

FOR LEASE

445 SAINT-JEAN-BAPTISTE
SUITE 320
QUÉBEC CITY, QC



STRATEGICALLY LOCATED ALONG HIGHWAY 40



MATHIEU VEILLEUX*
+1 418 570 4925
mathieu.veilleux@jll.com

MIGUËL ST-PIERRE**
+1 581 996 8107
miguel.st-pierre@jll.com

OPPORTUNITY

PROPERTY SPECIFICATIONS



AVAILABLE AREA
12,753 SF



CLEAR HEIGHT
22'



LOADING
• 1 drive-in door
• 6 loading docks



OFFICE AREA
2,171 SF



TRAILER PARKING
AVAILABLE



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



ELECTRICITY
• 600 V / 200 A
• 208 V / 100 A

FINANCIAL DETAILS

NET RENT
CONTACT US

ADDITIONAL RENT
\$7.19

AVAILABILITY
OCTOBER 2026



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TRAILER PARKING

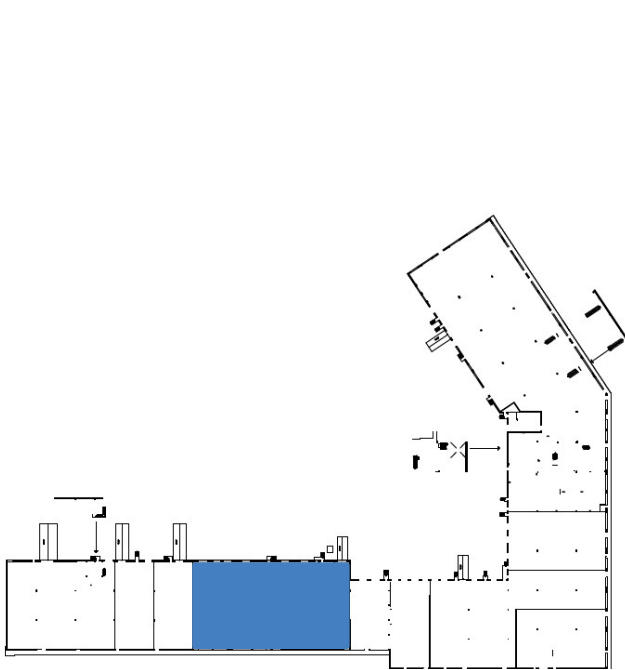


TRAILER PARKING AVAILABLE

ADDITIONAL PARKING THAT CAN ACCOMMODATE APPROXIMATELY 30 53-FOOT TRAILERS

FLOOR PLAN

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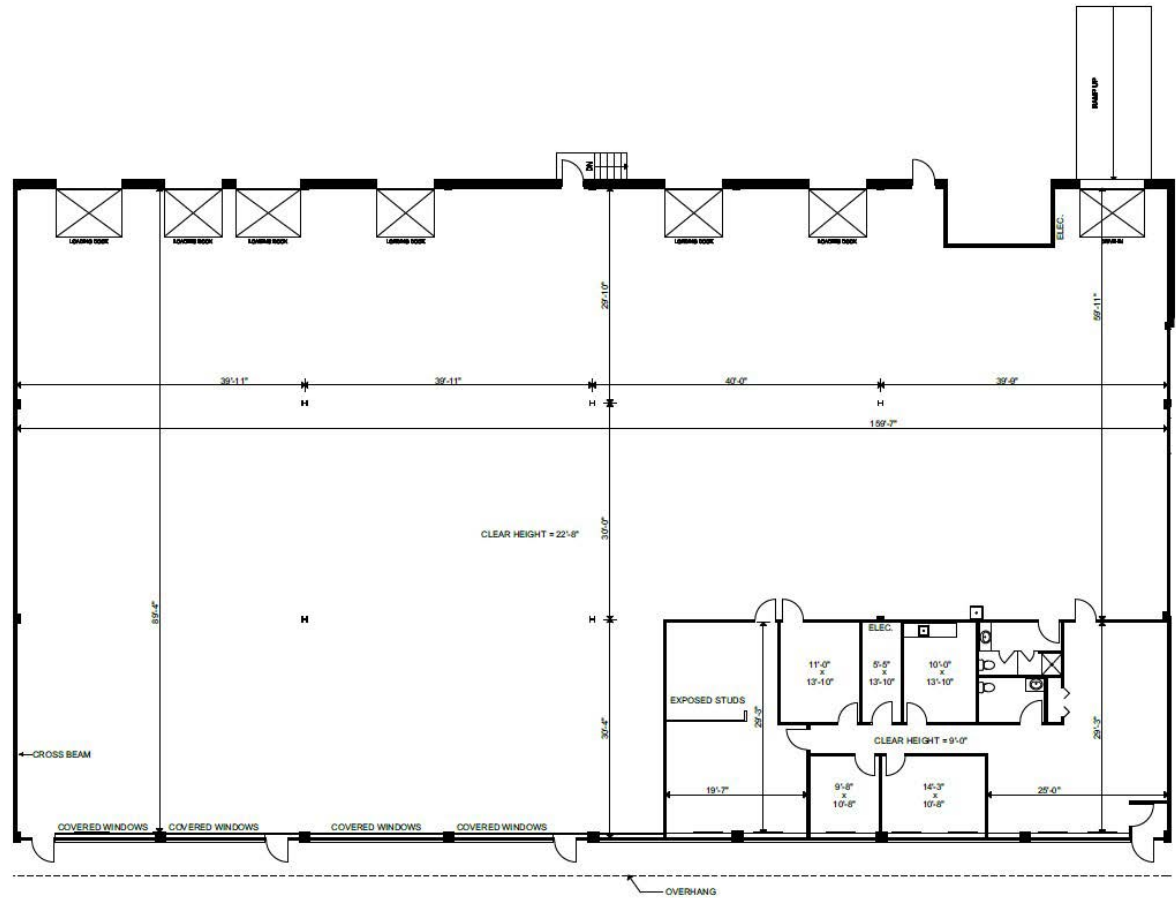


