

# 100 Robert-Mckenzie Rue

100 Robert-Mckenzie Rue, Beauharnois, QC J6N 0N9

Presented By:  
Bectex S.E.N.C



# 100 Robert-Mckenzie Rue

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## Property Details

New industrial development.

Clear Height: 26 FT

Two loading docks

15 minutes from the St. Lawrence Seaway at the Port of Valleyfield.

Reach the Quebec-Ontario border within a 30-minute drive, the Montréal–Trudeau International Airport within 35 minutes, and 40 minutes to Downtown Montreal.

OPEX +/- \$3.5

### Price: \$15.00 /SF/YR

- Newly constructed industrial development
- At proximity of highway 30

▪  
Reach the Ontario border within a 30-minute drive, the Montréal–Trudeau International Airport within 35 minutes and 40 minutes to Montreal Downtown.

- Clear Height: 26 FT
- Two loading docks
- Fire sprinkler system

View the full listing here: <https://www.loopnet.com/Listing/100-Robert-Mckenzie-Rue-Beauharnois-QC/28664499/>

Rental Rate:	\$15.00 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area	23,000 SF
:	
Year Built:	2024
Rental Rate Mo:	\$1.25 /SF/MO

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## Listing space

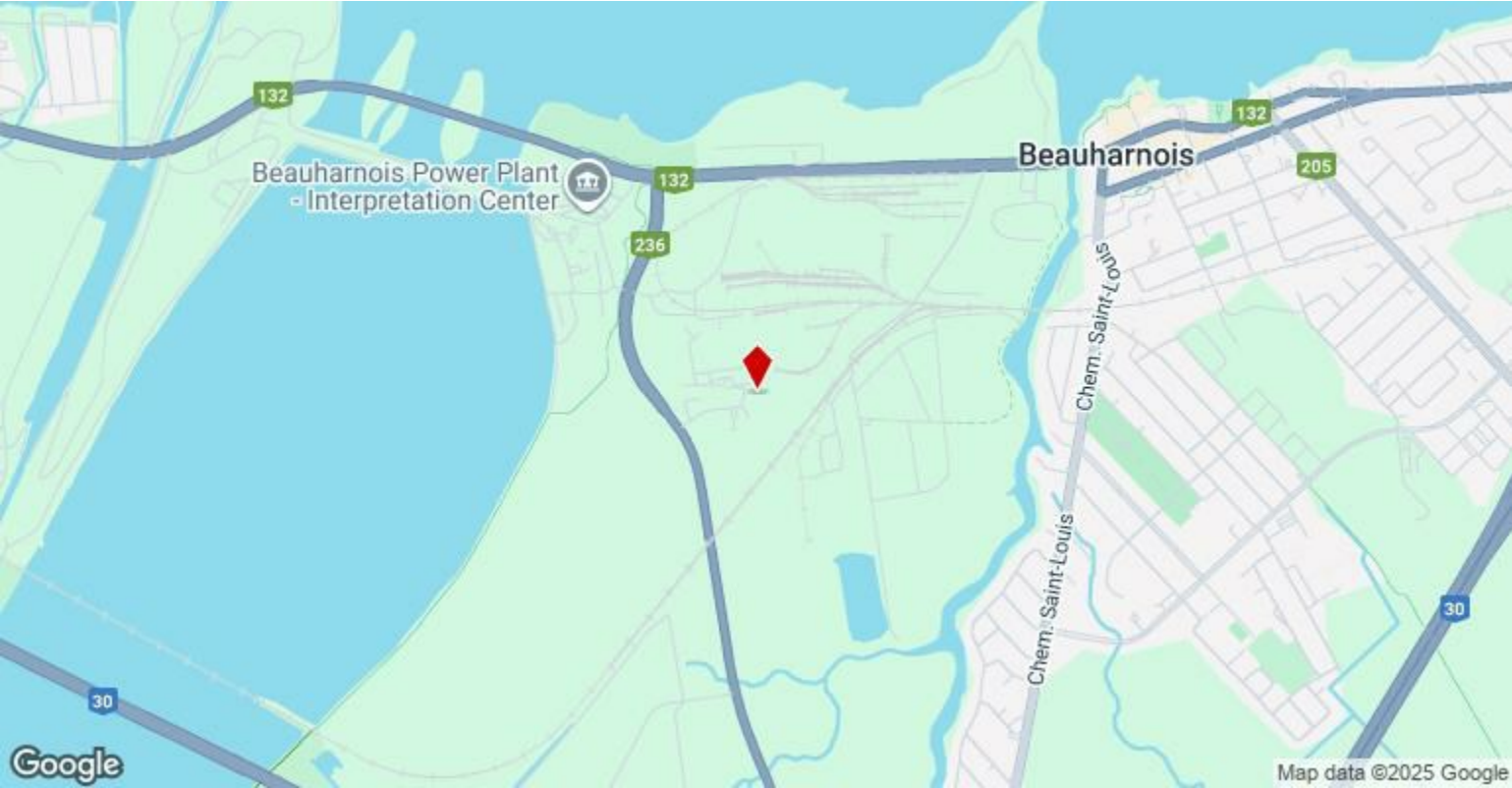
1st Floor	Space Available:	23,000 SF
	Rental Rate:	\$15.00 /SF/YR
	Date Available:	Now
	Service Type:	Triple Net (NNN)
	Space Type:	Relet
	Space Use:	Industrial
	Lease Term:	5 - 10 Years

