

DAVELUYVILLE INDUSTRIAL PARK

PRIME INDUSTRIAL SITE FOR LEASE



MASSMAGNA

DEVELOPMENT DETAILS



ADDRESS

1594 Rue Bélieau, Daveluyville, (QC), G0Z 1C0



OVERVIEW

- Space Available : up to 584,000 SF (Divisible)
- Lots: 5 323 656, 5 653 872

TERMS

- Custom Construction
- Asking Net Rent: \$14 (NNN)

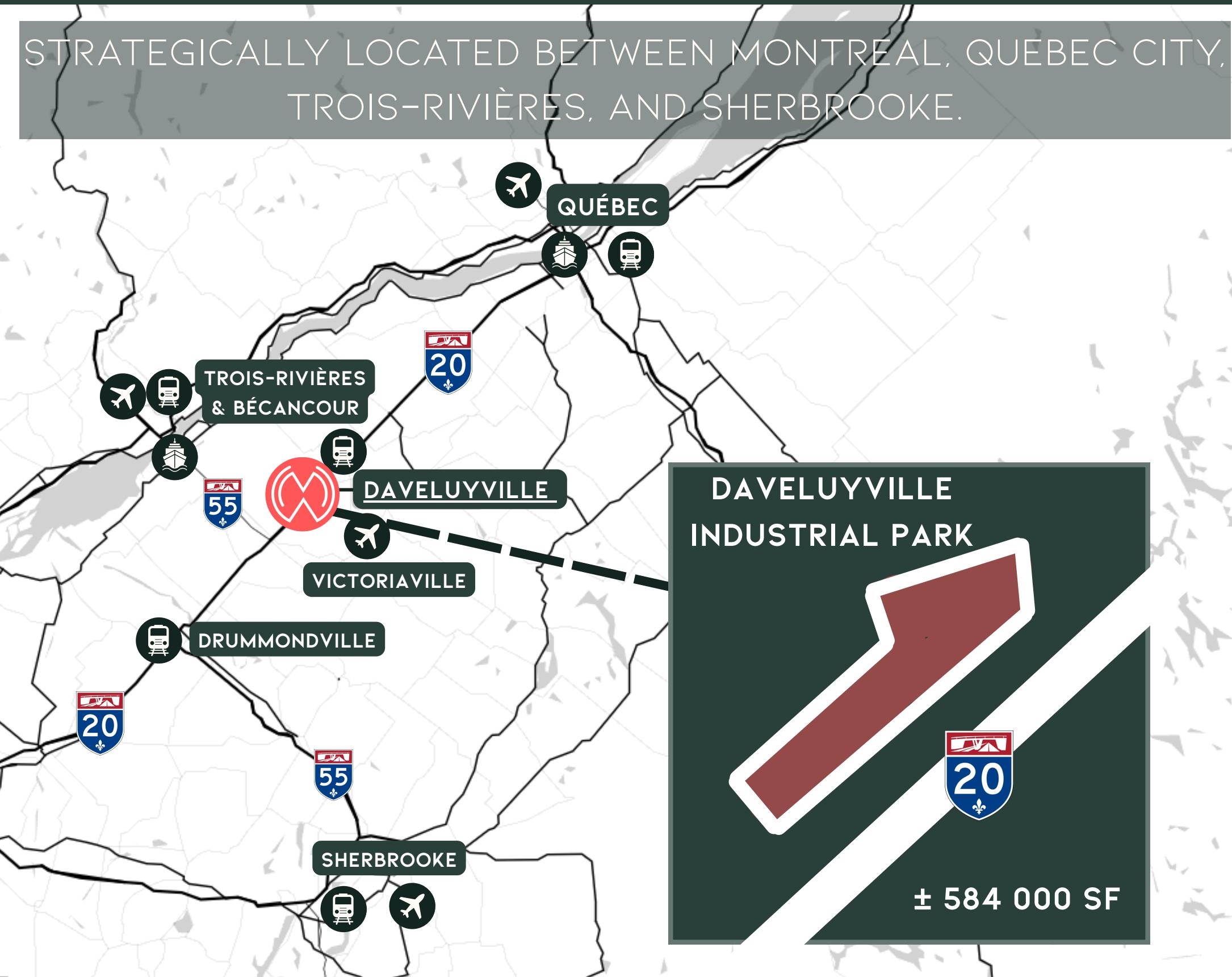
PROPERTY LOCATION



DIRECT ACCESS TO LOGISTICS HUBS



LOGISTICS HUBS	KM	DRIVE TIME
CN - DAVELUYVILLE TRAIN STATION	0,5 KM	5 MIN
VICTORIAVILLE AIRPORT	35 KM	30 MIN
PORT OF BÉCANCOUR	35 KM	30 MIN
TROIS-RIVIÈRES AIRPORT	45 KM	40 MIN



CUSTOM-BUILT CONSTRUCTION



TAILORED TO YOUR NEEDS:

Flexible building sizes from 50,000 to 300,000 SF.

FUTURE EXPANSION READY:

Designed with room to grow, supporting long-term scalability.

FAST DELIVERY TIMELINE:

Turnkey construction delivered within ±12 months of lease signing.



