

DAVELUYVILLE INDUSTRIAL PARK

PRIME INDUSTRIAL SITE FOR LEASE



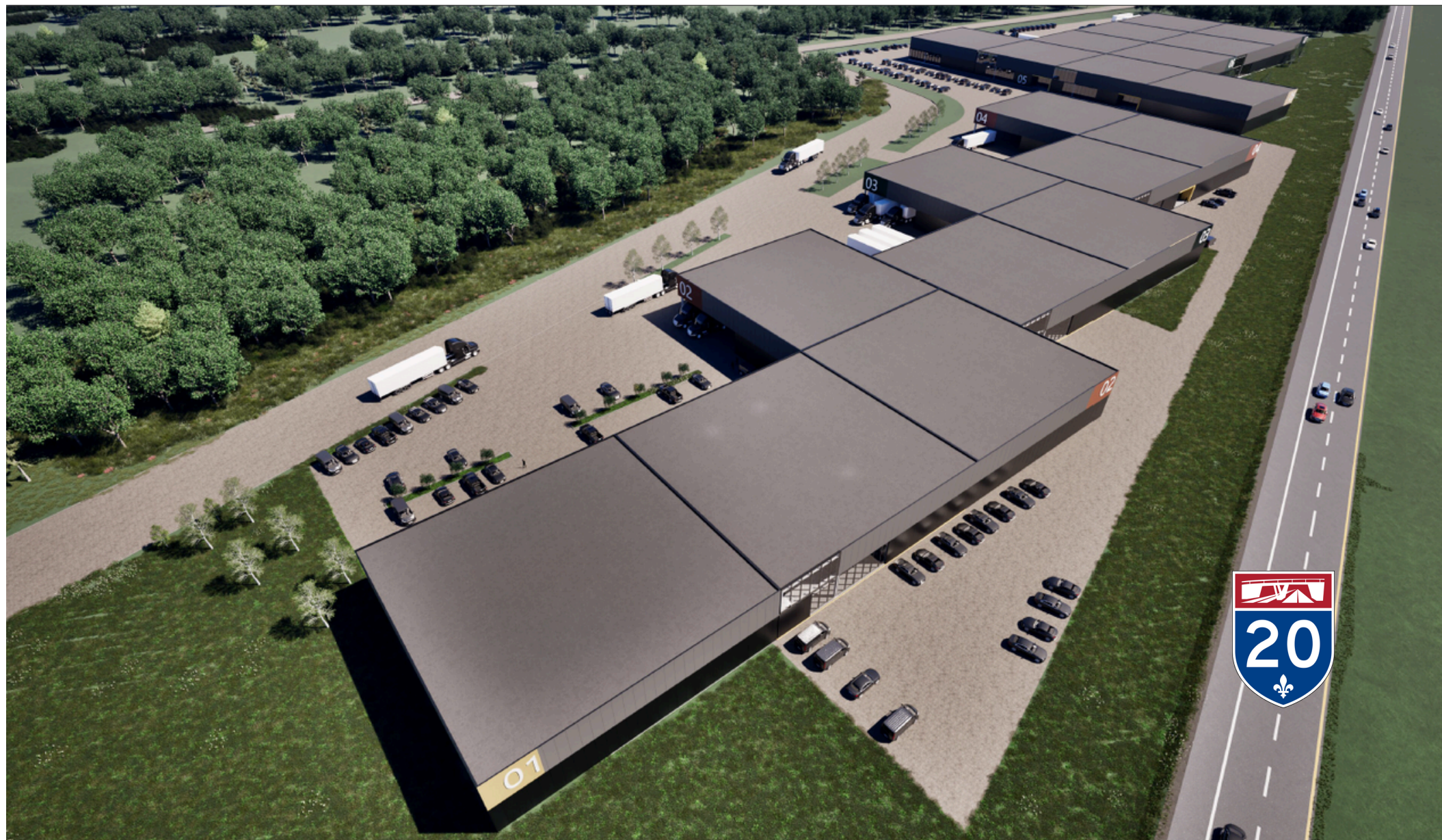
MASSMAGNA

DEVELOPMENT DETAILS



ADDRESS

1594 Rue Béliveau, 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

