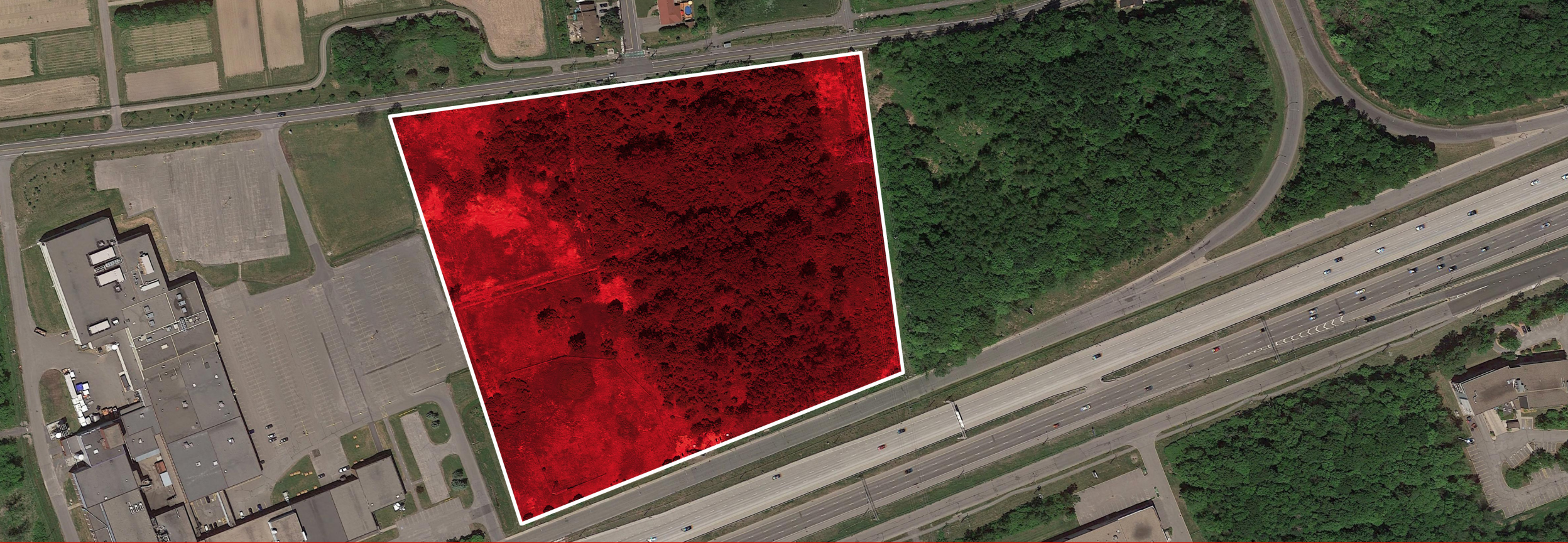




BROCCOLINI

À LOUER

FOR RENT

350 527 PI CA
SQ.FT.

FUTUR ÉDIFICE INDUSTRIEL / FUTURE INDUSTRIAL BUILDING

**20898 CH STE-MARIE,
SAINTE-ANNE-DE-BELLEVUE**



BROCCOLINI

2

EN UN COUP D'ŒIL AT A GLANCE

Numéro du lot/ Lot number:
3111766

645 540 PI CA
SQ.FT.

Superficie du terrain | Land size

**ZONAGE
INDUSTRIEL OU
COMMERCIAL**

**ZONING
INDUSTRIAL OR
COMMERCIAL**

300 000 PI CA
SQ.FT.

