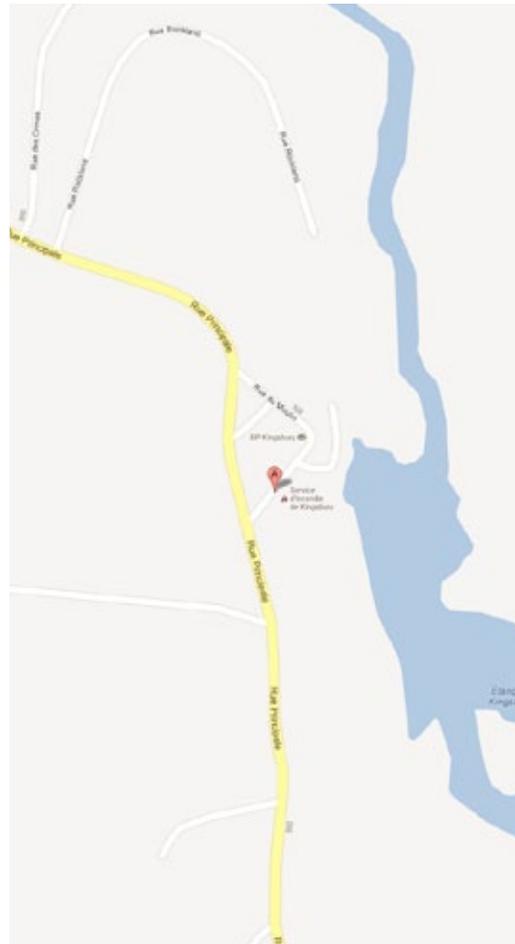


## HISTORY

Built in 1946 by Joseph-Armand Bombardier, the Kingsbury's industrial complex first housed the famous inventor and entrepreneur research center and a rubber plant that supplied the product for the Bombardier's firm of Valcourt. Germain, the inventor's oldest son, became the manager of the Rockland Accessories' plant where was manufactured, amongst other things, the continuous tracks on circular presses developed by Mr. Bombardier, and sprockets encased in rubber.



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The Committee of Industrial Promotion Kingsbury's mission is to promote the establishment of businesses by providing industrial and commercial premises at competitive prices with full service, customized and tailored to the needs of entrepreneurs.



# CPIK

The Committee of Industrial  
Promotion Kingsbury

## THE COMPLEX

The Kingsbury's industrial complex offers commercial and industrial spaces to rent at competitive prices. Ideal for warehousing, packaging, research and development, companies with significant energy needs or those fabricating plastic and rubber, and for short to long term rental. The converted industrial complex, once used for manufacturing of rubber, offers many services and advantages.

## ADMINISTRATION

- ◆ Possibility to rent on-site office space
- ◆ High speed internet service
- ◆ On-site conference rooms
- ◆ Possibility of conducting an inventory count at a predetermined rate

## LOCATION

Kingsbury is a municipality of Val-Saint-François, in Estrie, at proximity of Montérégie and Centre-du-Québec.

### Road Transport (Trucking)

- ◆ 8 km from exit 85 on Highway 55
- ◆ 45 km from Sherbrooke
- ◆ 50 km from Drummondville
- ◆ 55 km from Victoriaville
- ◆ 70 km from Granby
- ◆ 150 km from Montreal
- ◆ 200 km from Quebec

### Rail Transport

- ◆ 12 km from the intermodal terminal of Richmond, Qc
- ◆ Access to the railroad track Montréal Portland from the St. Lawrence and Atlantic network

## FINANCIAL ADVANTAGES

- ◆ Competitive prices
- ◆ No capital outlay
- ◆ No property taxes (municipal taxes)
- ◆ Lease costs are tax-deductible
- ◆ Minimal insurance costs due to sprinkler system
- ◆ Minimal heating included
- ◆ Electricity included for warehousing
- ◆ Snow removal included
- ◆ Lawn mowing included
- ◆ Possibility of monthly rental
- ◆ Long term rental discounts
- ◆ Discounts on major rental surface areas

