

FOR SALE AND FOR LEASE

SUBDIVISION OPTIONS AVAILABLE FOR PURCHASE

860 RUE TURNBULL RF INDUSTRIAL 10.0

AVAILABLE NOW **FOR SALE AND LEASE!** FROM $\pm 40,000$ SF TO $\pm 144,000$ SF
PREMIUM INDUSTRIAL SPACE IDEAL FOR WAREHOUSING AND DISTRIBUTION OPERATIONS

collierscanada.com



**ROSE
FELLOW.**

INTRODUCING 860 TURNBULL ST.

Beauharnois | Quebec

860 Turnbull Street is a recently built ±144,000 SF tier-1 development within Beauharnois Industrial Park, a highly attractive region due to the close proximity to the intersection of Highway 30 and at a 15-minute drive from the St. Lawrence Seaway. As well, the property offers highway visibility, making it a strategic location for companies wishing to be in the heart of the Quebec-Ontario-United States trade corridor. The site also benefits from a fully fenced and secure yard.

Highlights

Building Size (SF)	±144,000
Warehouse (SF)	Up to ±141,830
Office Space (SF)	2,170
Land Size (SF)	±297,121
Clear Height	32'
Shipping	14 Truck-level 1 Drive-in
Power	1,200 A
Lighting	LED with motion detectors

Financial Information

Asking Price	Contact us
Asking Net Rent	Contact us
Operating Expenses (SF)	\$3.53
Availability	Immediate



Property Assessment Value

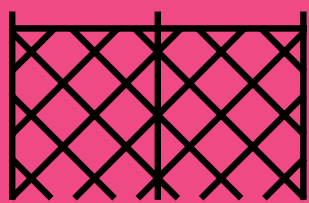
Building	\$13,923,300
Land	\$1,242,200
Total	\$15,165,500
Taxes	
Municipal Taxes	\$277,948.96
School Taxes	\$1,004.49
Total	\$278,953.45