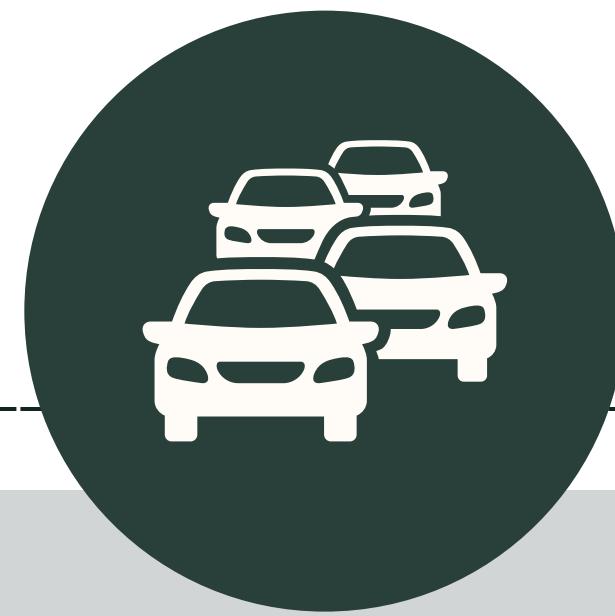
COMPETITIVE ADVANTAGES



ACCESSIBILITY

30 MIN

AVERAGE DISTANCE
TO LOGISTICS HUBS



VISIBILITY

±1M+

