



Colliers

65 Liberté Avenue, Candiac, QC

Free-Standing Industrial Facility For Lease

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Property Overview

Total Area ± 80,550 SF

Warehouse Area ± 77,070 SF

Office Area ± 3,480 SF (on two floors)

Construction Year 2017

Clear Height 30'

Shipping 6 TL (9' x 10') | 1 DI (20' x 16')

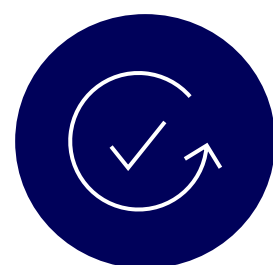
Power 600V / 400A

Sprinklers ESFR

Generator Yes



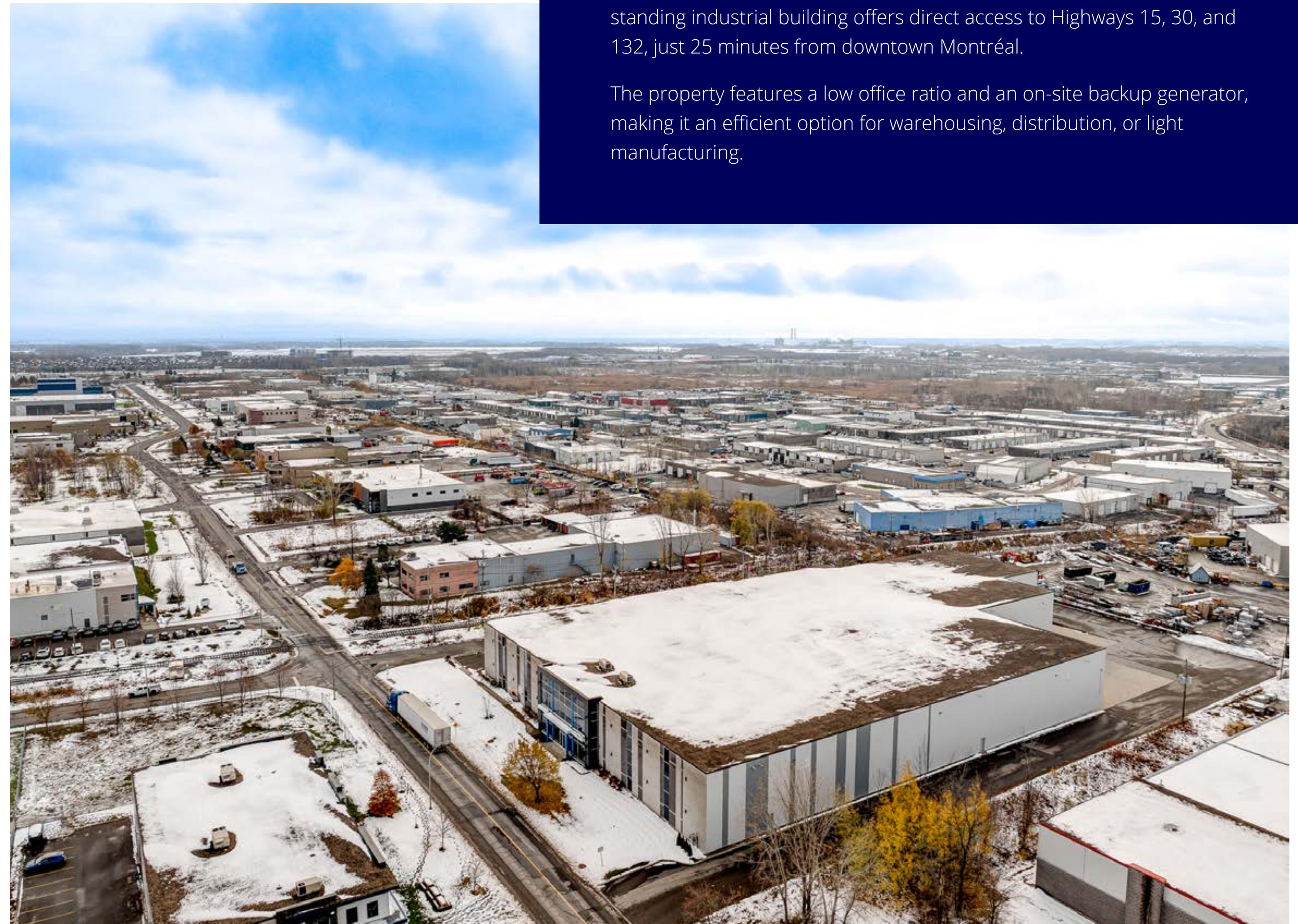
Lease Rate:
Contact the brokers



Additional Rent:
\$3.17 PSF (2026)



Availability:
30-60 days



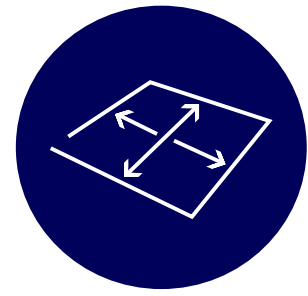
Located at **65 Avenue Liberté in Candiac**, this well-maintained, free-standing industrial building offers direct access to Highways 15, 30, and 132, just 25 minutes from downtown Montréal.