Proximity to the
Beauharnois Canal
and the Saint
Lawrence Seaway

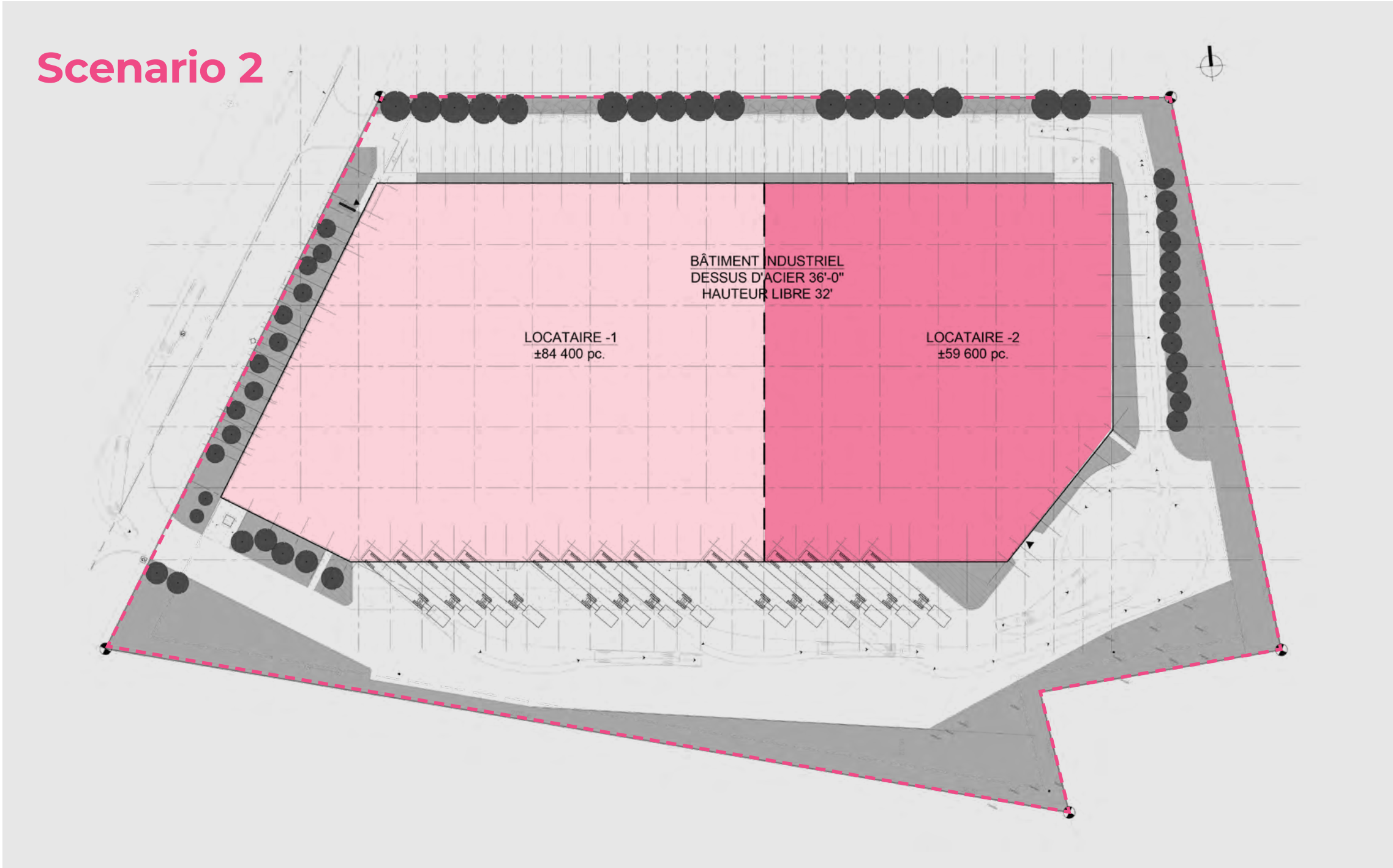
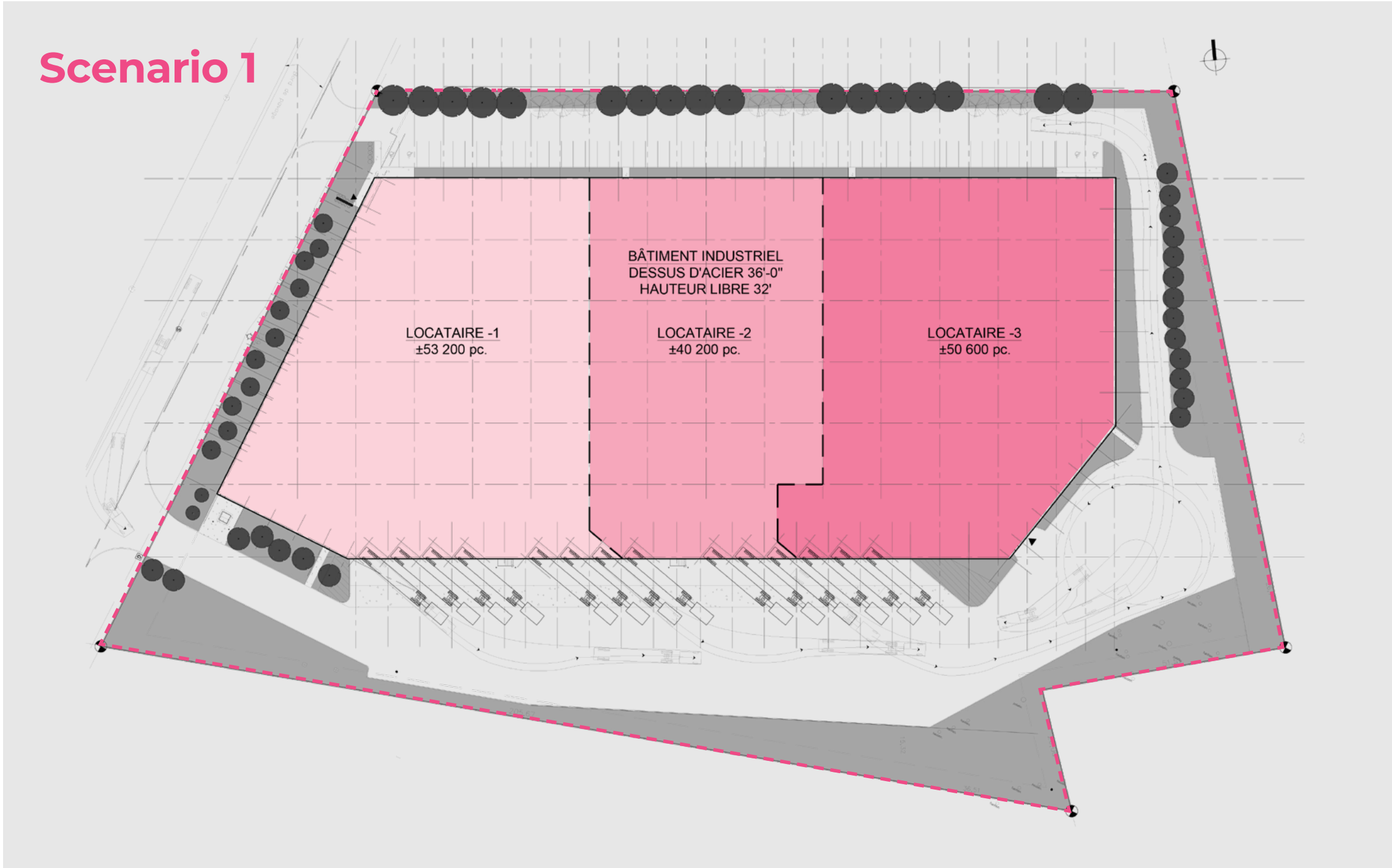


