 17' (for 6,851 SF)
Shipping	5 truck level doors with levelers 1 drive-in door
Power	1600 A /600V - 3 phases
Lightning	LED
Heating	Gas heaters
Sprinklers	Yes
Parking	± 40 stalls
Sign on Pylon	Available
Availability	Immediate



Asking Rate :  
Contact the brokers



Opex (2025):  
\$4.93/SF



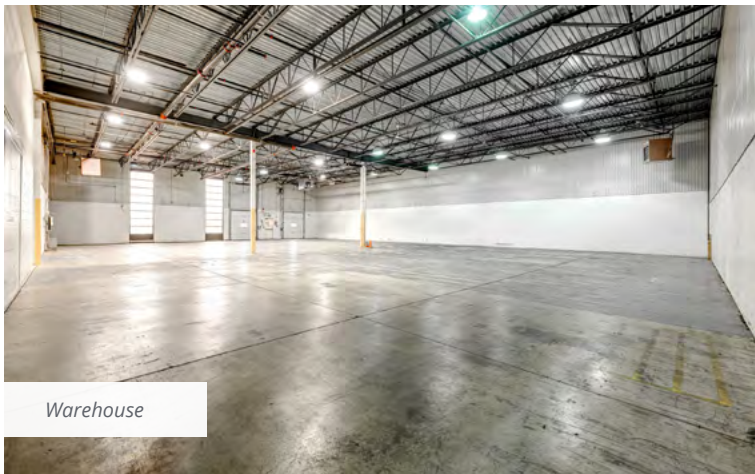
HIGHWAY 20



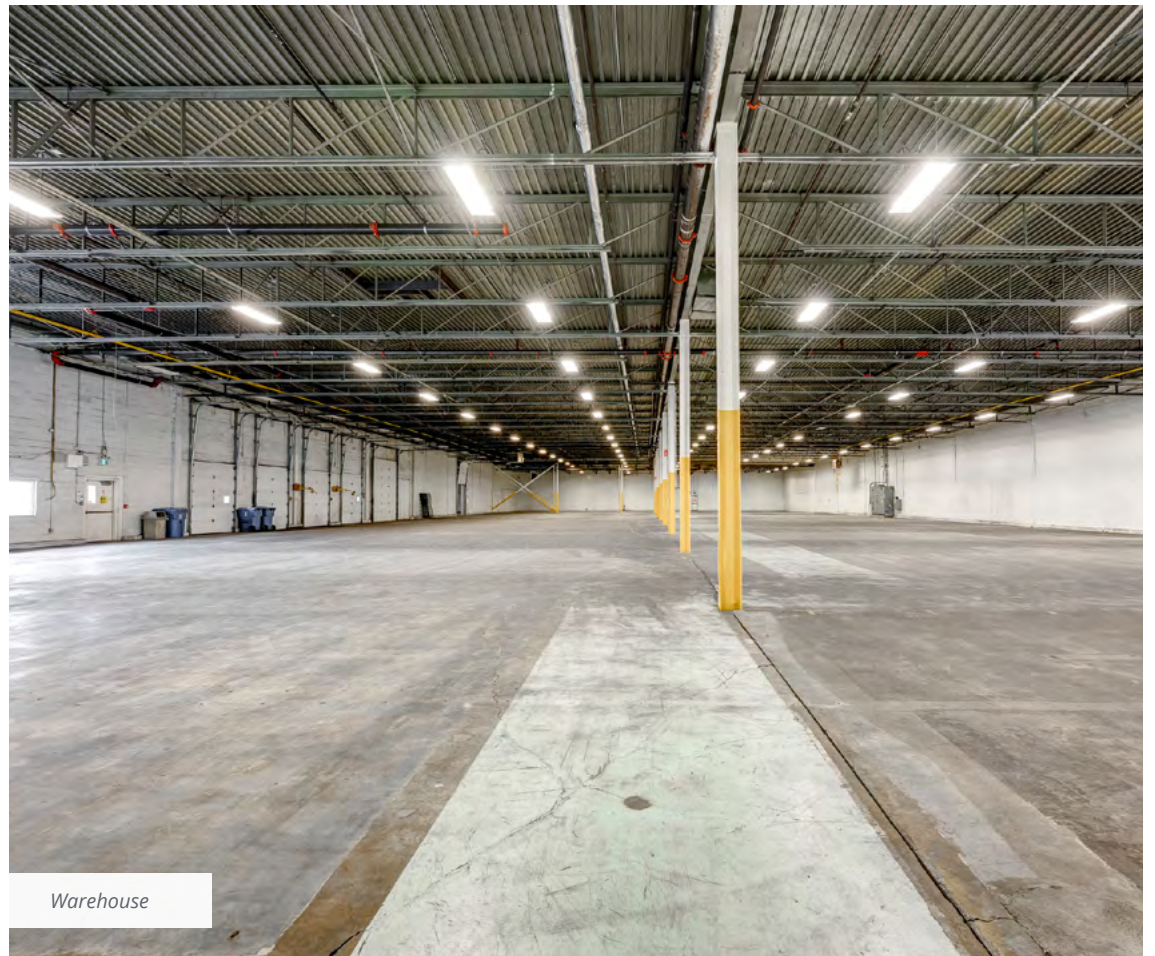
Office



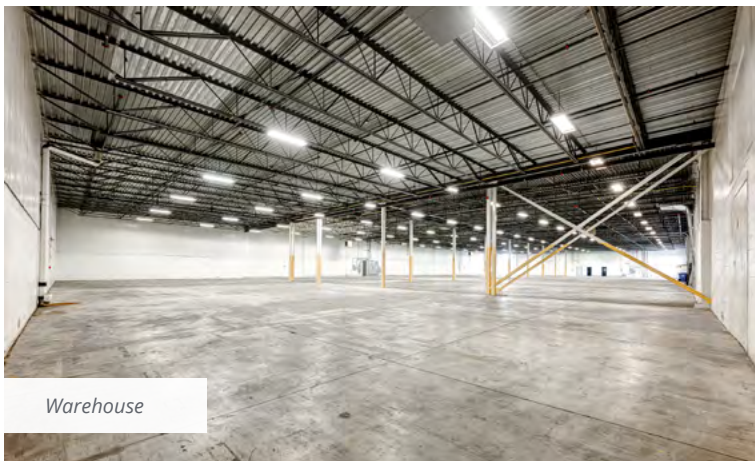
Warehouse



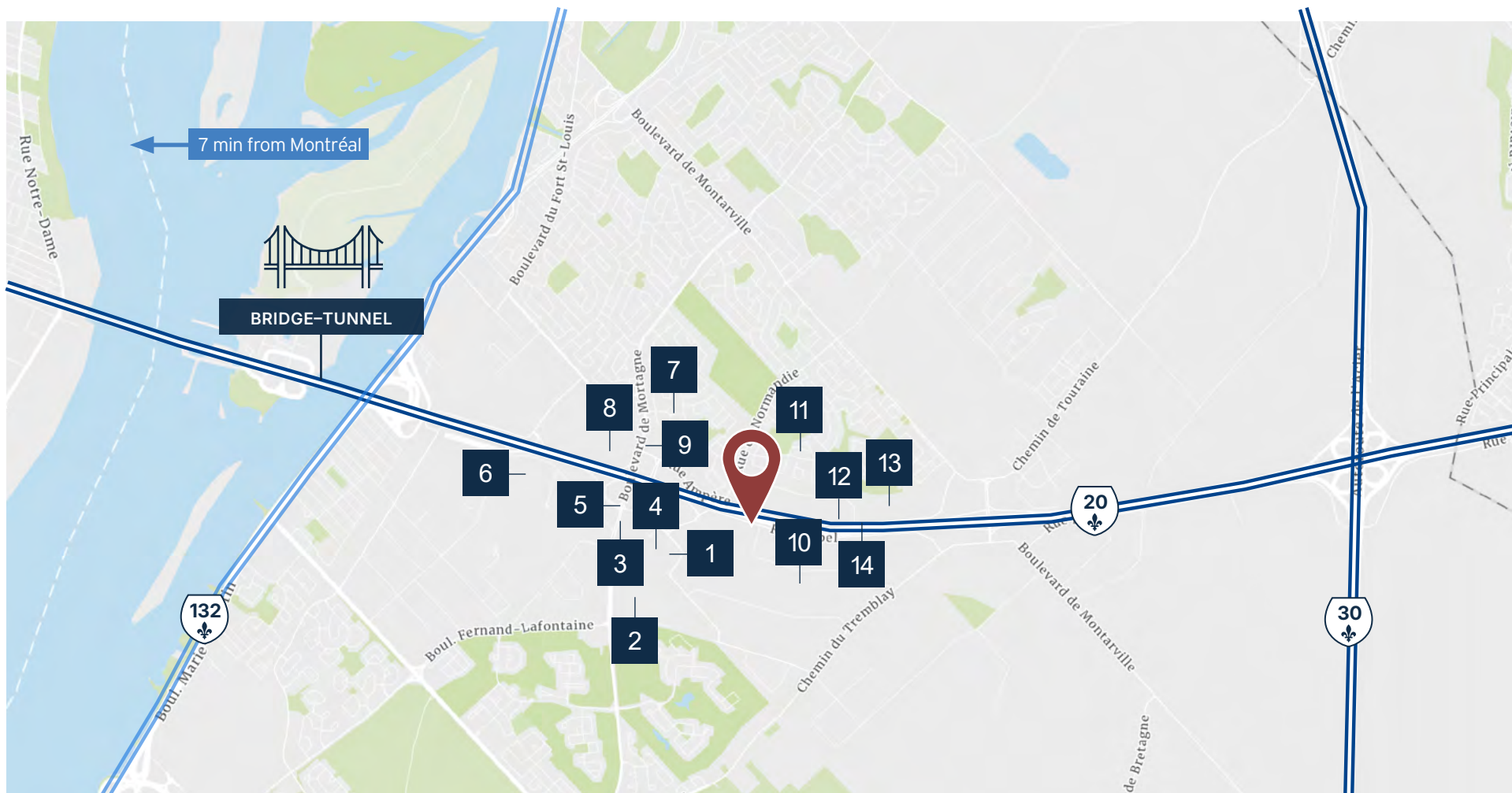
Warehouse



Warehouse



Warehouse



# Nearby Amenities



1280 Nobel, Boucherville

1	Réno-Dépôt	8	Shell
2	RBC Royal Bank	9	Ultramar
3	Allô! Mon Coco	10	Nautilus Plus
4	La Belle et la Boeuf	11	Hotel Mortagne
5	Boustan	12	La Cage
6	Juliette & Chocolat	13	McDonald's
7	Starbucks	14	3 Amigos

**Highway 20 (Trans-Canada)**  
32.2 km | 2 minutes

**Route 132**  
17.4 km | 17 minutes

**Bus 123**  
1 minute

**Montréal**  
7 km | 7 minutes

**P.E.T International Airport**  
41 km | 42 minutes

# Our Team



**Pure Industrial** is one of Canada's leading providers of industrial real estate. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

We're not just providing industrial real estate; we are laying the foundation for your business to thrive and are committed to being your partner in growth. We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.

[pureindustrial.ca](http://pureindustrial.ca)



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With annualized revenues of \$3.6 billion (\$4.0 billion including affiliates) and \$46 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people.

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