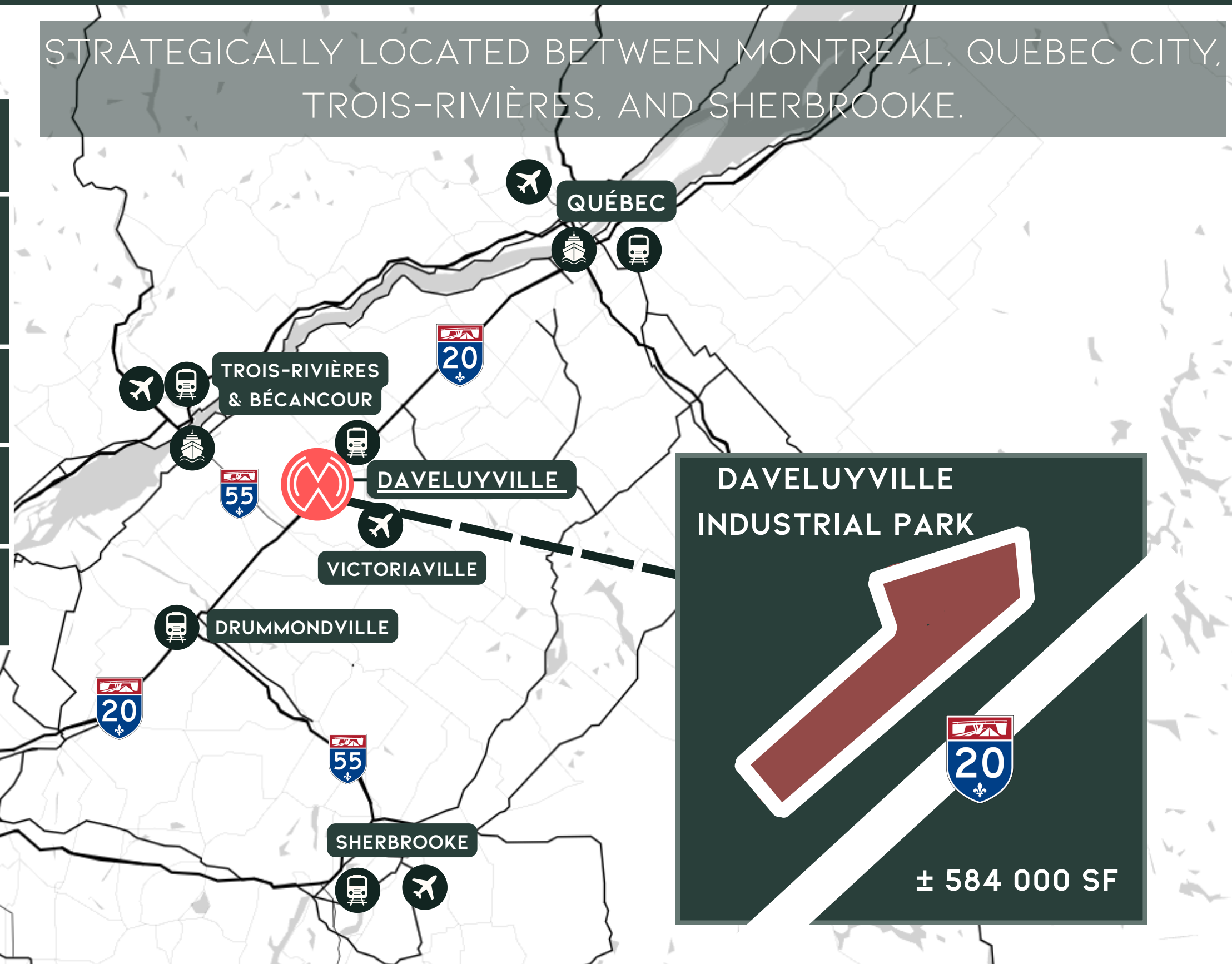


DIRECT ACCESS TO LOGISTICS HUBS



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

STRATEGICALLY LOCATED BETWEEN MONTREAL, QUEBEC CITY, TROIS-RIVIÈRES, AND SHERBROOKE.