Low Taxes &
Operating Costs



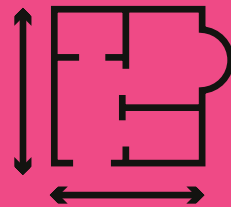
Fully Fenced &
Secured Yard

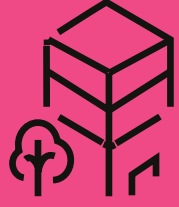
SUBDIVISION SCENARIOS



CHARACTERISTICS

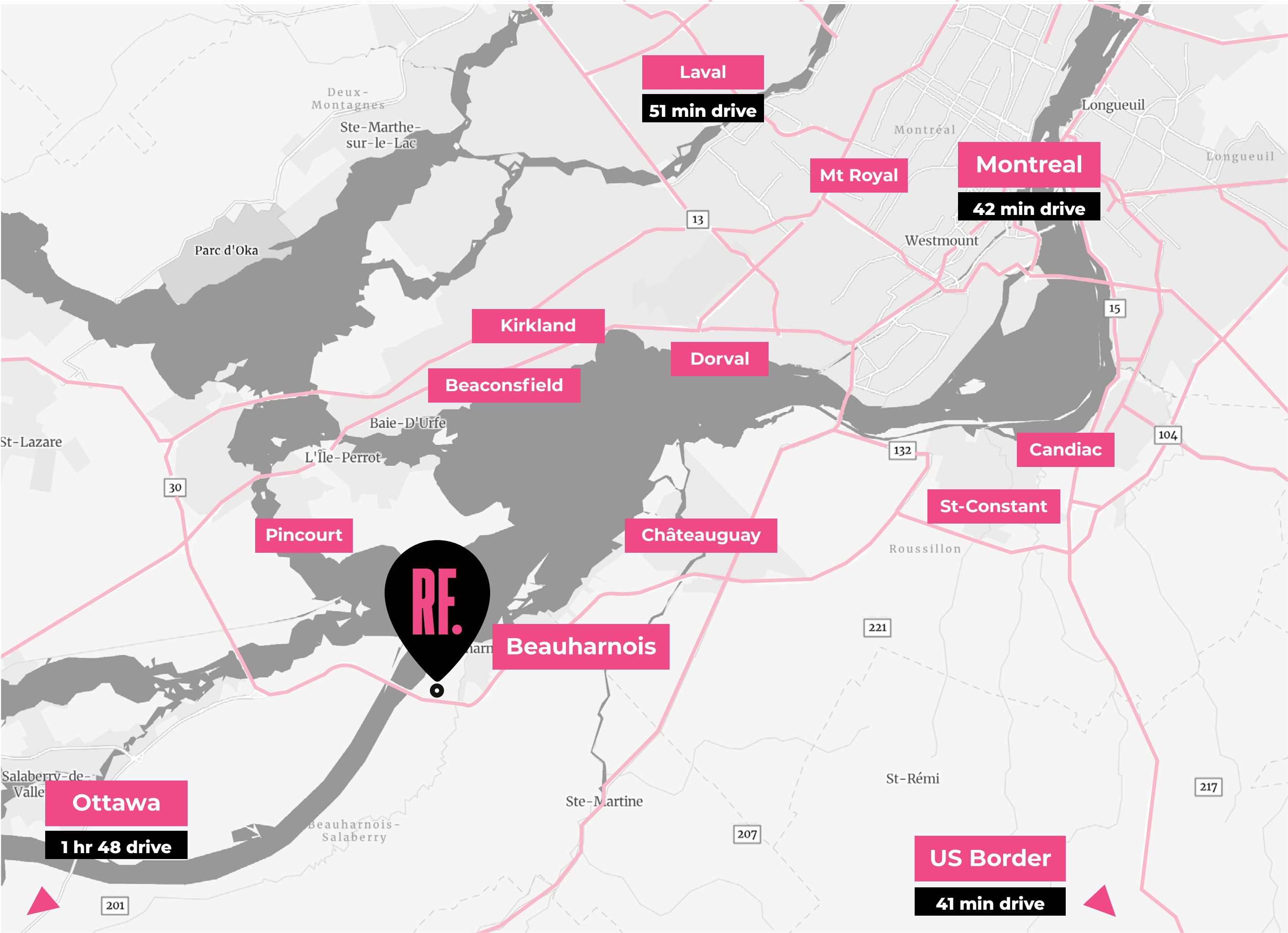

Lot Total
±297,121 SF | 27,603 M²


Total Building Size
±144,000 SF


Site Coverage
48%


Parking
58 Stalls

EXCEPTIONAL INDUSTRIAL LOCATION



Establish your business at a prominent location, The Beauharnois Industrial Park, readily connects you to major business hubs and major ports of entry via multiple transportation uses. Take advantage of the immediate access to Highway 30 and Highway 236 and the strategic location being in the heart of the Quebec-Ontario-United States trade corridors.

