

6605

Bécancour Boul.
Bécancour, Quebec

The Building

22,865 sq. ft.

The Land

1,959,032 sq. ft.



Optimize your logistics with a site perfectly positioned between major hubs.

The building located at 6605 Bécancour Boulevard offers a generous area of 22,865 sq. ft., set on an expansive 1,659,032 sq. ft. lot—ideal for industrial, distribution logistics, or high-tech activities.

Situated in the heart of a strategic zone, the property is in close proximity to the Bécancour Industrial and Port Park, one of Canada's most important industrial complexes, renowned for its world-class infrastructure and highly strategic position between Montréal and Québec City.

Bécancour is also located directly across from Trois-Rivières, on the south shore of the St. Lawrence River, providing direct access to major road, rail, and port networks.

Just minutes away, the Port of Trois-Rivières represents a major asset for companies with marine transport or international logistics needs, thanks to its modern facilities and its pivotal role in regional trade.

This location combines accessibility, industrial capacity, and proximity to the key economic hubs of Centre-du-Québec and Mauricie, offering an ideal environment to optimize business operations.

The Bécancour Industrial Park

The Bécancour Industrial Park offers world-class facilities and infrastructure to support companies in the industrial sector. Spanning more than 70 km², it brings together dynamic businesses that actively contribute to the economic vitality of Québec and Canada. By 2027, over \$600 million in projects are planned to support the ongoing development of the area.

The Port of Bécancour

With its world-class infrastructure located on the south shore of the St. Lawrence River, the Port of Bécancour stands out as a true hub of North American trade. Equipped with five ultra-modern berths capable of accommodating international vessels, it handled 3.5 million tonnes of cargo this year. Thanks to its strategic location, more than 100 million consumers are accessible within a 1,000 km radius.

Property Advantages



Located in the **Bécancour Industrial Park**



Industrial and high-tech building with **extensive surplus land**



Quick access to highways and to the Lavolette Bridge



Strategically located near Trois-Rivières

Building
22,865 sq. ft.

Land | Lot 6 390 847
1,659,032 sq. ft.

Land | Lot 6 390 846
300,000 sq. ft.



Year Built
2021



Clear Height
30'



Ground-level Doors
4

Additional Details

Energy	Panel 1: 1 200A - 347/600V
	Panel 2: 1 200A - 347/600V
	Panel 3: 200A - 600V
Ground-level Doors	4 2 of 12' x 18' 2 of 10' x 10'
Zoning: 1787	P2: Public service
	I2: Public utility equipment and network
	I2: Heavy industry

