



844 Jean-Neveu Street, Longueuil, QC

Industrial Space Available For Lease

Espace de 8 065 pi² disponible immédiatement

Béatrice Roquet

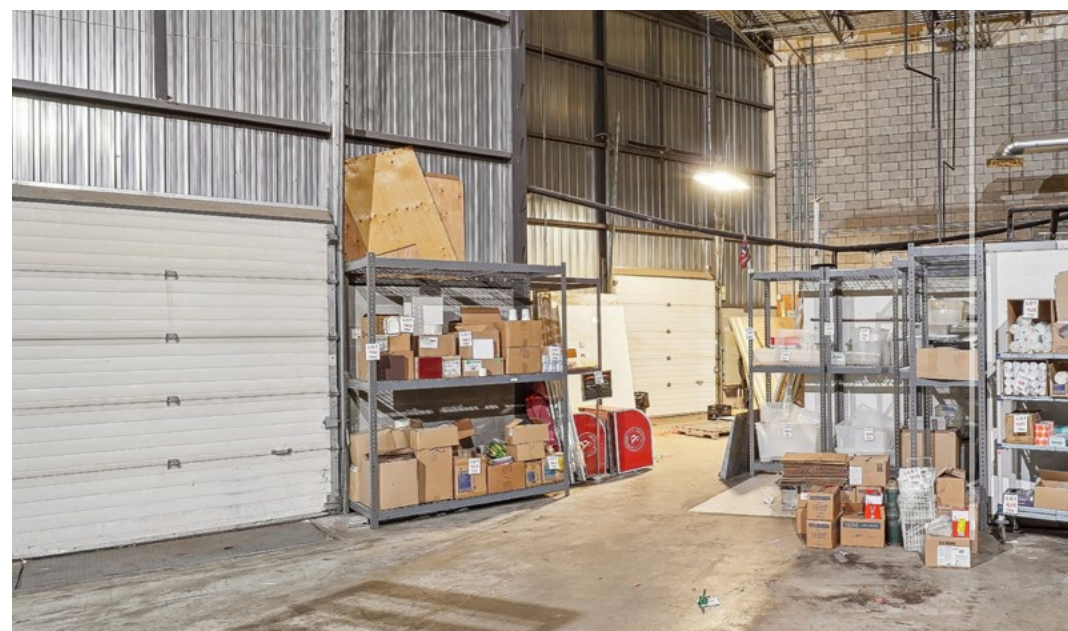
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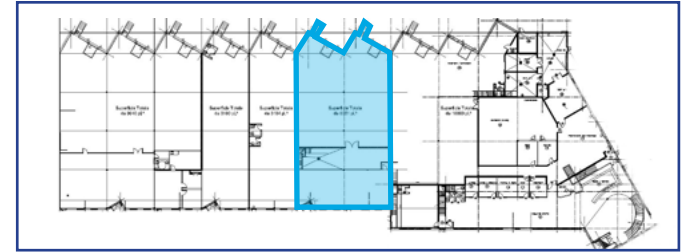
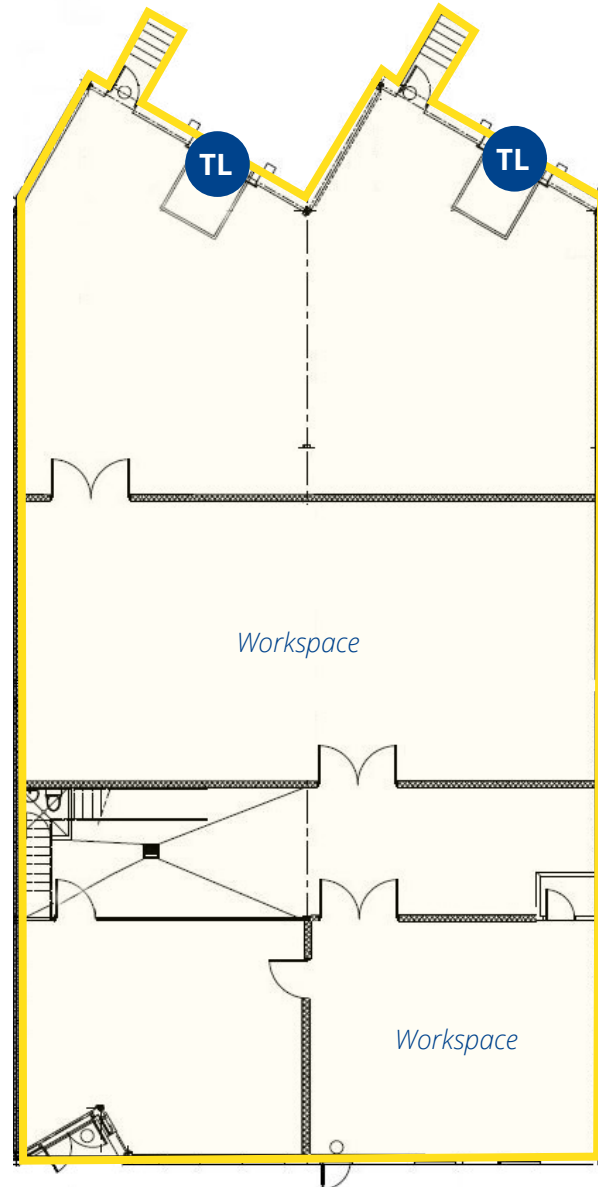
Accelerating success.