Surface maximale du bâtiment | Maximum Building surface area

PARTICULARITÉS

FEATURES

Possibilité de locataire unique ou locataires multiples
Ideal for single-occupant flex industrial uses

Futur bâtiment industriel
Future industrial building

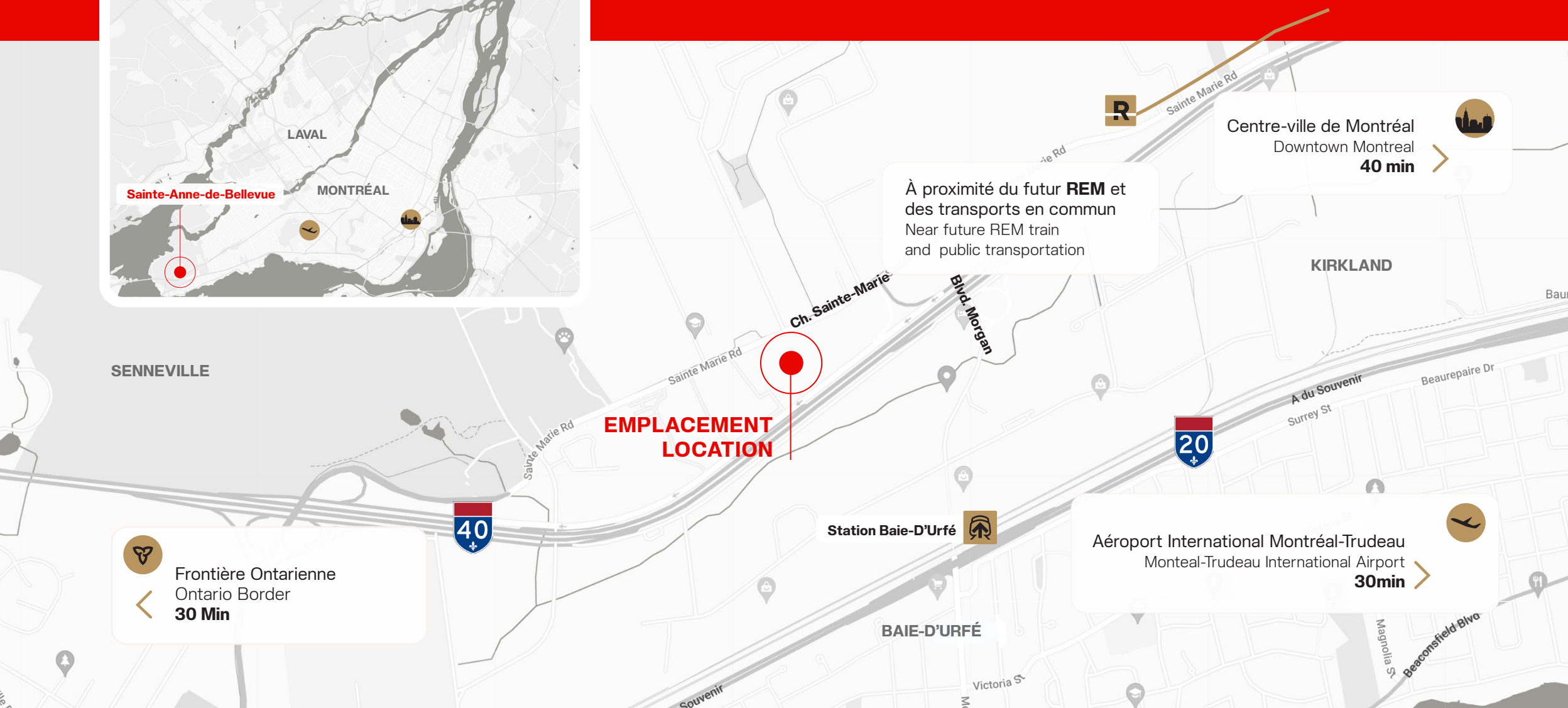
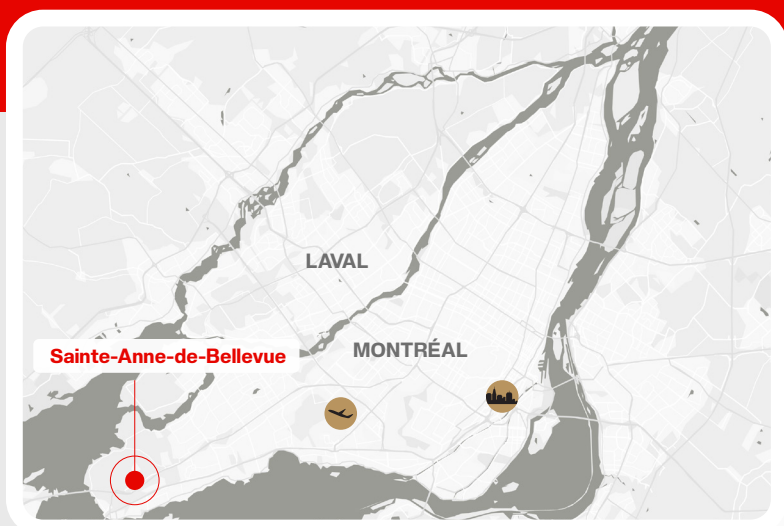
Utilisation idéal : bureaux, entreposage, fabrication, recherche et développement, télécommunications et centres de données