Sale Price

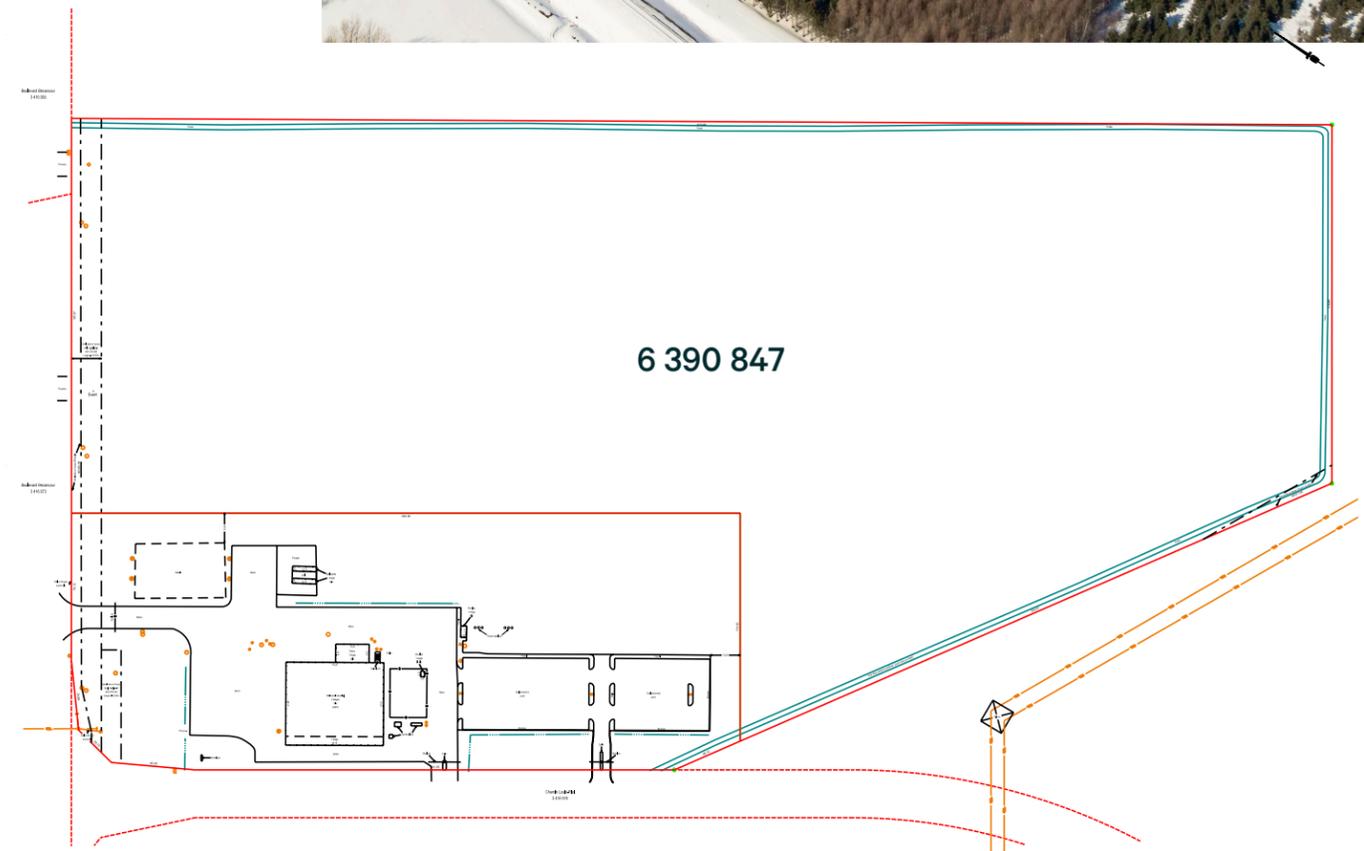
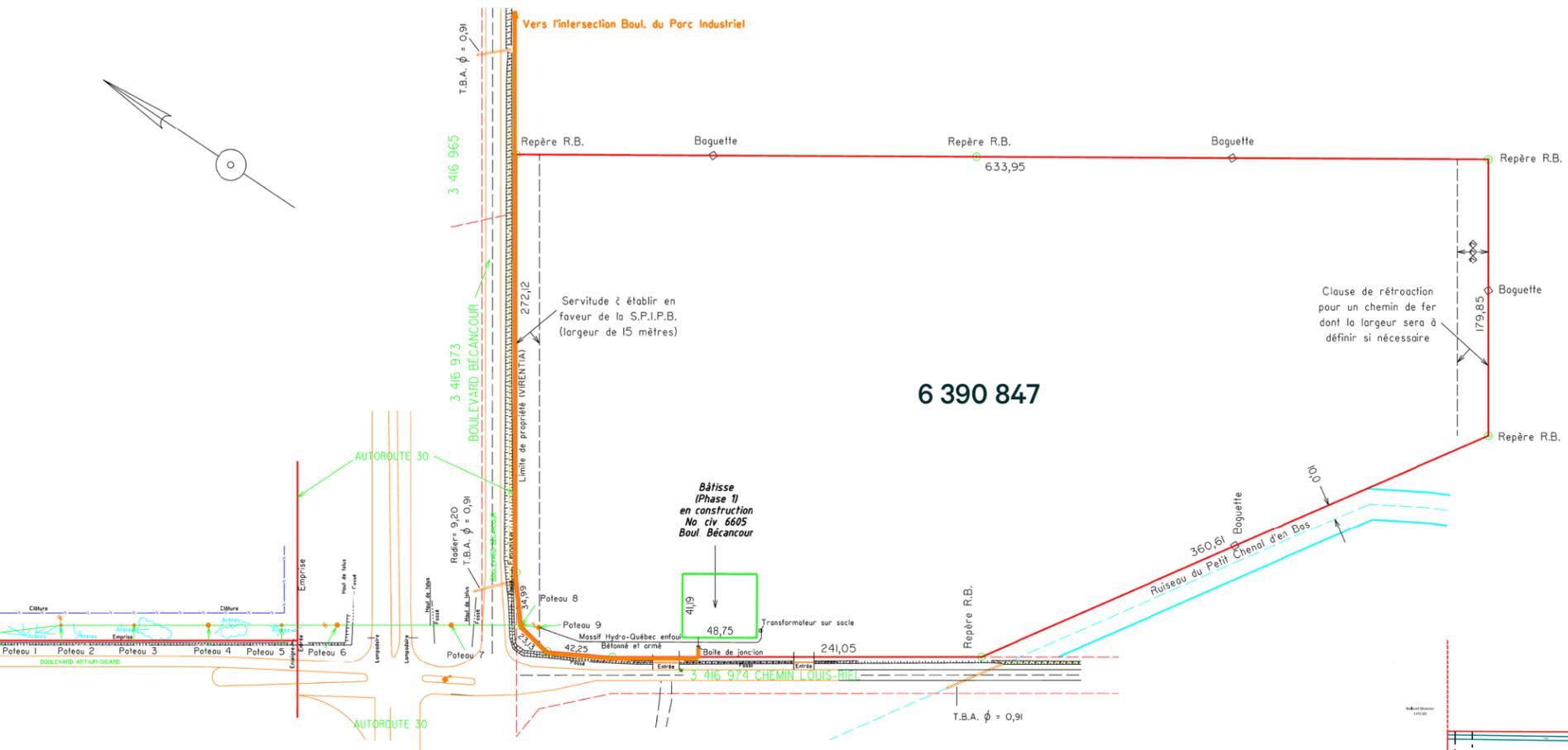
Entire property
(building and surplus land)
\$10,200,000

