

Colliers



For Lease

# Industrial Space in Longueuil

800 Jean-Neveu Street, Suite C, Longueuil | QC



5 min from  
Montréal



Near many  
services



Sign on  
facade



Proximity to  
Hwys 20, 30, 132

**Béatrice Roquet, sior**

Vice President  
Real Estate Broker  
514 918 1005  
[beatrice.roquet@colliers.com](mailto:beatrice.roquet@colliers.com)

## Key Highlights



**Shipping**  
1 TL with leveler



**Clear height**  
24'



**Electric Entry**  
100A / 600 V  
3 phases



**Sprinklers**  
Yes



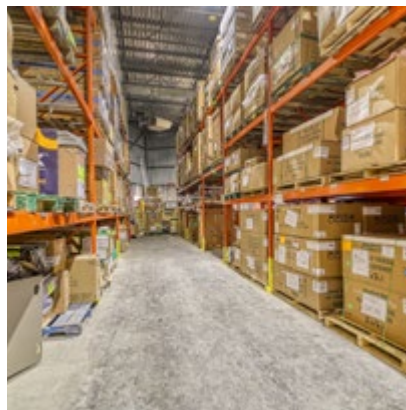
**Heating**  
Gas Unit Heater



**Parking**  
3 reserved stalls

# Space Features

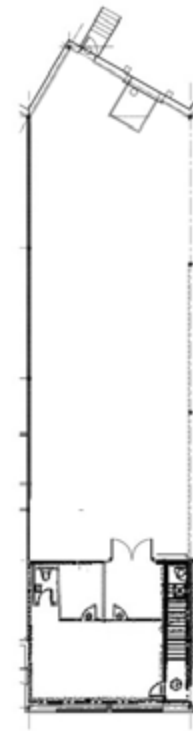
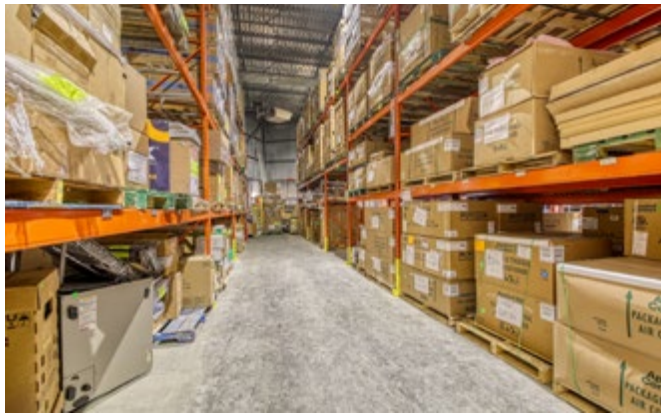
<b>Office Area</b>	812 SF
<b>Warehouse Area</b>	2,653 SF
<b>Total Available Area</b>	3,465 SF
<b>Clear Height</b>	24'
<b>Lighting</b>	LED
<b>Shipping</b>	1 truck-level door with leveler
<b>Parking</b>	3 reserved exterior stall
<b>Zoning</b>	Industrial I21-125 (office, prestige industry and light industry)
<b>Availability</b>	<b>June 30<sup>th</sup>, 2025</b>
<b>Rental Rate</b>	<b>\$13.95 PSF</b>
<b>Opex (2025)</b>	<b>\$5.40 PSF</b>



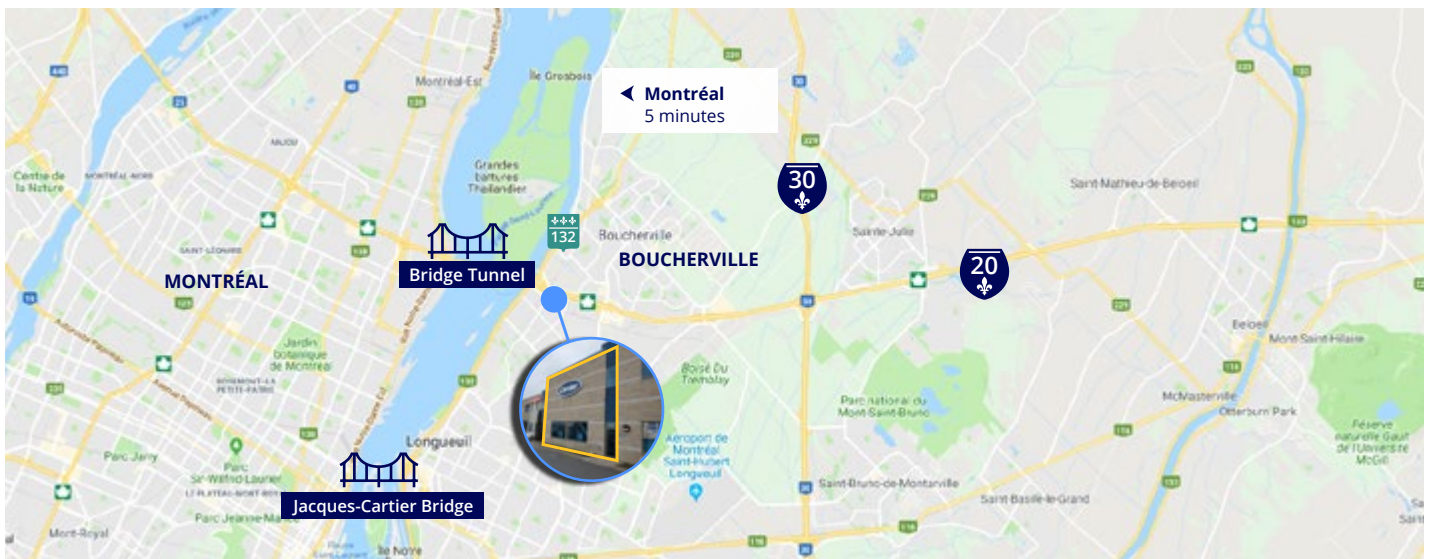
# Site Plan



## Floor Plan



Jean-Neveu Street





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