DEMOGRAPHICS BEAUHARNOIS

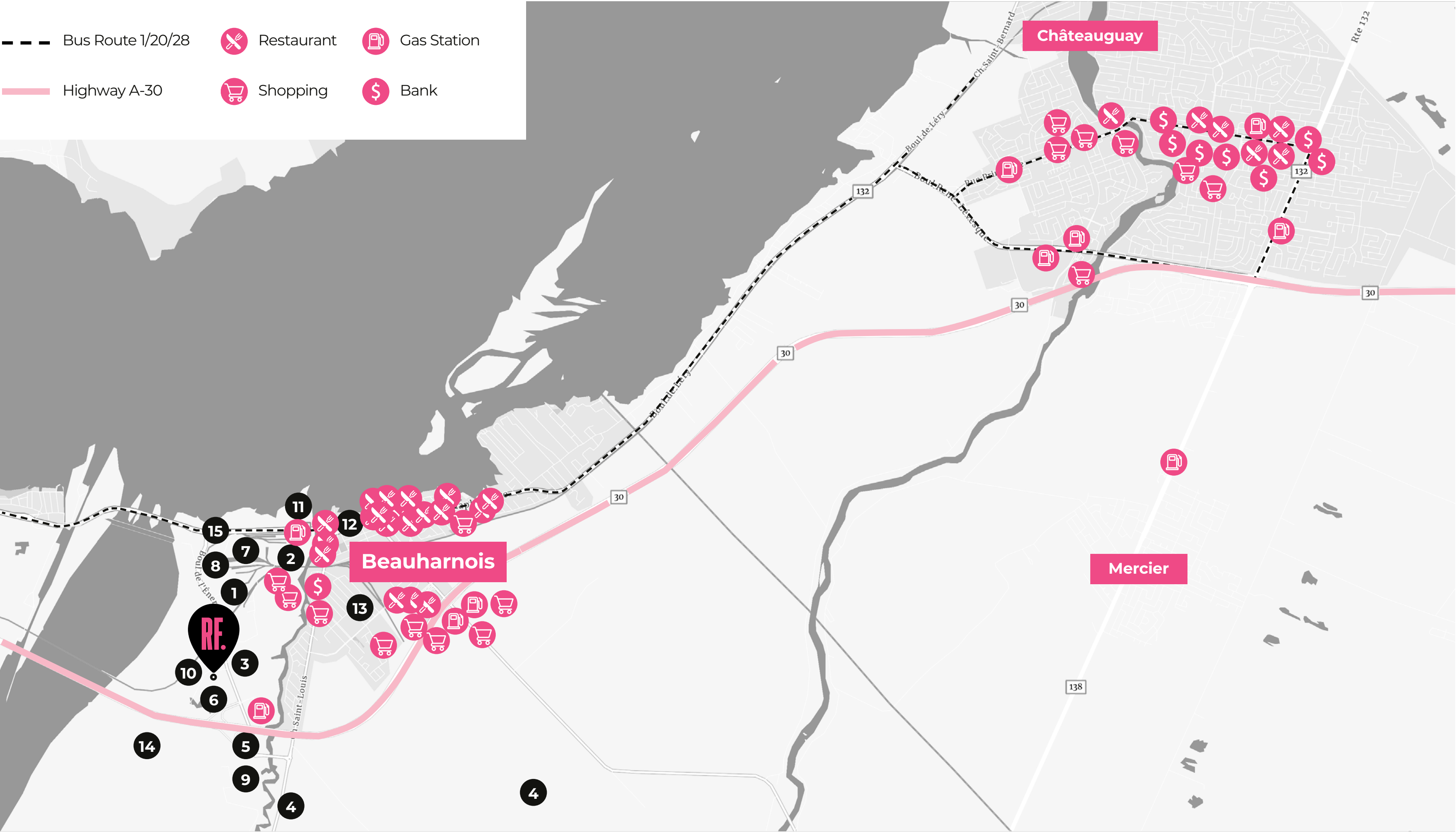
Total Population	14,936
Total Households	6,744
Median Household Income	CA\$76,299
Main Industrial Sector	Construction

Source: Colliers Hydra, Data as of 2022.

DRIVING TIMES

Border Ontario-Quebec	42 min	58 km
Technoparc Montreal	40 min	53 km
FedEx Terminal	40 min	50 km
Montreal International Airport	35 min	39 km
Canada Post Distribution Centre	35 min	40 km
Cadillac Fairview Shopping Centre	35 min	44 km
UPS Distribution Centre	35 min	27 km
Port Of Valleyfield	24 min	22.5 km

