

savills

BROCCOLINI

FOR LEASE AND SALE

1075 boulevard Gérard-Cadieux
Salaberry-de-Valleyfield, Qc

**320,734 SF NEW INDUSTRIAL BUILDING
READY FOR OCCUPANCY**



Property Highlights

- Sub-divisible to ± 100,000 SF
- Industrial development in the heart of Valleyfield's growing industrial park
- Net Carbon Zero Ready
- Offices built to suit
- Access to large labour pool

Property Details

| | |
|---------------------|-----------------------|
| Total building area | 320,734 sq. ft. |
| Land area | 624,647 sq. ft. |
| Lot numbers | 6 563 187 |
| Clear height | 32' |
| Year built | 2023 |
| Shipping doors | 44 truck-level |
| Zoning | Industrial |
| Column Span | 37.5' X 40' |
| Electricity | 2000 Amps 600 Volts |
| Occupancy | Immediately |

Financial Details

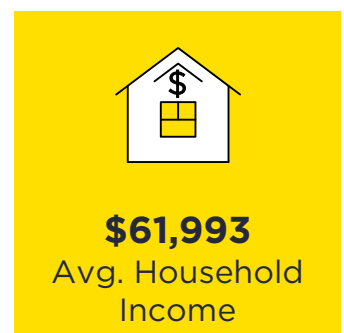
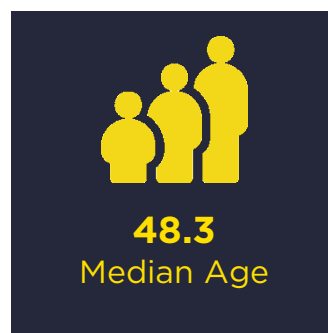
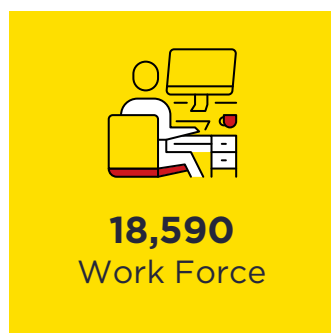
SALE PRICE & LEASING RATES CONTACT BROKERS

Additional rent* \$2.80 / SF

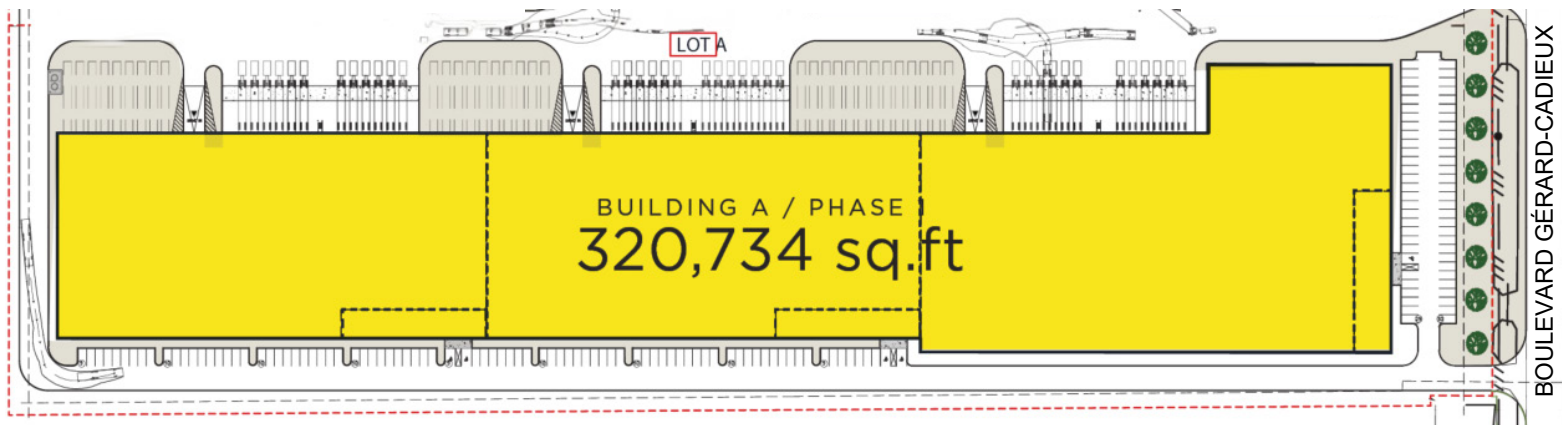
*Note that the taxes will be adjusted to reflect the value of any additional leasehold improvements to be constructed within the building.



Demographics

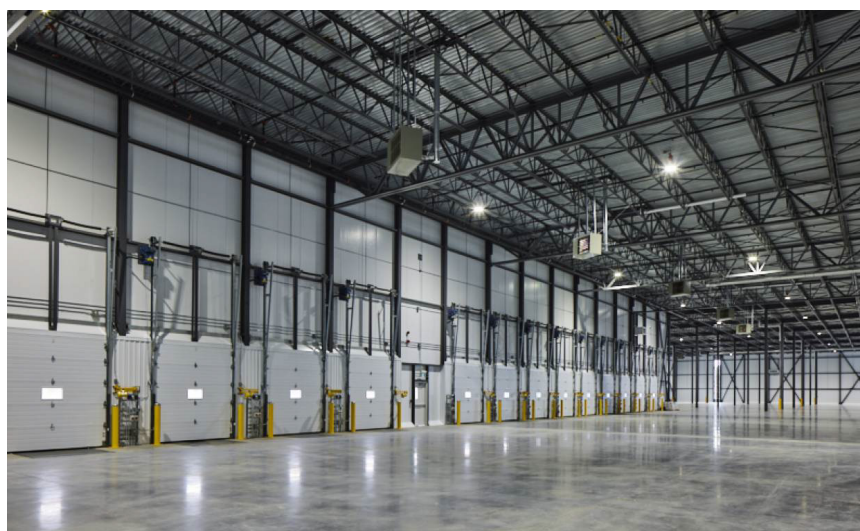


Floor Plan



Nearby Amenities

- Proximity to Highways 30 & 132
- Pierre-Elliott Trudeau Airport: 40 Mins
- Downtown Montreal: 55 Mins
- Ontario Border: 30 Mins
- Port of Valleyfield: 3 Mins
- CSX International Rail Terminal: 2 Mins





MONTREAL

SOUTH SHORE

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