Surplus land
(Lot 6 390 847)
\$7,000,000

Building with land
(Lot 6 390 846)
\$3,200,000



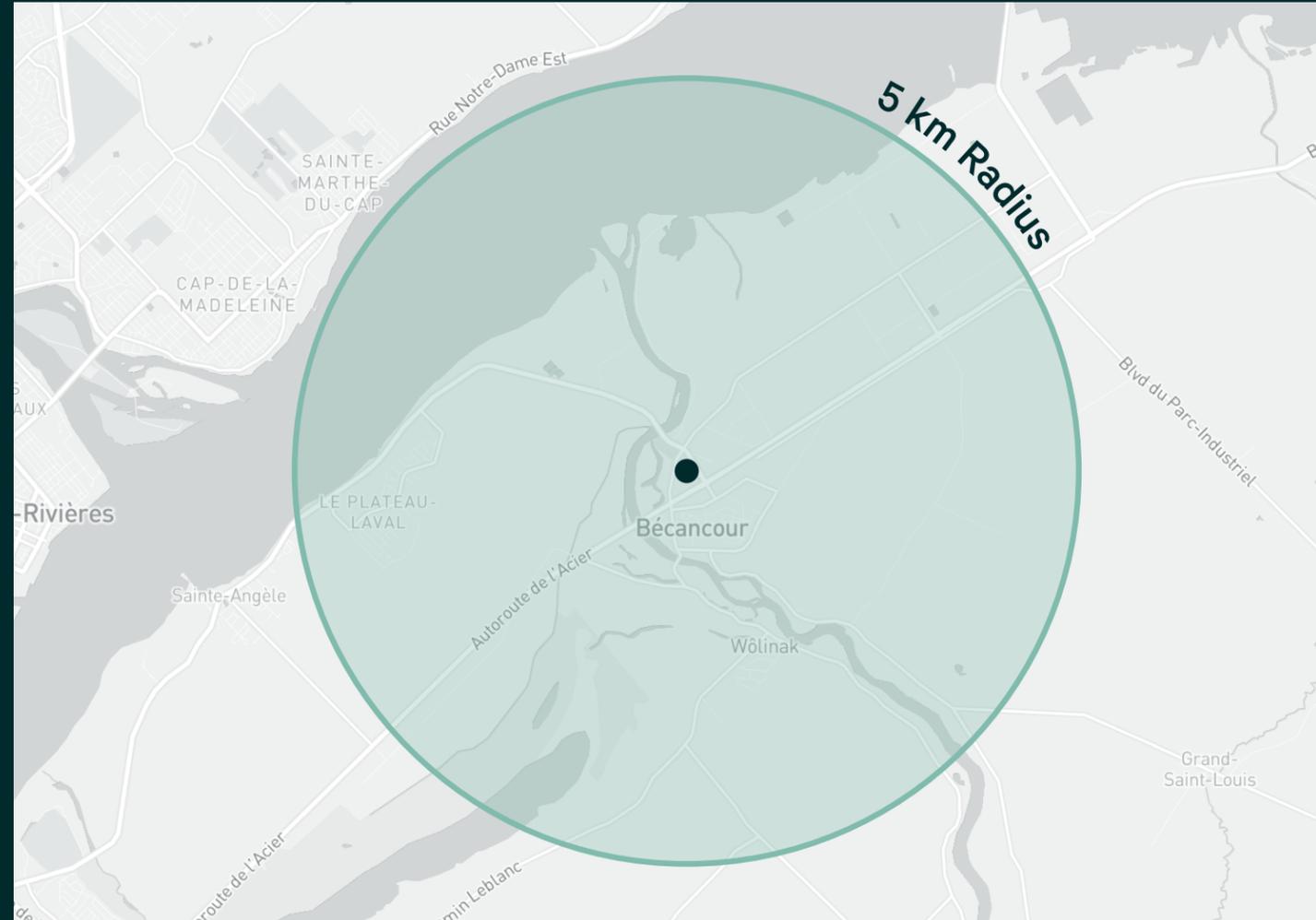
Subdivision Plans



6605 Bécancour Boul.
Bécancour, Quebec

Demographics

In a 5 km radius



 **2025
Population**
3,886

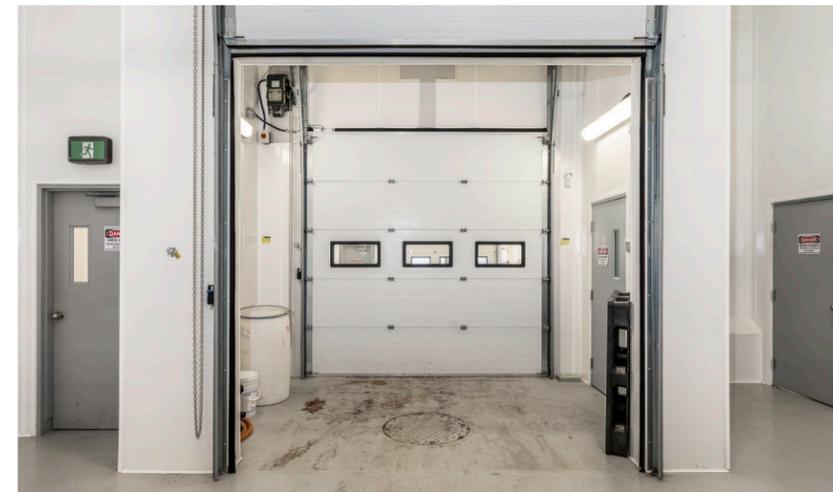