Ideal uses: offices, warehousing, manufacturing, distribution, research & development, telecommunication and data centers

Voie de desserte nord de la route Transcanadienne
Service road access to the north of the Trans-Canada Highway

20898 Ch Ste-Marie,
Sainte-Anne-de-Bellevue

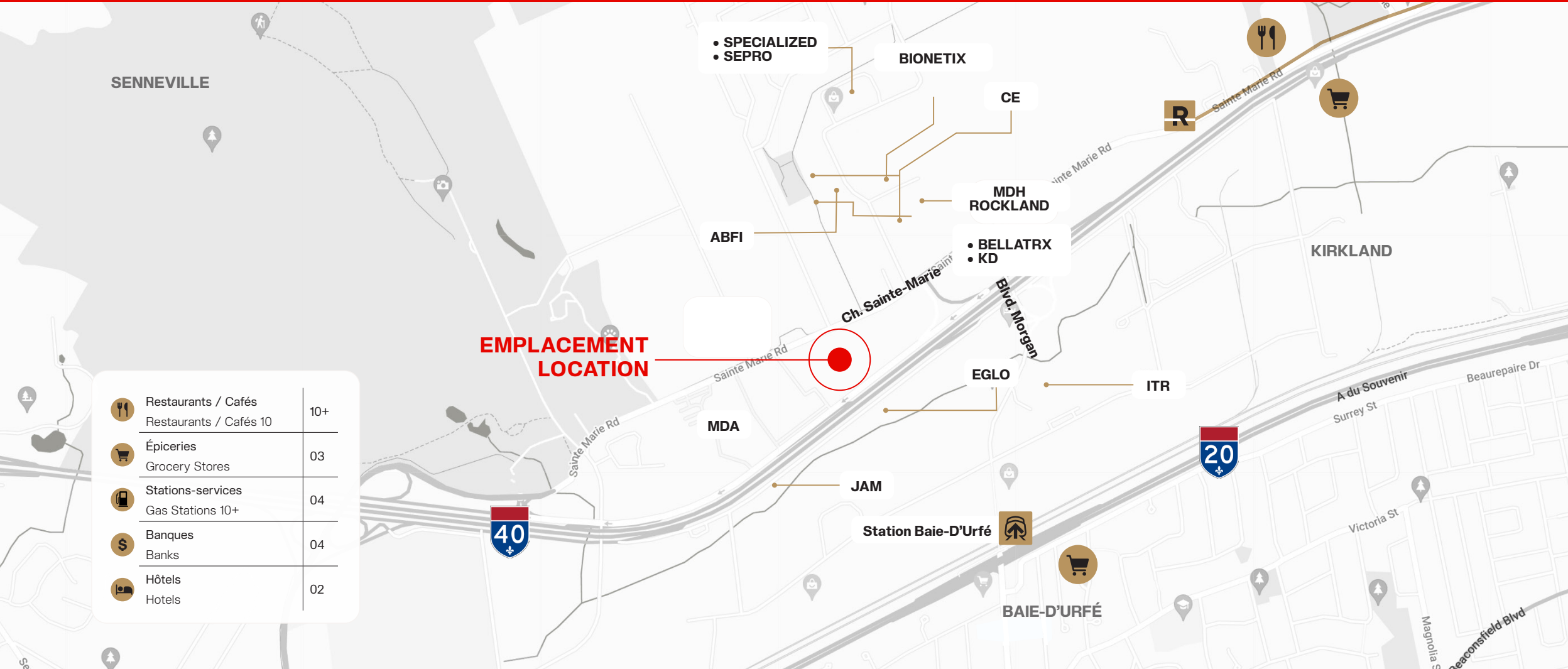
EMPLACEMENT LOCATION



20898 Ch Ste-Marie,
Sainte-Anne-de-Bellevue

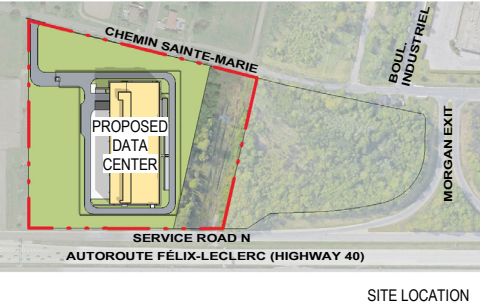
À PROXIMITÉ

NEARBY





PROJECT INFORMATION	
INDUSTRIAL BUILDING - SAINTE-ANNE-DE-BELLEVUE, QC	
LOT 3 111 776, ZONE I-136	
LAND AREA	59 973 m² [645,540 SF]
PROPOSED DATA CENTER:	
BUILDING FOOTPRINT	9 495 m² [102,204 SF]
BUILDING 2ND FLOOR	9 495 m² [102,204 SF]
BUILDING AREA	18 990 m² [204,408 SF]
COVERAGE (MIN. 15% MAX. 50%)	15.8%
F.A.R. (MIN. 0.25 MAX. 1.0)	0.316
GREEN SPACE (25% MIN. REQ'D)	66.1%
GREEN SPACE AREA	39 629 m² [426,564 SF]
BUILDING HEIGHT (MIN. 6 m MAX. 10 m)	18.3 m [60'] *
MIN. OFFICE PARKING REQ'D (1/90m²)	63 STALLS
MIN. STORAGE PARKING REQ'D (1/400m²)	33 STALLS
PARKING PROVIDED	36 STALLS
FUTURE PARKING	60 STALLS
TOTAL PARKING	96 STALLS
PERMITTED USES INCLUDE DATA PROCESSING (GROUPE 2)	
* Derogation required for extra height above 10 m	



NOUS DÉVELOPPONS ET CONSTRUISONS DES SOLUTIONS IMMOBILIÈRES D'EXCEPTION

Chez Broccolini, notre histoire repose sur des valeurs familiales solides et sur notre volonté de bâtir des partenariats durables. Notre mission est claire : développer et construire des solutions immobilières d'exception au service de nos collectivités. Pour nous, la collaboration est un moteur de réussite et notre équipe en est le cœur, guidée par une approche humaine et un engagement constant envers l'excellence.

WE DEVELOP AND BUILD GREAT REAL ESTATE SOLUTIONS

At Broccolini, our story is rooted in family values and a commitment to lasting partnerships. Our mission is clear: we develop and build great real estate solutions to serve our communities. We believe collaboration drives success and our team is the heart of it all, embodying a people-first mindset and a relentless commitment to excellence.

BROCCOLINI

**20898 CH STE-MARIE,
SAINTE-ANNE-DE-BELLEVUE**

IMMOBILIER ET DÉVELOPPEMENT
REAL ESTATE & DEVELOPMENT

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