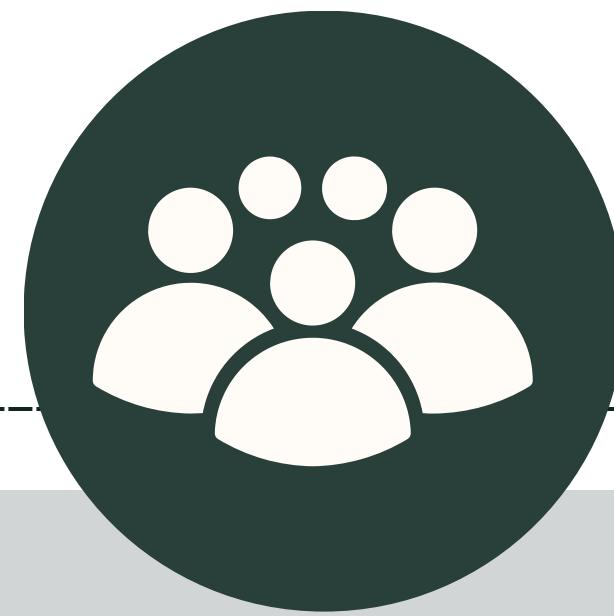
MONTHLY VIEWS
ON HIGHWAY 20



FRONTAGE

2,000 SF

EXPOSURE ON
HIGHWAY 20

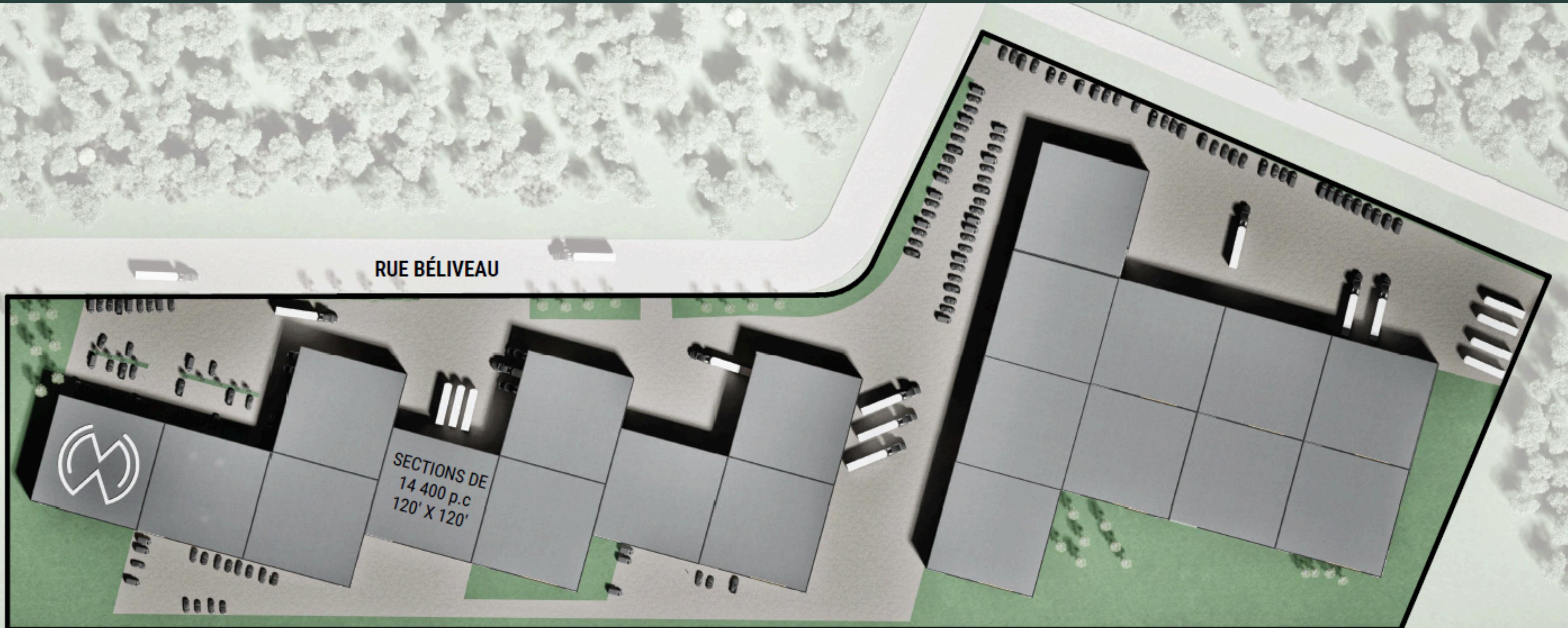