 **Day-time
Population**
3,936

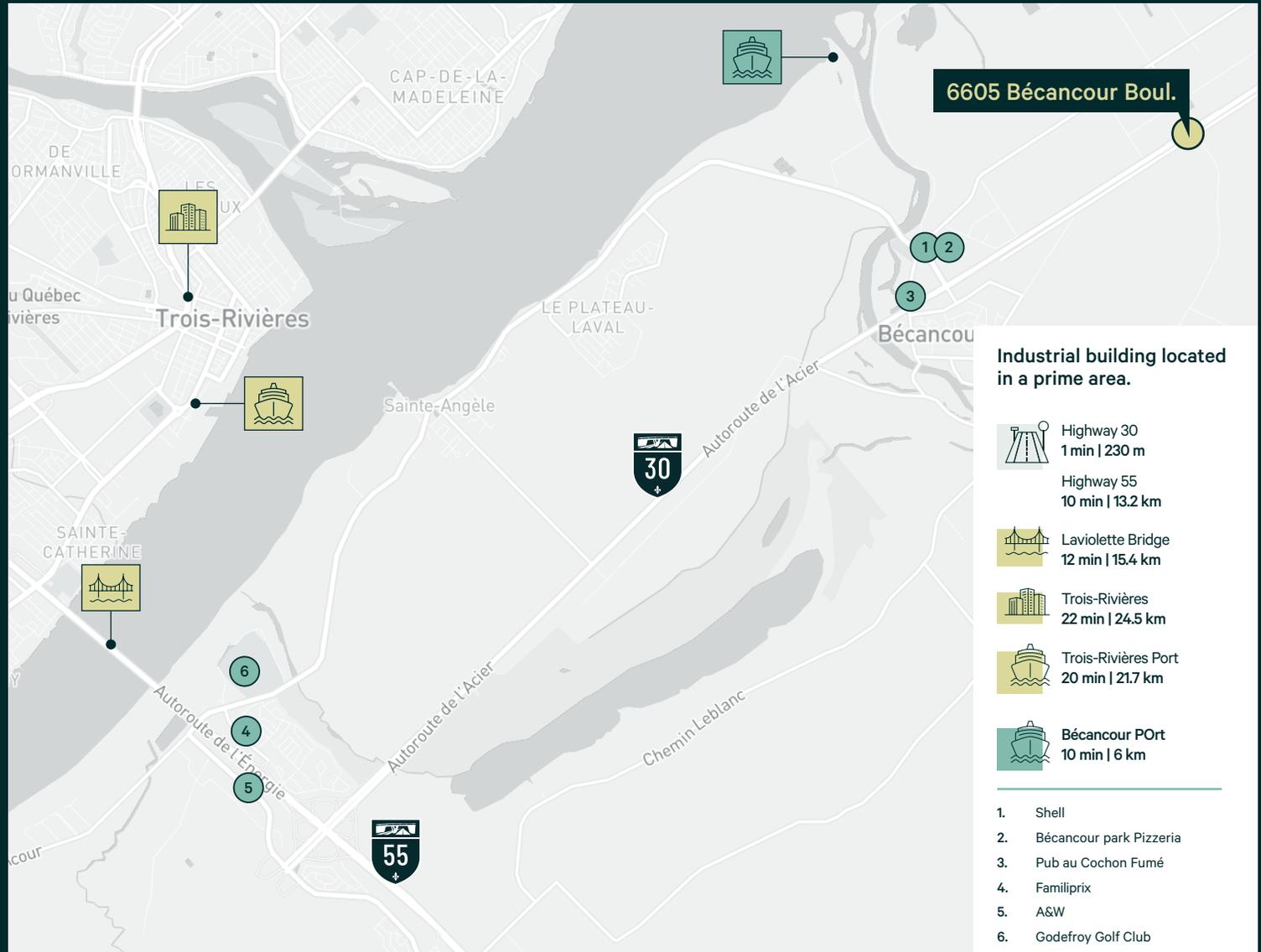
 **20 Year +
Population**
2,944

 **Average
Age**
37

 **Average
Household
Income**
\$102,606

 **Unemployment
Rate**
3.3%





Contact us for more information

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