

Freestanding
Industrial
Building
Totalling
± 38,000 SF

For Lease

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305

Liberté Ave.
Candiac, Québec



Location Overview

Located in the heart of a well-established industrial area in Candiach, 305 Avenue de la Liberté offers direct access to the South Shore's main transportation routes. The property is less than five minutes from Highway 15, with quick connections to Highway 30 and the Champlain Bridge, ensuring efficient travel throughout the Greater Montreal area and to the United States.



Zoning

The site is located in Zone I-405, a zone specifically designated for light to medium-heavy industrial activities such as warehousing, logistics, distribution, manufacturing, and related services. Surrounded by several emerging industrial parks, the area offers a strong environment for business establishment and growth.

Nearby infrastructure and services

The surrounding industrial park is home to numerous logistics, manufacturing, and service companies. The area is served by public transit, and several amenities such as gas stations, restaurants, hardware stores, and business services are located within a 5 to 10-minute drive. In addition, the region benefits from a skilled workforce and growing demand for industrial space.

Property Overview


Total Area	± 38,351 SF
Warehouse Area	± 32,885 SF
Office Area	± 5,466 SF
Clear Height	21' : 20,000 SF , 26' : 12,885 SF
Shipping	3 TL 1 DI
Sprinklers	Yes
Lighting	LED
Power	400 A / 600 V
Land Area	± 88,355 SF
Parking	25 stalls
Year Built	2008 (expansion 2020)