Property Overview

Address	844 Jean-Neveu Street, Longueuil
Zoning	Industrial I21-125 (office, high performance industry and light industry)
Total Area	± 8,065 SF
Ground Floor Area	± 6,463 SF
Mezzanine	± 1,602 SF
Clear Height	Front preparation workspace 9'10"
	Back preparation workspace 12'
	Warehouse 25'
Shipping	2 truck level door (8' x 10') with dock levelers
Power	400 Amps / 600 Volts, 3 phases
Lighting	LED
Sprinklers	Yes
Parking	6 reserved spaces
Availability	Immediate
Notes	Air-conditioned workspace Temperated warehouse Floor drains



Plan Overview



Asking Rate : Contact the broker



Opex: \$4.90/SF

Nearby Amenities

848 Jean-Neveu Street,
Longueuil



Visibility from
Highway 20



Labour
potential



In proximity to
close services



5 mins from
Montreal

1 Sushi Shop, Mikes, Piri Piri,
Moghel Tandoori, Subway

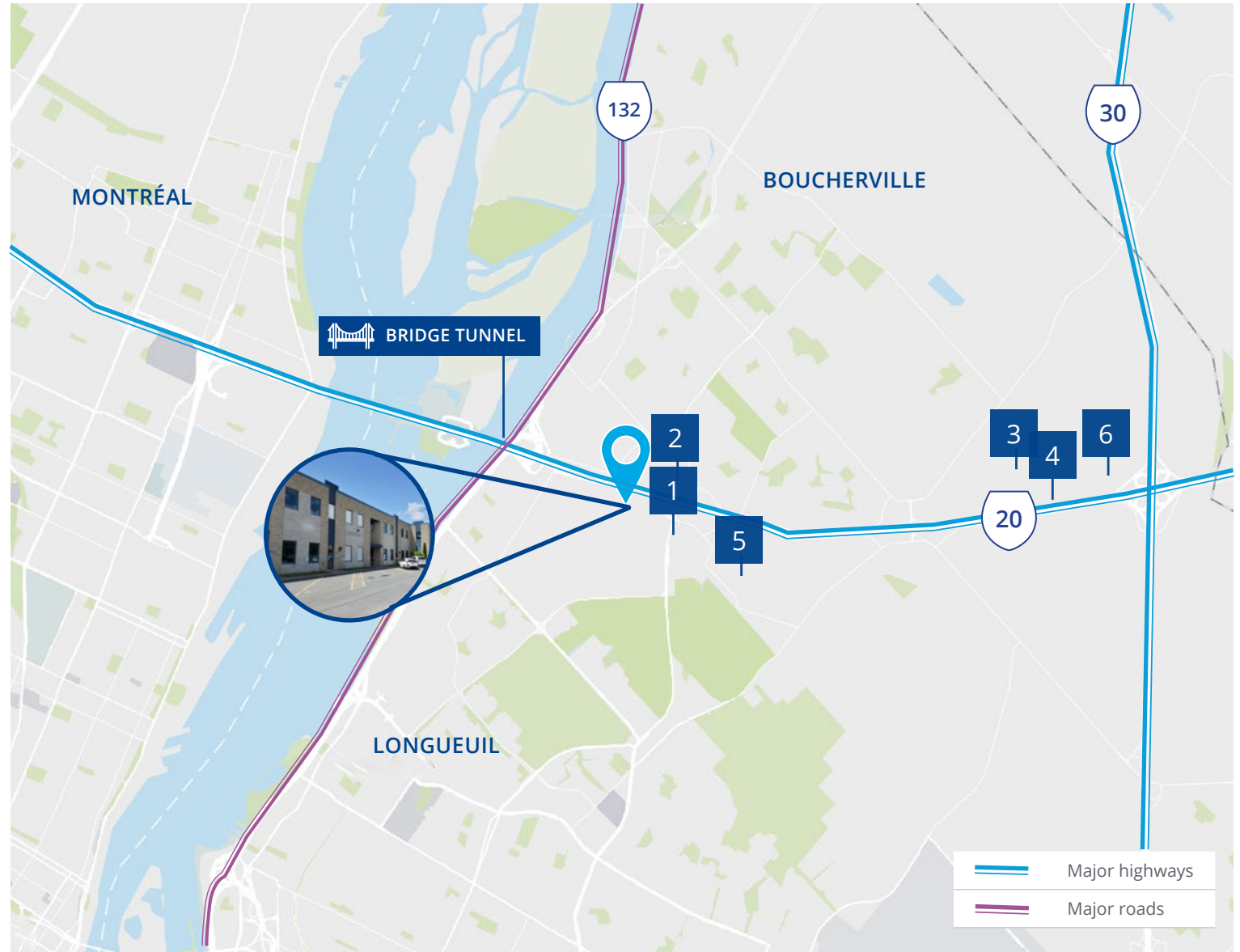
2 Stationnement incitatif de
Mortagne

3 Carrefour Rive-Sud

4 Costco

5 Hôtel Mortagne

6 Ikea Bourcheville





Colliers



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