LABOUR

±400,000

RESIDENTS WITHIN
30 MINUTES

SUGGESTED SITE DEVELOPMENT



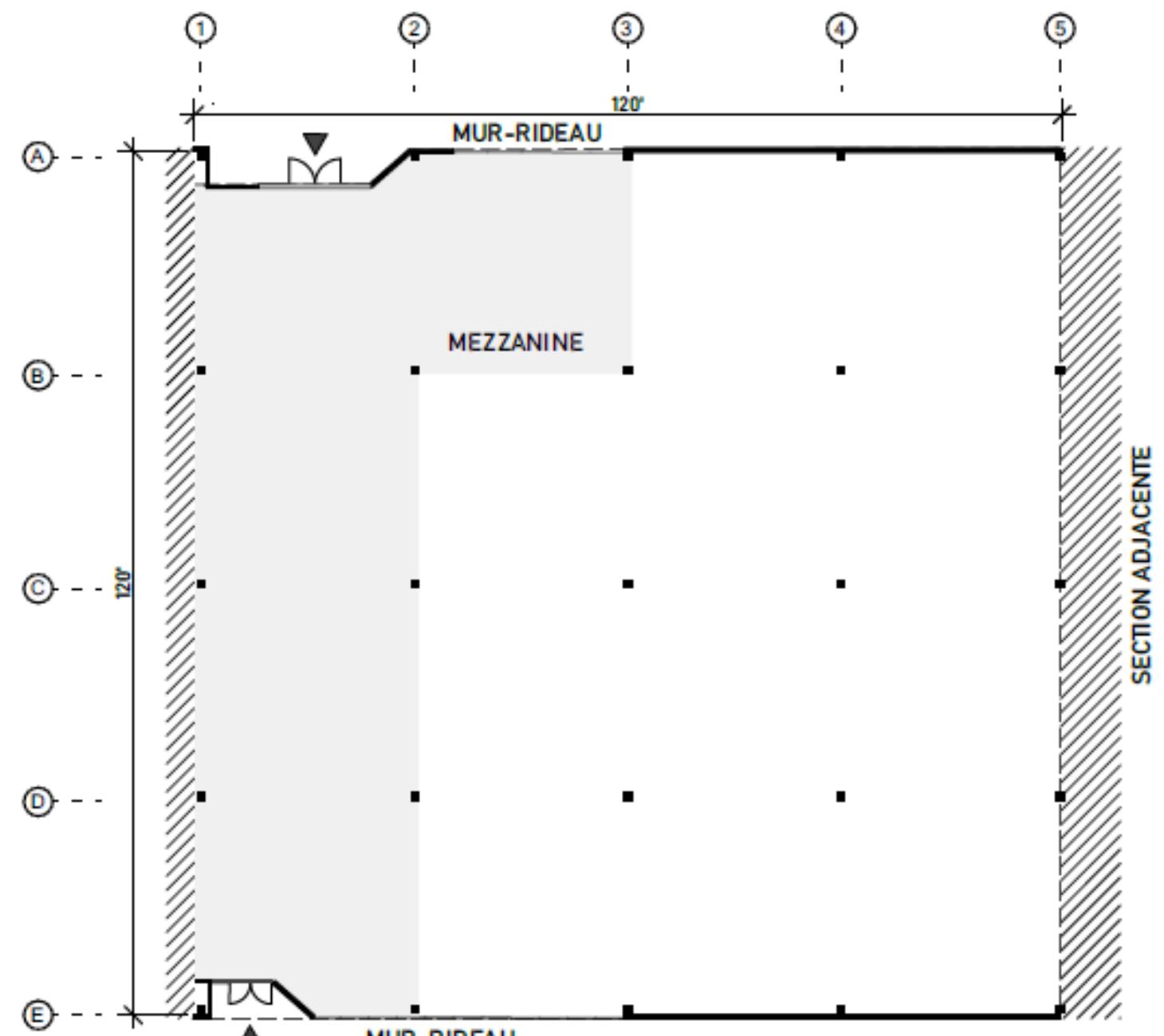
AUTOROUTE JEAN-LESAGE (AUT. 20)



