

Unique opportunity in a fast-growing economic area

1500 Service Road
Saint-Philippe, Québec



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Industrial space for sublease
143,300 square feet of warehouse available

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Property overview

Highlights

This sublease space is ideal for production, warehousing or distribution operations.

143,300 square foot space available for sublease in an industrial building located on the service road north of Highway 30, in Saint-Philippe, near La Prairie.

Thanks to its strategic location on the service road, this opportunity benefits from excellent visibility for businesses in an area of strong economic growth, with high traffic volumes on this highway, reinforcing the property's appeal to local residents and highway users alike.

This generous space features outdoor parking for employees, as well as trailer parking with terms to be discussed according to specific needs.

With a shortage of commercial space in the region, this Saint-Philippe sublease stands out as an exceptional opportunity. Its rare availability makes it a prime option for companies seeking a strategic location for their industrial operations.



143,300 square feet on Highway 30 West service road in Saint Philippe



The concept allows a column spacing of 45'7" x 55', offering great freedom for internal layout (marshalling bay: 60'8" x 55')



Outdoor parking for employees



Trailer parking available subject to conditions



A sublease opportunity in a market where industrial space is increasingly rare and in demand



Clearance height of 33 feet to maximize space capacity

Property overview

Sublease details

| | |
|-------------------|--|
| Address | 1500 Service Road, Saint-Philippe, QC |
| Zoning | I-04 - Light industrial |
| Lot area | 2,533,763 sf |
| Building area | 951,231 sf |
| Available area | 143,300 sf |
| Clear height | 33' |
| Column spacing | 45'7" x 55' - Marshalling bay 60'8" x 55' |
| Power capacity | 350A - 600V (adjustable to your needs) |
| Availability | December 2025 |
| Sprinkler system | ESFR |
| Loading dock door | 16 (9' x 10') |
| Drive-in door | 1 (14' x 18') |
| Levelling dock | Hydraulics 7' x 8' (with load capacity up to 45,000 lbs) |
| Trailer parking | Available (to be discussed) |
| Asking gross rent | Contact broker |



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Layout plan

Available space



Availability: December 2025



Area: 143,300 sf



Clear height of 33'