ESTABLISHED BUSINESS & INDUSTRIAL COMMUNITY



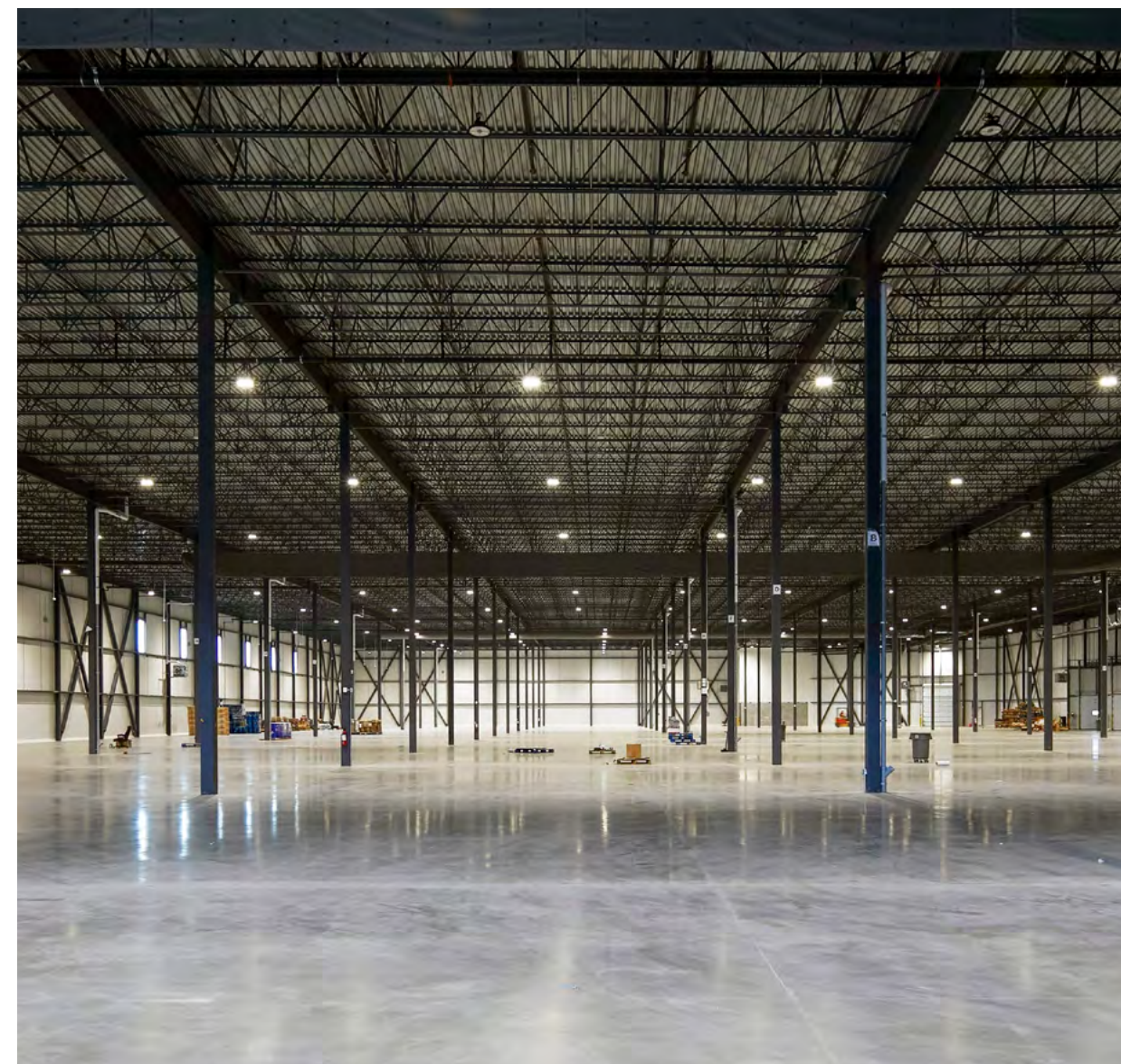