Air-conditioned
warehouse


Racking
available

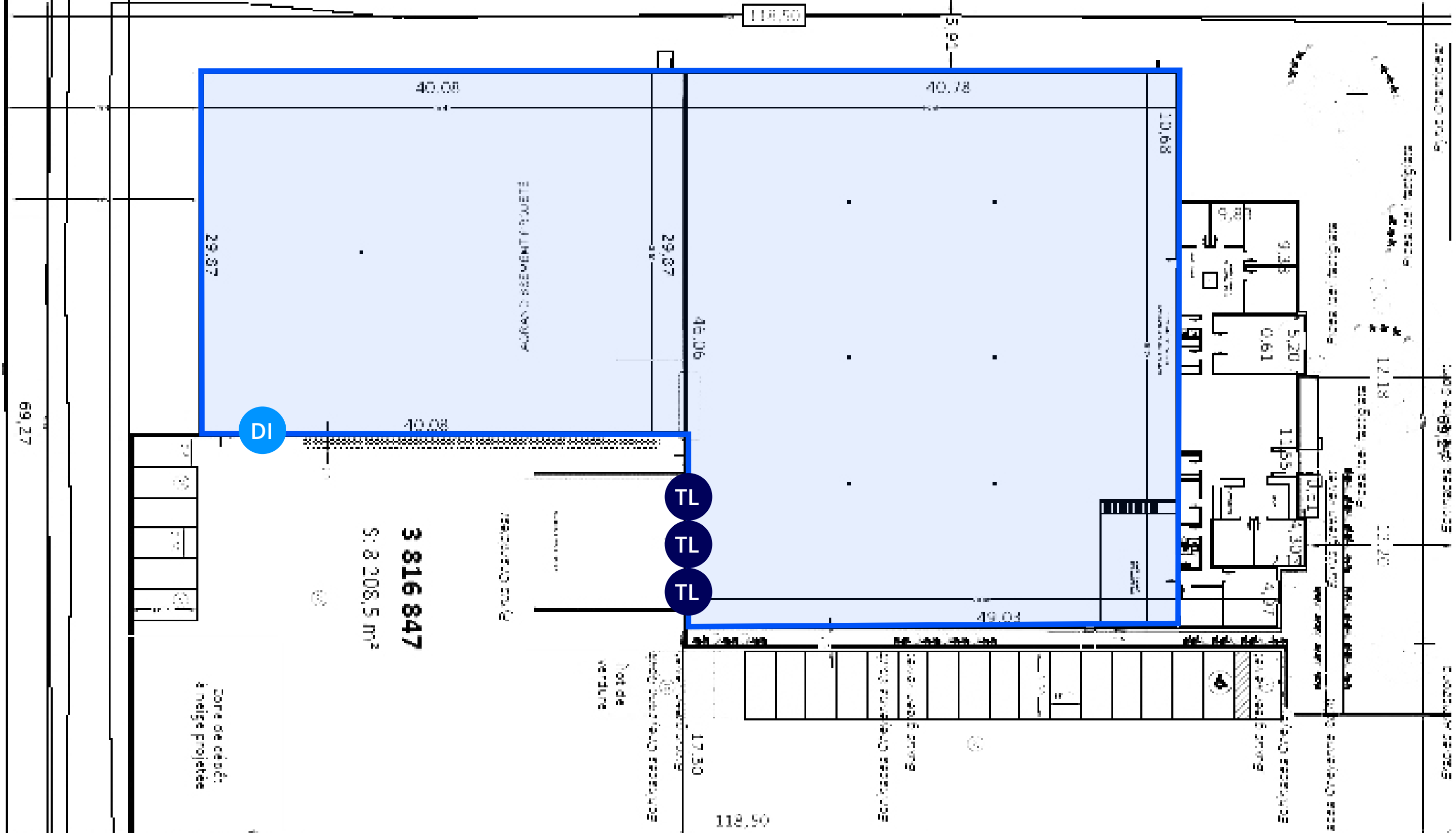

Candiac Industrial
Park


Availability :
Q1 2026


Net Rent:
Contact the brokers

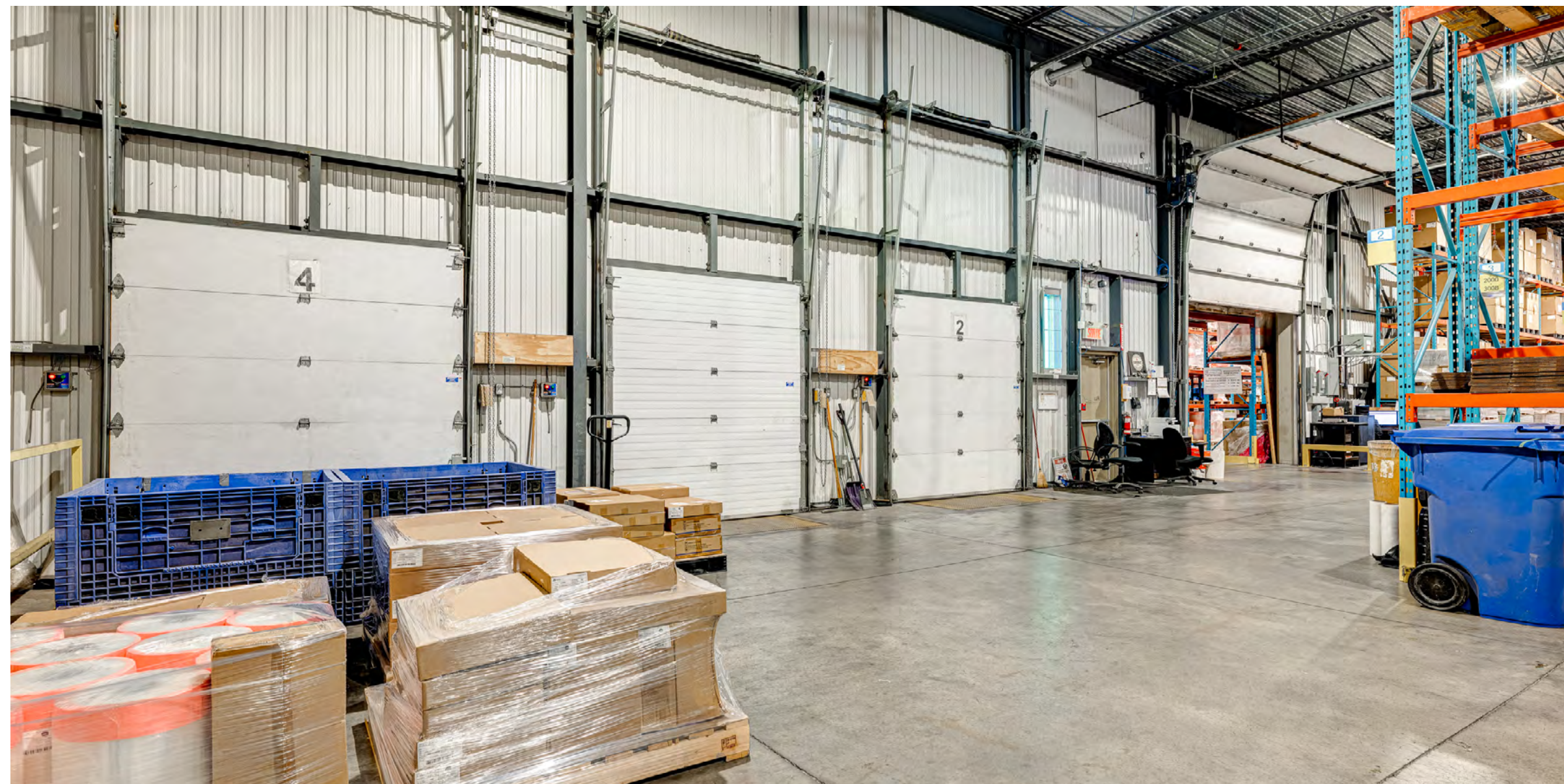

OPEX :
\$4.50

Property Plan



Property Photos

(Warehouse)



Property Photos

(Offices)





Accélérateur de réussite

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