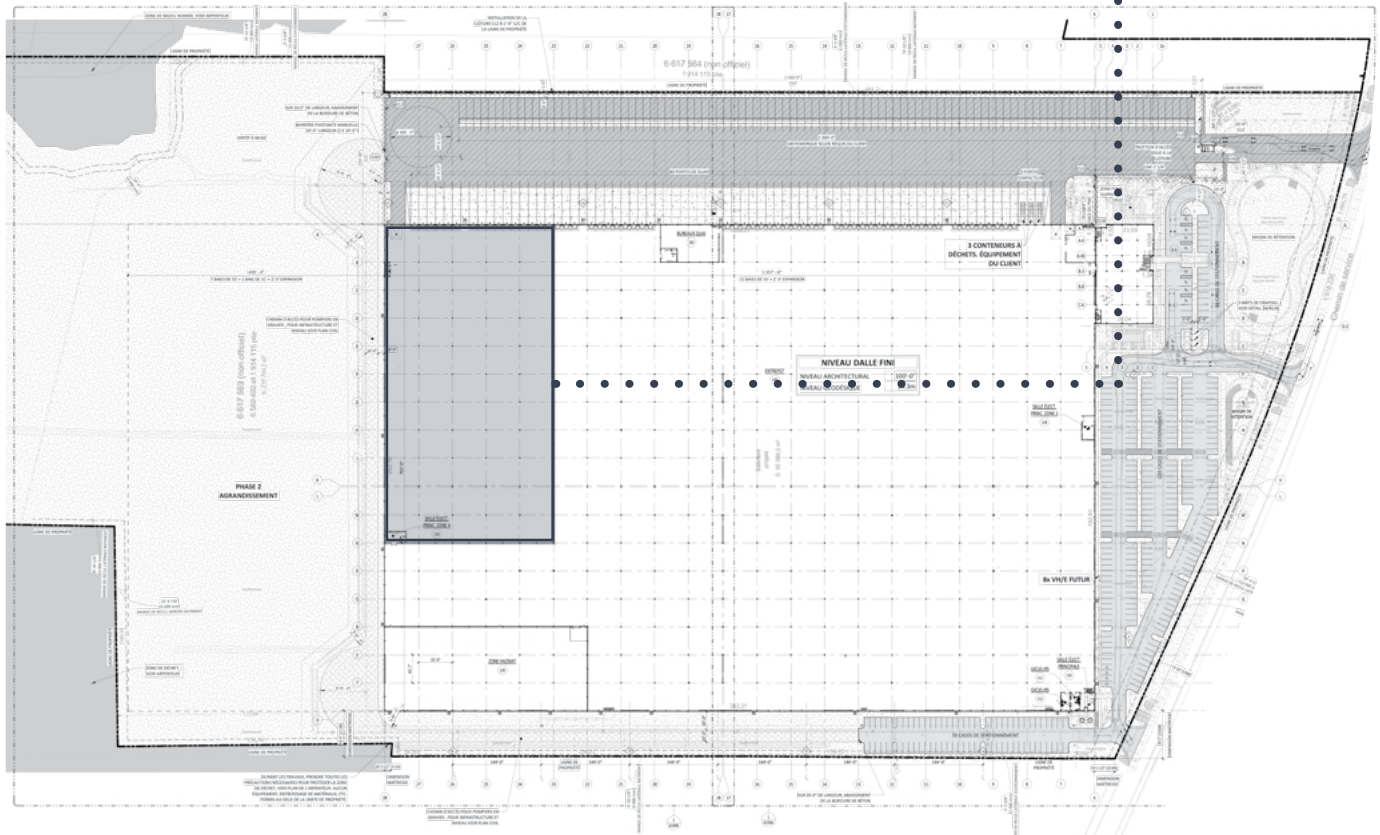
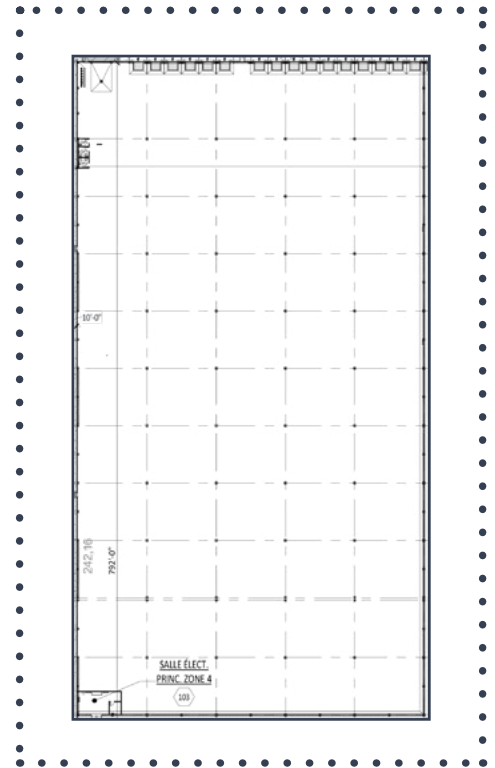
Distance between columns: 45'7" x 55'
Marshalling bay of 60'8" x 55'



