



Property Description

Building Area (sq. ft.)	-	300,000 +/-
Land Area (sq. ft.)	-	710,130
Net Rental Rate (\$/sq. ft.)	-	\$3.00
Year Built	-	1929
Expansion Years	-	1950, 1960, 1970, 1980, 1990
Year Renovated	-	2009-2010
Clear Height	-	5.4' - 41'
Heating	-	Gas & Electric
Airconditioning	-	Offices
Lighting	-	T-5
Electric Entry	-	4 500 A / 600 V
Roof	-	Steeldeck, Membrane, Tar & Gravel
Construction	-	Metal & Concrete Blocks
Parking	-	250 +
Municipal Taxes (2013)	-	\$36,344

About Cowansville

Cowansville is located in the heart of a dynamic region with ideal conditions for economic development

- Strategically situated in the Eastern Townships at equal distance from Montreal and Sherbrooke, the city is less than an hour from downtown Montreal, the Port of Montreal and the Pierre Elliot Trudeau Airport
- Within 30 minutes from 3 US Borders, this location enables to establish crossborder relations
- Its 3 industrial parks benefit from the services of several local and regional carriers, from a regional airport and from a railway access
- Cowansville is a hub for tourism and resort business. There are more than six golf courses within less than 30 minutes. The same goes for downhill skiing, fishing, hunting, water activities, hiking & camping



Section	Availability	Year Built	Square Footage	Basement ft ²	Floor ft ²	Truck Level Door	Drive-in Door	Clear Height ft
3	Vacant	1964	3 745					14
	Vacant				3 745			14
4F	Vacant	1950	28 080					14
4K	Vacant	1960	17 025			3		14
4L	Vacant	1994	9 672			2		14
5	Vacant	1929		11 424		1		8,5
	Vacant	1929	11 424					12,5
7C	Vacant	1950	3 200					14
	Vacant	1950			3 200			14
8A	Vacant	1951	9 555					12
8B	Vacant	1963	7 875					18
	Vacant	1963						5,4
9	Vacant	n/d			1 440			8,5
	Vacant	n/d	1 440					14
	Vacant	nd			1 440			14
10	Vacant	2009	1 962					11
15B	Vacant	1954	1 600				1	
16A	Vacant	1964	17 291			1		16,5
29	Vacant	1972	580					
34	Vacant	1963	1 620			1		
37	Vacant	1965	20 437			1	1	17
38	Vacant	1965		15 054		1		20,5
	Vacant	1965	13 320					
39	Vacant	1988	7 936			1	1	17
	Vacant	1988	4 864					17
40	Vacant	1970		6 106				5,5
	Vacant	1970	6 106					20,5
	Vacant	1970			6 106			8
41	Vacant	1973		3 776				5,5
	Vacant	1973	3 776					41
42	Vacant	1995	357					13
43	Vacant	1974	27 318			1		22,5
44	Vacant	1974	15 838					23
45	Vacant	1980	32 350					20,5
46	Vacant	1998	21 252					20,5
47	Vacant	1995	396					12,75
SW	Power Station	1964	392					
	Floor Area		282 133	43 305	15 931	13	5	
	Total Area		341 369					