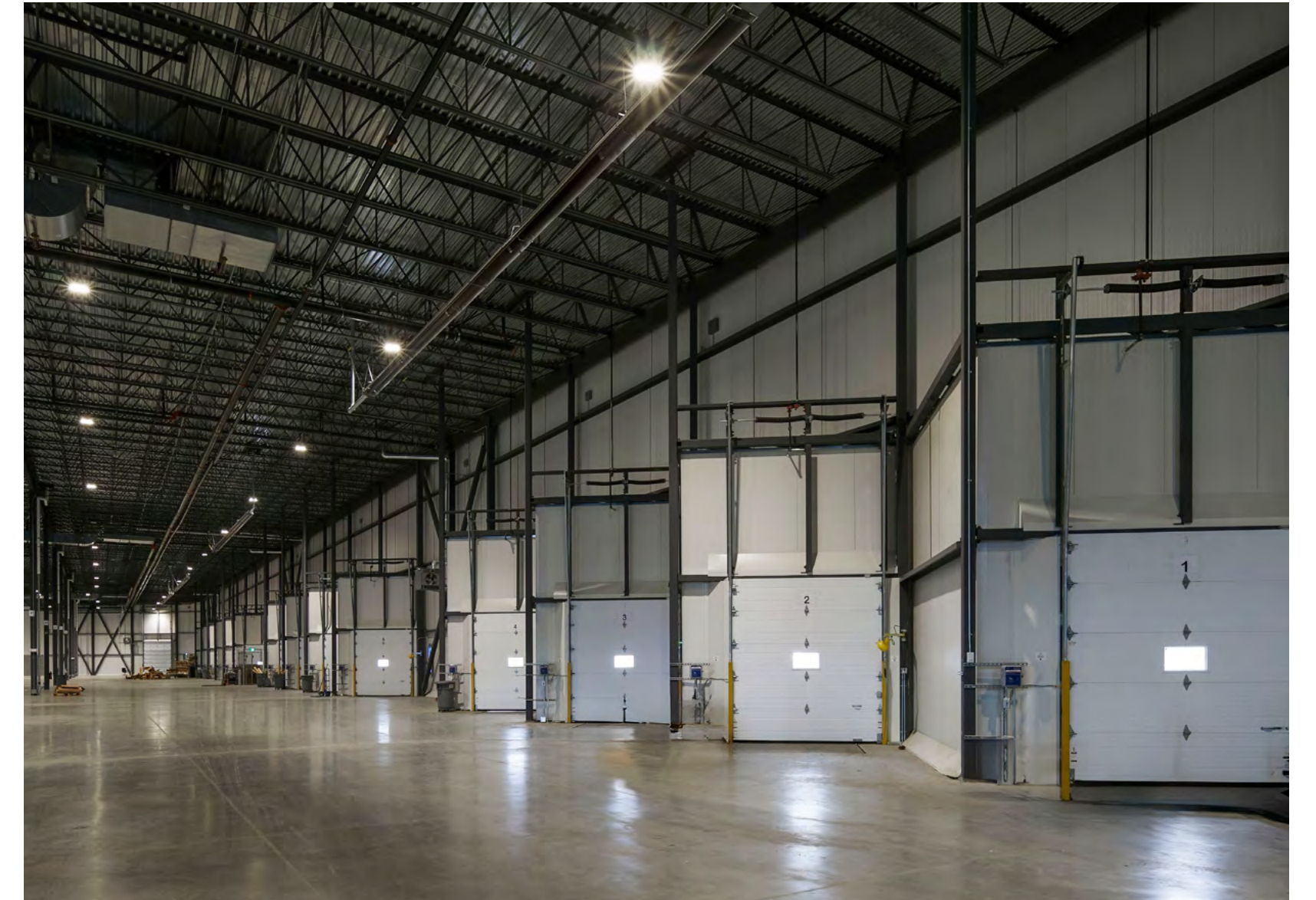
Within a 20-min drive



