

FOR LEASE

730 DELAGE STREET
LONGUEUIL, QC



INSTITUTIONALLY MAINTAINED INDUSTRIAL SPACE



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OPPORTUNITY

730 Delage Street is a single-tenant freestanding industrial facility offering 67,161 square feet of highly functional industrial space. The Property features outstanding physical attributes, including 24-foot clear ceiling heights, an 8% office-to-warehouse ratio, three loading docks, and four drive-in doors.

In addition, the Property offers quality office finishing over two floors, allowing the space to be more cost-effective compared to market alternatives. The building provides sufficient employee parking with 52 stalls.

Strategically located in the heart of Longueuil's industrial park, the Property offers the incoming tenant outstanding access to the GMA's primary transit network (Route 132 and Highway 20) and is ideally positioned for efficient access to the Ontario and the Northeastern US markets.

PROPERTY SPECIFICATIONS

- | | |
|---|---|
|  AVAILABLE AREA
67,161 SF |  PARKING
52 |
|  CLEAR HEIGHT
24' |  POWER
600V/400A |
|  YEAR BUILT
2004 |  COLUMN SPAN
41' X 47' |
|  LOADING
•3 Loading Docks
•4 Drive-in Doors |  SPRINKLERS
YES |
|  OFFICE RATIO
8% (~5,200 SF) |  LIGHTING
UPGRADING TO LED |

FINANCIAL DETAILS

- LOT NUMBER**
2 588 568
- ZONING**
I21-103
- ASKING RENT**
CONTACT BROKER
- ADD'L RENT**
\$1.40
- TAXES**
\$2.65
- OCCUPANCY**
APRIL 2025



LOCATION

Longueuil is the second-largest city in the Greater Montréal Area (GMA) and provides a favourable business environment.

Longueuil's industrial park provides a strategic location to several bridges, tunnels, and major transportation arteries, including public transit allowing users to utilise multiple transport options.

Longueuil provides a synergetic and favourable business environment. The city has a strong economic base, with diverse industries such as aerospace, tech companies, and research centers contributing to an innovative and diverse economy. Longueuil also boasts numerous green spaces and recreational amenities, adding to the city's quality of life for its residents and workforce.



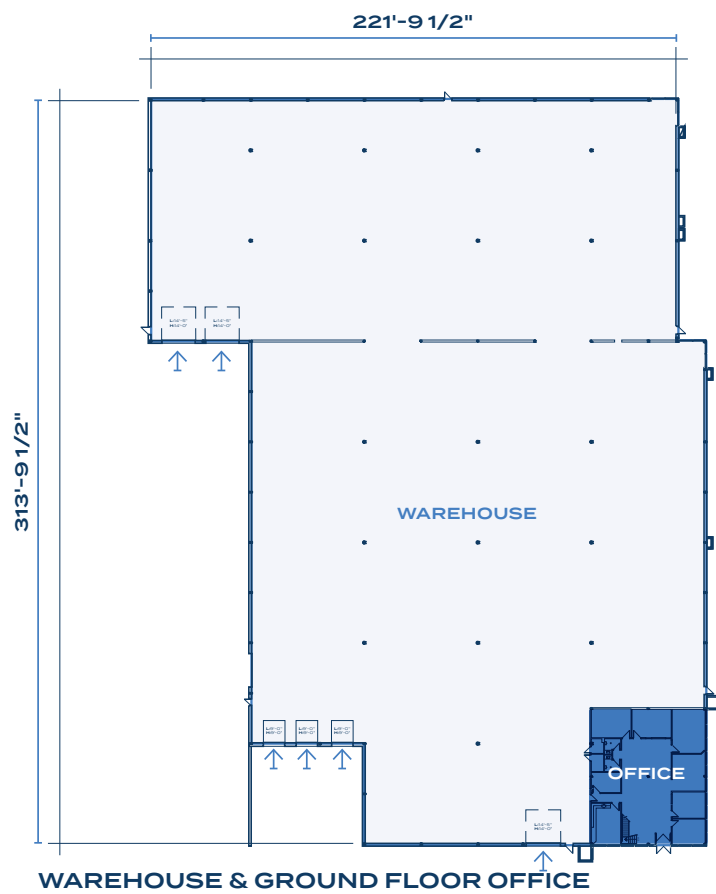
SITE PLAN

INDUSTRY SECTORS

The property is suitable for various types of light manufacturing industries which continue to experience growth and innovation.

- ✓ Warehousing & Logistics
- ✓ Light Manufacturing
- ✓ Food & Beverage
- ✓ Light Assembly

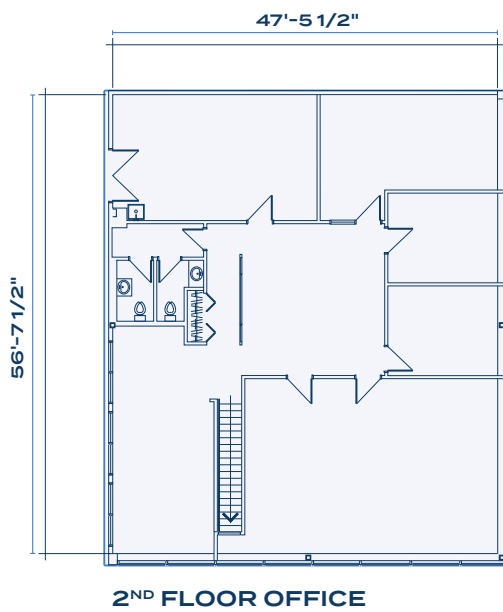
730 DELAGE



WAREHOUSE
61,387 SF

TOTAL OFFICE
5,774 SF

TOTAL AREA
67,161 SF



PROPERTY IMAGES



FOR LEASE

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LONGUEUIL, QC

CONTACT THE TEAM

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