SUITE 320

WAREHOUSE
12,582 SF

OFFICES
2,171 SF

TOTAL AVAILABLE AREA
14,753 SF



LOCATION

An Ideal Location for Your Operations

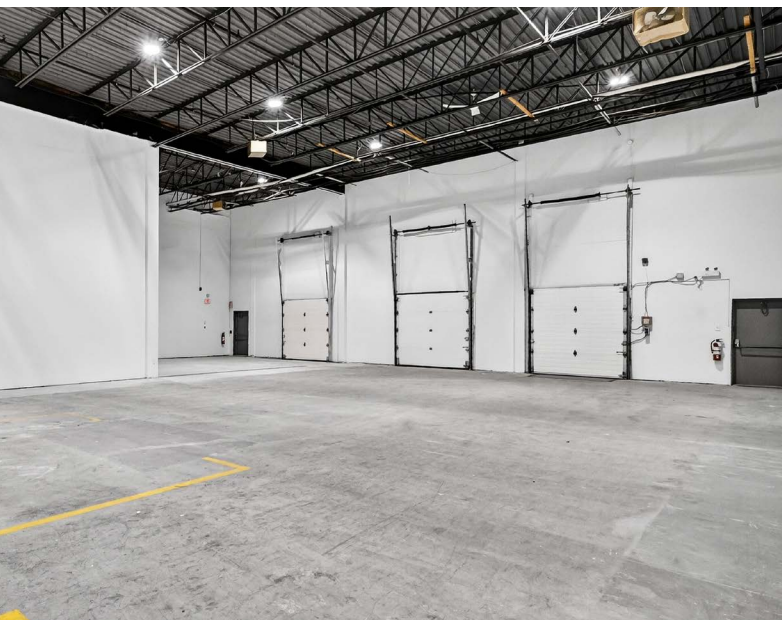
Located in the heart of the Carrefour du commerce sector and near the Québec Technology Park, the site benefits from immediate access to strategic highways A-40, A-73, and Henri-IV, ensuring optimized travel times for transportation and distribution. Less than five minutes from Jean-Lesage International 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



PHOTOS



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CONTACT THE TEAM

MATHIEU VEILLEUX*

Senior Vice-President

Chartered Real Estate Broker

+1 418 570 4925

mathieu.veilleux@jll.com

*Real Estate Broker acting with the business corporation Mathieu Veilleux Inc.

MIGUËL ST-PIERRE**

Senior Associate, Brokerage

Commercial Real Estate Broker

+ 1 581 996 8107

miguel.st-pierre@jll.com

**Real Estate Broker acting with the business corporation Miguël St-Pierre Inc.

JLL QUÉBEC

2452 Laurier Boulevard, Québec, Québec, G1V 2L1

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