Top 15 Corporate Neighbours

1. Balances Leduc & Thibeault Inc.
2. Chemtrade Logistics
3. Industrie ACL
4. Transport M & M Vinet Inc
5. IKEA Distribution Services
6. Bâtiment Building
7. OVH Cloud Data Centre
8. Brenntag Canada Inc.
9. Hydro-Québec
10. Energy Express Trucking
11. CSX Transflo
12. ALB Logistique / ALB Impex
13. Environor
14. DHL Supply Chain
15. Westlake

PREVIEW YOUR NEXT SPACE



THE BEAUHARNOIS ADVANTAGE

Connected at the heart of the Quebec-Ontario-United States trade corridors via rail, sea and land.

The City of Beauharnois is focusing on its industrial expansion. Not only there is an ideal proximity to major communications infrastructure networks, but the city also offers various economic advantages.



Expansive Economy

The City of Beauharnois boasts several powerful assets: geographic positioning, a major communications infrastructure network, ideal accessibility, proximity to North American markets, a remarkable living environment, and a young, active, and growing population.

The region's strong potential for innovation and its employability pool contribute to its economic dynamism and attractiveness.

The region's high-quality environment is ideal for companies in the metallurgy, chemicals, environment and recycling, transportation and logistics, trade, tourism, telecommunications, and IT sectors.



Growing Investment Cluster

For industrial projects, the cost of financing in the City of Beauharnois is 8% lower than other major centers. To encourage the creation and support of viable businesses in the city, the City of Beauharnois launched the RTA Diversification Fund.

The RTA Fund is designed to encourage the emergence of a more diversified industrial sector in Beauharnois and the surrounding area and to create and sustain employability.

Source: City of Beauharnois website



Maritime Connections

With a 24-minute drive time, Beauharnois takes advantage of its proximity to the industrial port zone of Salaberry-de-Valleyfield.

The Port of Valleyfield is a hub for intermodal transport and a key service point for the Canadian Far North.

With an experienced stevedoring service, a large volume of high-quality raw water available for industrial use, and a total of 22,500 square meters of storage space, the Port of Valleyfield maintains a prominent position in Canadian industry.



Multimodal Connectivity

The Beauharnois Industrial Park stands out for its highly attractive geographic location.

Located at the crossroads of Highway 30 and Route 236, it is crossed by the CSX Transportation rail network. It is 15 minutes from the St. Lawrence Seaway, thanks to the Port of Valleyfield, which, with its direct access to Highway 30, facilitates the exchange and transshipment of materials transported by rail, sea, and land.

The Beauharnois Industrial Park is strategically located for companies that want to be at the heart of the Quebec-Ontario-US trade corridors.



ROSEFELLOW.

The Rosefellow. approach

Whether it is ground-up construction or transforming dated and uninspiring buildings into luxury residential and/or industrial assets, Rosefellow. strives to deliver a unique and exceptional living/working experience to its valuable users.

Their operational policies ensure that they can consistently deliver, maintain, and maximize value for their clients and partners.

At Rosefellow., the team is constantly adapting to a fast-changing world of design. They keep devising new and advanced ways of developing and managing their assets to deliver optimum value to their investors while also creating an exceptional experience for the end users.

Therefore Rosefellow. is becoming a premier real estate developer Canadians turn to first, and how they intend to remain so.

Sustainability

Sustainability has been at the heart of Rosefellow. since day one. They are continuously partnering with leading manufacturers, universities and engineers to pioneer new approaches and technologies that elevate the efficiency and value of every building and investment.

At Rosefellow. sustainability is not a means to an end, but an ongoing practice that fosters communities and cities.

THE TEAM

BUILDING SUCCESS TOGETHER



Many of the world's most innovative and successful companies choose us when they need trusted, expert advice. The foundation of our service is the strength and depth of our specialists.

As industrial market leaders, our project team understands the distribution and logistics industry inside and out. You can depend on our ability to draw on years of direct experience in the local market, long term relationships and comprehensive market insight. Whether you are a local firm or a global organization, we provide creative solutions for all your real estate needs.

ROSEFELLOW.

We're a real estate development and management agency that does things differently. With our experience, passion, and desire to improve and redefine both innovation and excellence, we bring a lot to the table for your projects.

Over the years, we've become a leader in real estate development and management by focusing on integrity, sustainability, and innovation, both in our projects and in our relationships with our clients, partners, and employees.





Leasing Inquiries

Vincent Iadeluca*

Senior Vice-President
Real Estate Broker
+1 514 764 2831
vincent.iadeluca@colliers.com

Jean-Marc Dubé

Executive Vice President
Chartered Real Estate Broker
+1 514 764 2829
marc.dube@colliers.com

Nicholas Payette

Associate Vice President
Commercial Real Estate Broker
+1 514 764 2847
nicholas.payette@colliers.com

collierscanada.com



**ROSE
FELLOW.**

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International (Québec) Inc. Real Estate Agency. *Vincent Iadeluca Real Estate Services Inc.