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 LOGISITICS HUBS



VISIBILITY

±1M+

MONTHLY VIEWS
ON HIGHWAY 20



FRONTAGE

2,000 SF

EXPOSURE ON
HIGHWAY 20

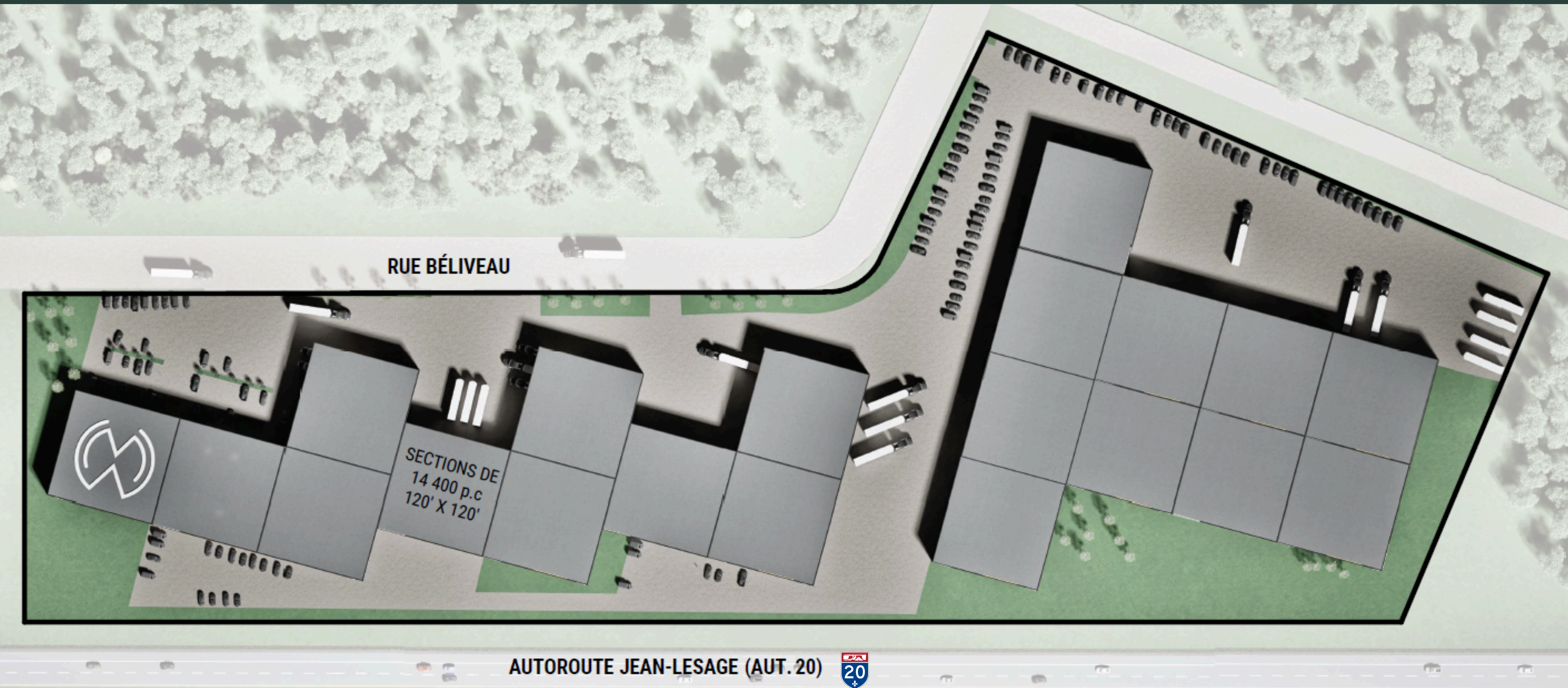


LABOUR

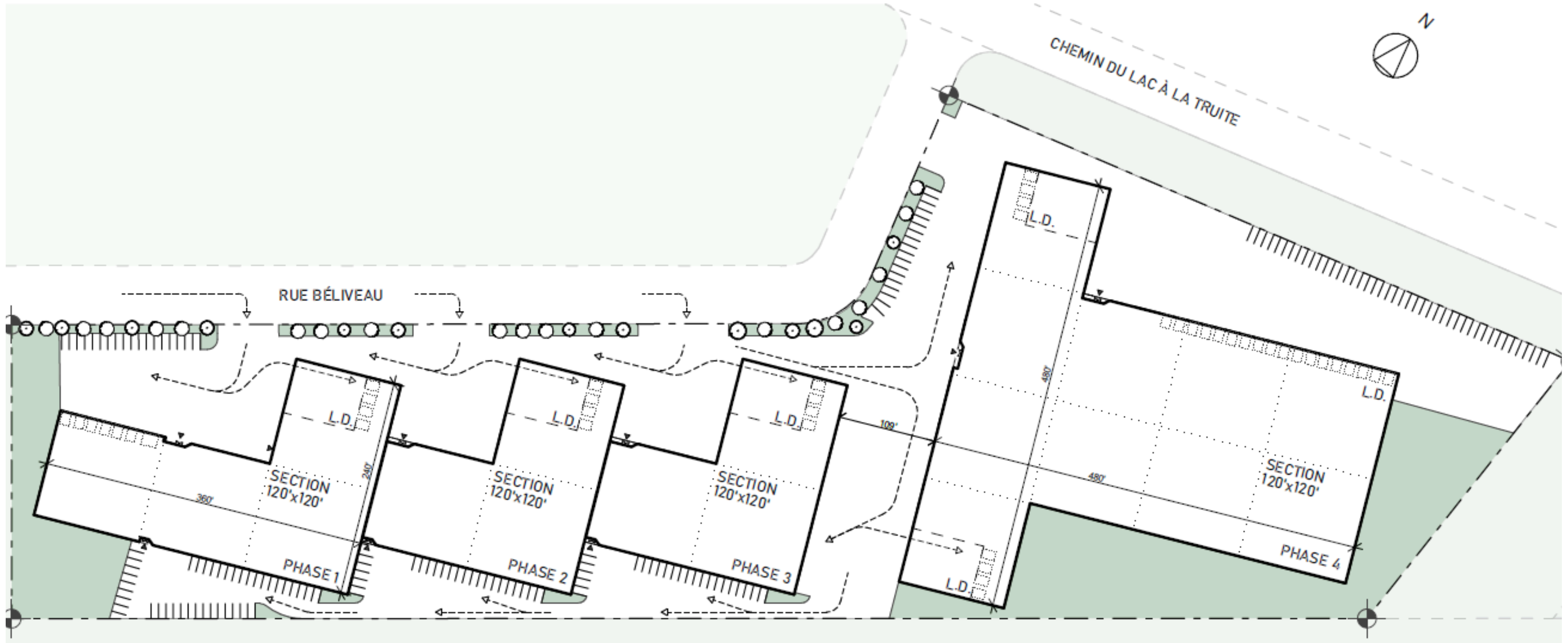
±400,000

RESIDENTS WITHIN
30 MINUTES

SUGGESTED SITE DEVELOPMENT