Lease rate does not include utilities, property expenses or building services.

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## Location



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## Property Photos



IMG\_8269 2



IMG\_8277

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## Property Photos



Interior



IMG\_4657

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## Property Photos



Second Dock



Front Dock

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## Property Photos



Parking

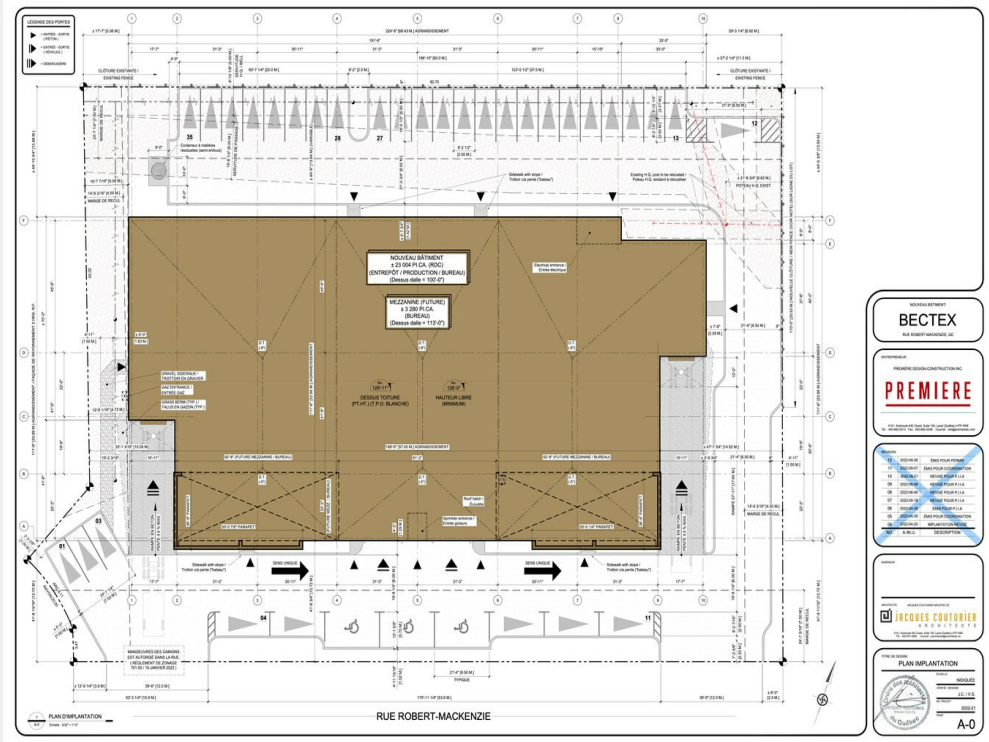


Front

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## Property Photos



Plan



Design

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