16 loading docks, 1 drive-in door

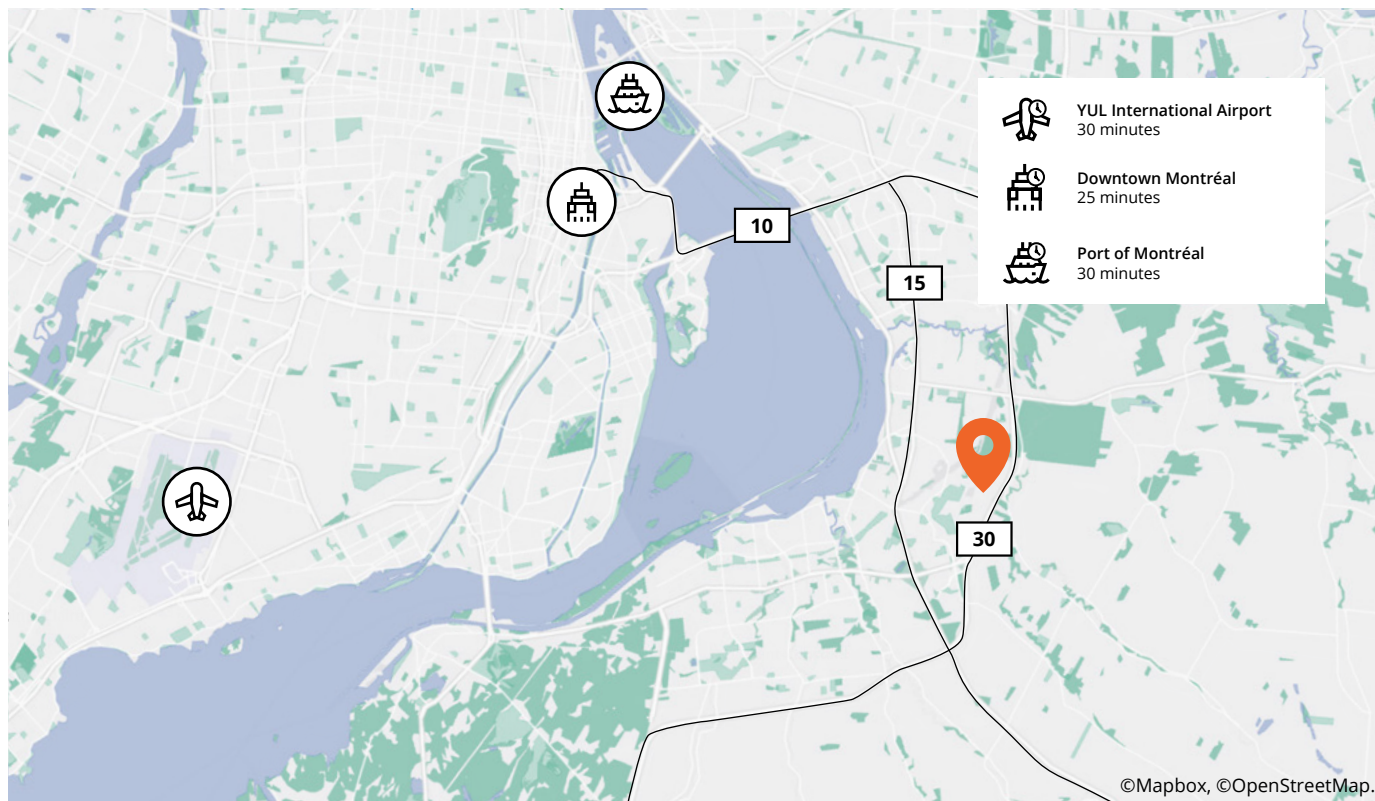


Two washrooms



Location

Location overview



Located in the Roussillon Regional County Municipality (RCM), the town of Saint-Philippe is in the heart of Montérégie, approximately 30 kilometers south of the island of Montreal.

Served by Highways 15 and 30, its territory is predominantly agricultural, with nearly 93% of its area in agricultural zones. Experiencing sustained growth, Saint-Philippe combines the advantages of a rural environment with proximity to major urban centers.

In recent years, the town has experienced one of the strongest demographic growth rates in the region, and its population is expected to reach 13,000 by 2031.



9,055
Population (2024)



95.7%
Employment rate (2024)



\$138,441
Average household income (2024)

Contact us

1500 Service Road, Saint-Philippe, QC
Industrial space for sublease

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