

FOR LEASE

**445 SAINT-JEAN-BAPTISTE
SUITE 350
QUÉBEC CITY, QC**



STRATEGICALLY LOCATED ALONG HIGHWAY 40



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OPPORTUNITY

PROPERTY SPECIFICATIONS



AVAILABLE AREA
3,718 SF



CLEAR HEIGHT
22'



LOADING
• 1 drive-in door



OFFICE AREA
99 SF



TRAILER PARKING
AVAILABLE



ZONING
• C1, C40, I1, I3
• Industrial & Commercial



ELECTRICITY
• 347 / 600 V
• 200 A

FINANCIAL DETAILS

NET RENT
CONTACT US

ADDITIONAL RENT
\$7.19

AVAILABILITY
MAY 2026



FOR LEASE 445, SAINT-JEAN-BAPTISTE

TRAILER PARKING

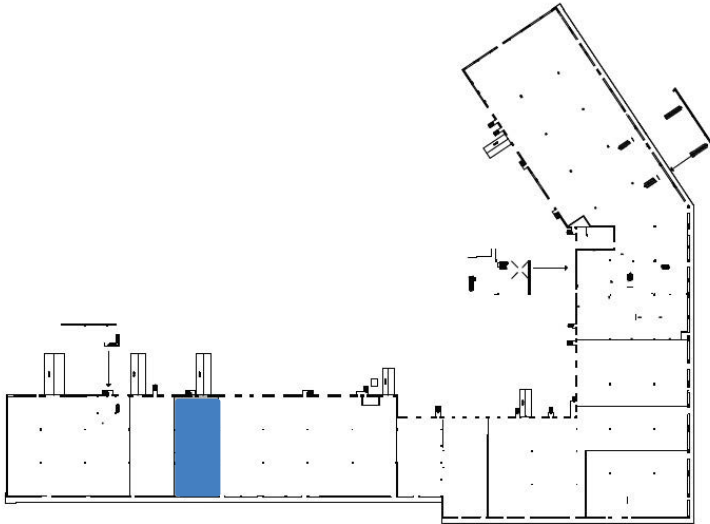


TRAILER PARKING AVAILABLE

ADDITIONAL PARKING THAT CAN ACCOMMODATE APPROXIMATELY 30 53-FOOT TRAILERS

FLOOR PLAN

445 SAINT-JEAN-BAPTISTE

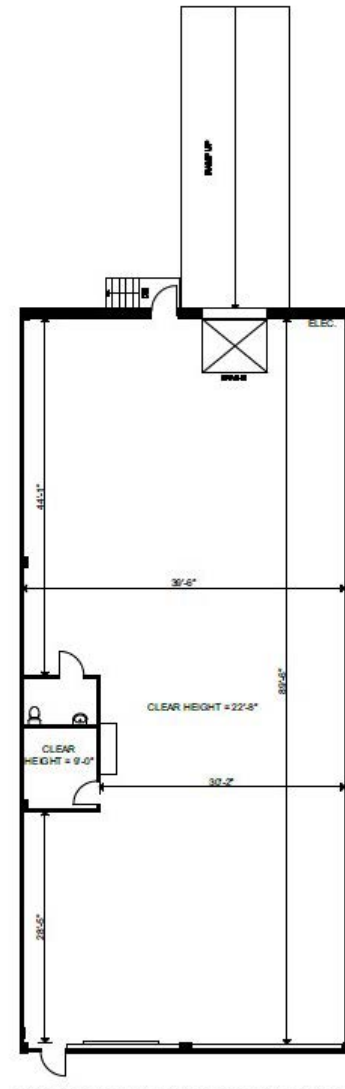


SUITE 350

WAREHOUSE
3,619 SF

OFFICES
99 SF

TOTAL AVAILABLE AREA
3,718 SF



LOCATION

An Ideal Location for Your Operations

Located in the heart of the Carrefour du commerce sector and near the Québec Technology Park, the site benefits from immediate access to strategic highways A-40, A-73, and Henri-IV, ensuring optimized travel times for transportation and distribution. Less than five minutes from Jean-Lesage International Airport (YQB), the location is situated within an established industrial hub that brings together several essential proximity services for operations (transportation, specialized suppliers, fuel, dining). This concentration of infrastructure and services makes it an efficient and sought-after location for logistics, manufacturing, or technical activities.

INDUSTRIAL SECTORS

- ✓ Warehousing and Distribution
- ✓ Light Industries
- ✓ Research and Technology



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CONTACT THE TEAM

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