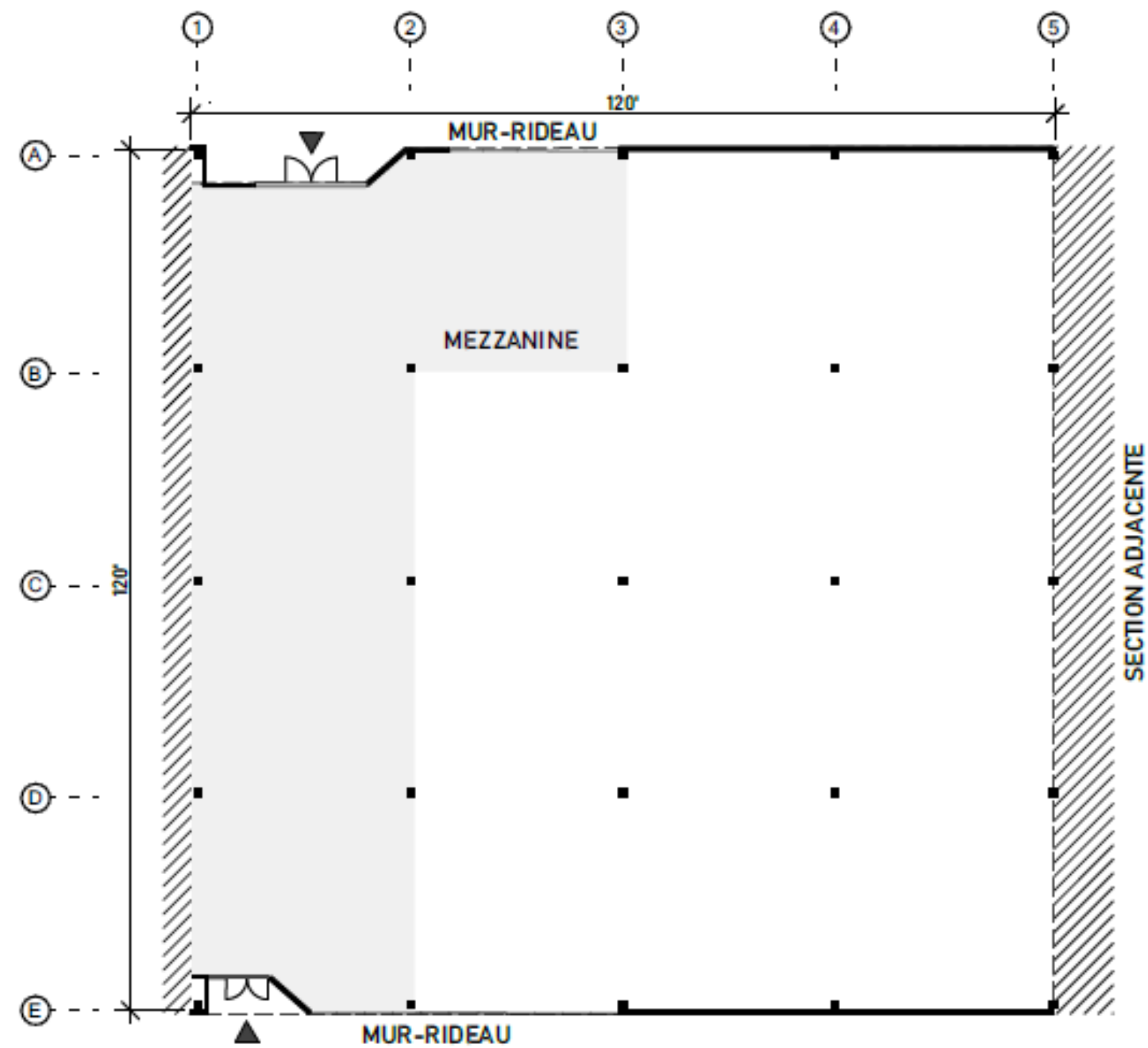


SUGGESTED SITE PLAN

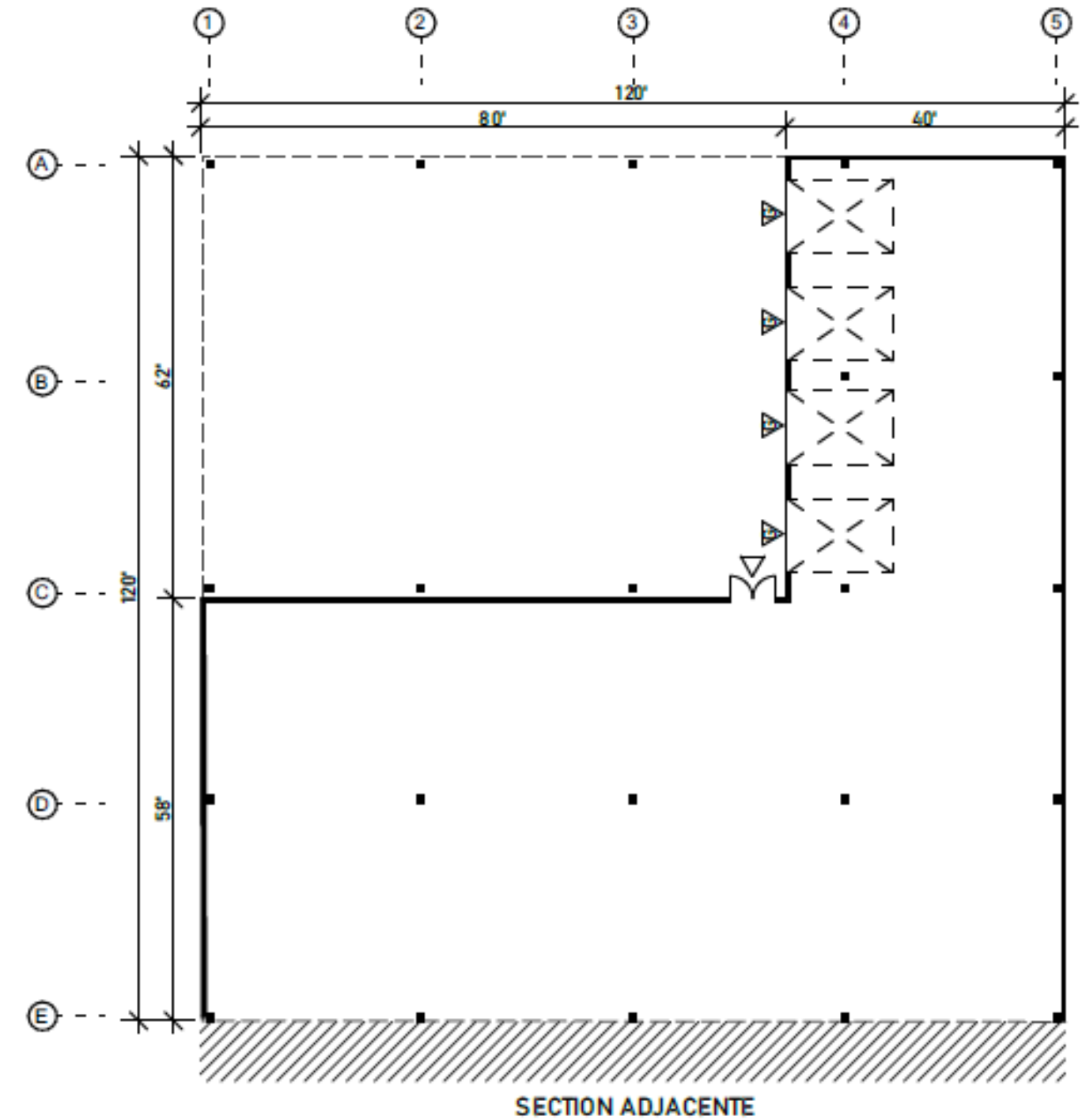


AUTOROUTE JEAN-LESAGE (AUT. 20)

SUGGESTED SITE UNITS



SECTION TYPE 1



SECTION TYPE 2
QUAI DE CHARGEMENT



MASSMAGNA

DAVELUYVILLE INDUSTRIAL PARK



CONTACT:

ZAKARIA NACIRI

LEASING MANAGER

+ 1 (438) 410-9522 / zakaria@massmagna.com