The property features a low office ratio and an on-site backup generator, making it an efficient option for warehousing, distribution, or light manufacturing.

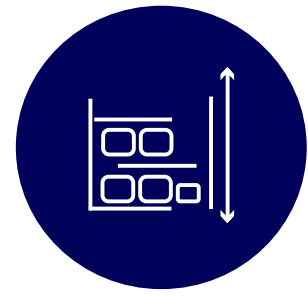
Property Photos



Site Plan



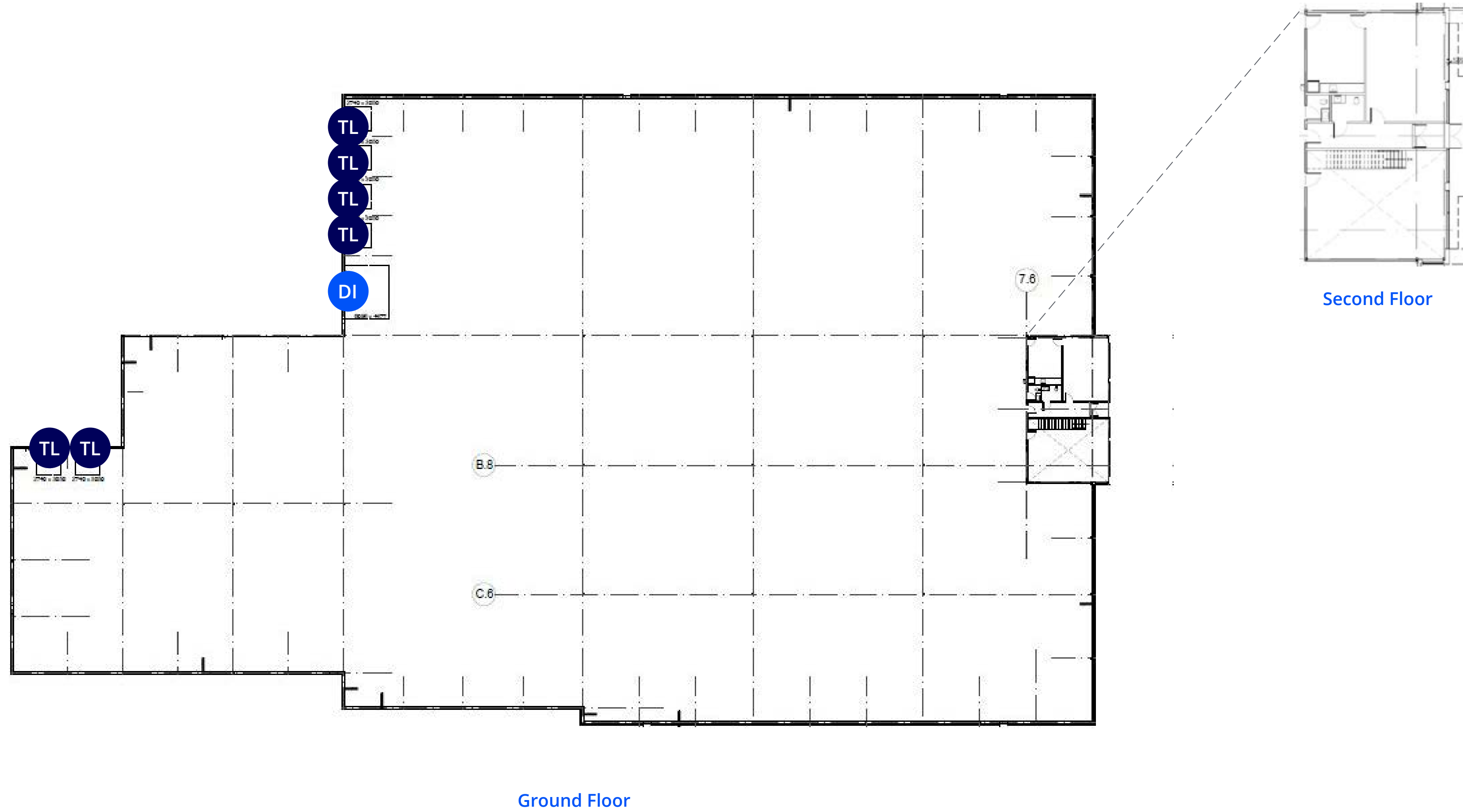
Total Area:
± 80,550 SF



Clear Height:
30'




Shipping:
6 TL | 1 DI



Location Overview



 • SAQ / Costco / Walmart / Canadian Tire
 • Rona / IGA / Scotia Bank / Metro
 • Point S / 285 Motorsport / Pharmaprix

 • Subway / Tim Hortons / Starbucks
 • St-Hubert / Bâton Rouge / McDonald's
 • Ben & Florentine / Pizza Hut / Belle Province

 **Drive Times**

- Highway 15 03 min
- Highway 30 07 min
- Delson Train Station 05 min
- Montreal 25 min



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