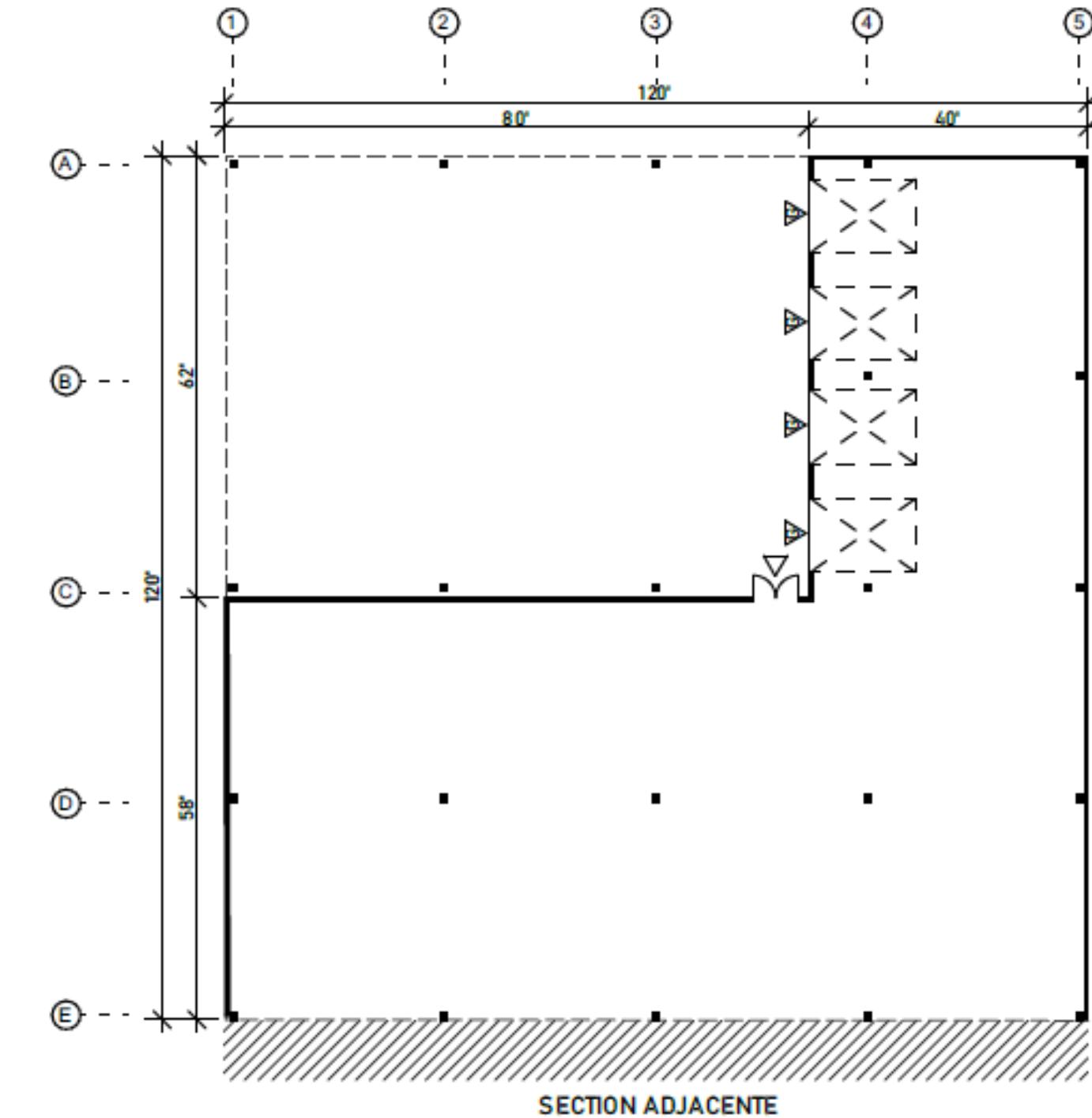
SUGGESTED SITE PLAN



SUGGESTED SITE UNITS



SECTION TYPE 1



SECTION TYPE 2
QUAI DE CHARGEMENT



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