

# FOR LEASE

445 SAINT-JEAN-BAPTISTE  
QUÉBEC CITY, QC



STRATEGICALLY LOCATED WITH EASY ACCESS TO HIGHWAY



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# OPPORTUNITY

## PROPERTY SPECIFICATIONS



**AVAILABLE AREA**  
23,639 SF (DIVISIBLE)



**CLEAR HEIGHT**  
20'



**LOADING**  
• 1 drive-in Door  
• 7 loading Docks



**OFFICE AREA**  
9,673 SF



**TRAILER PARKING**  
AVAILABLE



**ZONING**  
• C1, C4O, I1, I3  
• Industrial & Commercial



**POWER**  
• 600 V / 200 A  
• 208 V / 100 A

## FINANCIAL DETAILS

**ASKING NET RENT**  
ON DEMAND

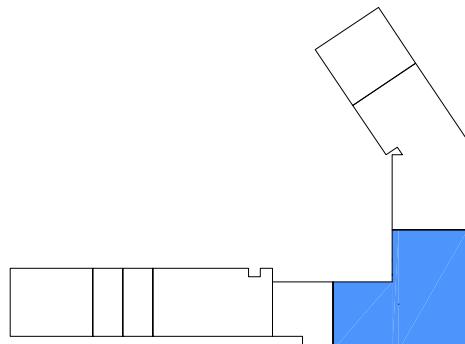
**ADDITIONAL RENT**  
\$6.77

**OCCUPANCY**  
NEGOTIABLE



# FLOOR PLAN

## 445 SAINT-JEAN-BAPTISTE

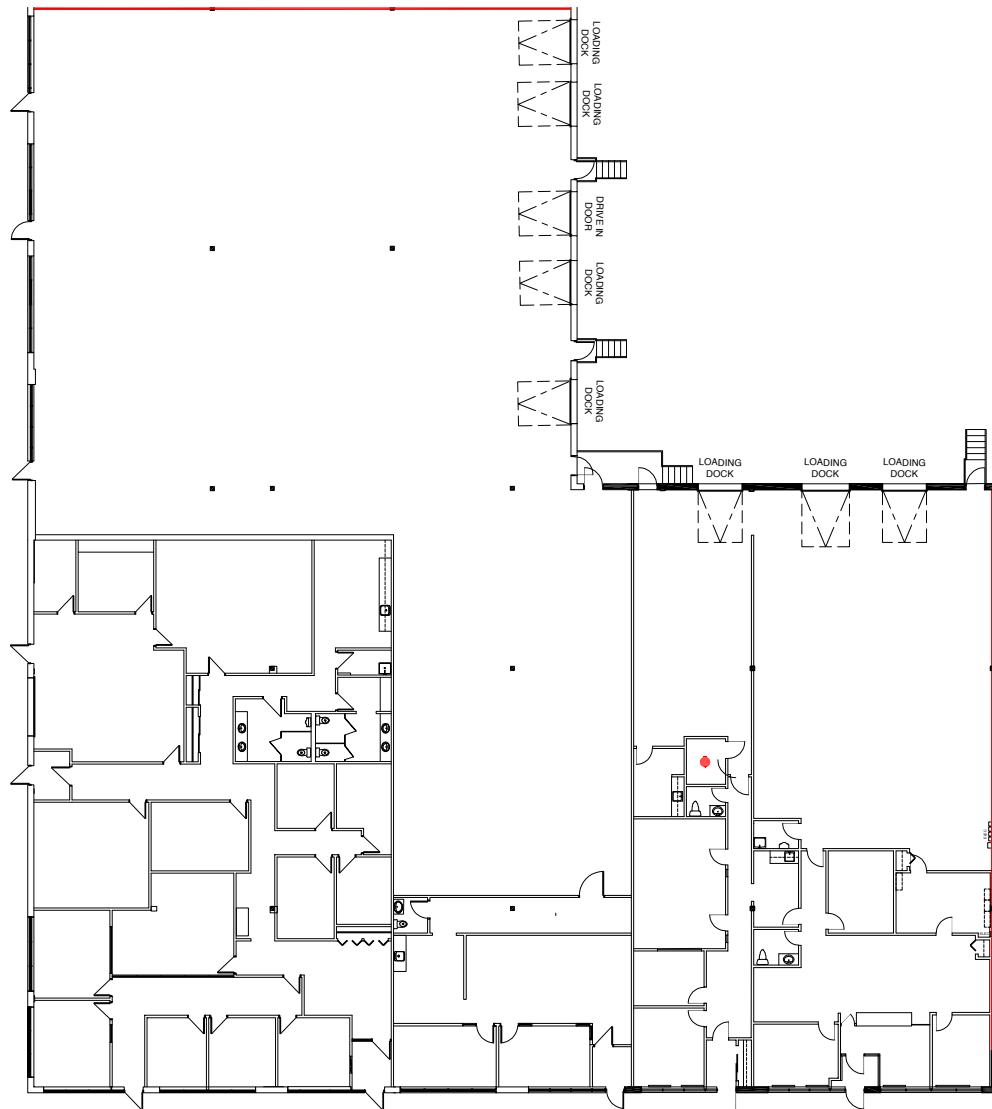


SPACE CAN BE SUBDIVIDED

WAREHOUSE  
13,966 SF

TOTAL OFFICE  
9,673 SF

TOTAL AVAILABLE AREA  
23,639 SF



# LOCATION

## Saint-Jean-Baptiste: Where Industry Meets Connectivity

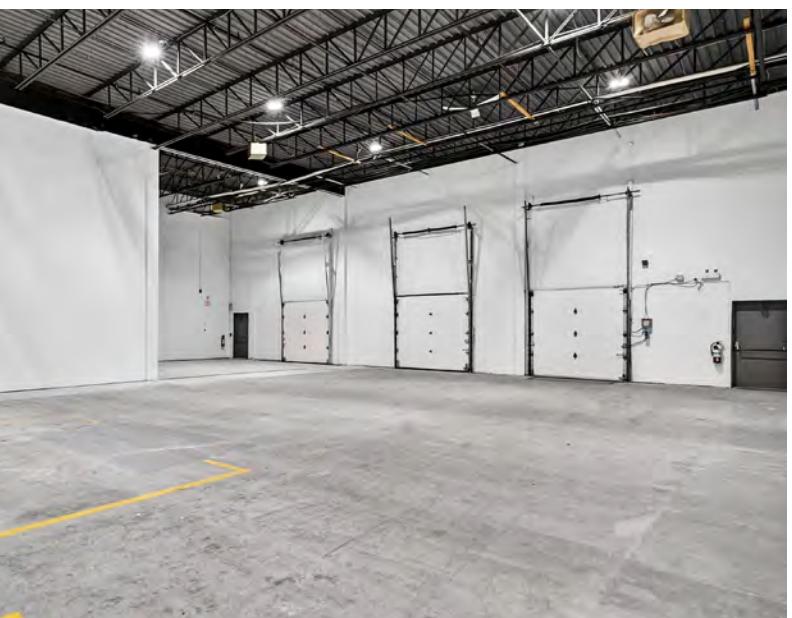
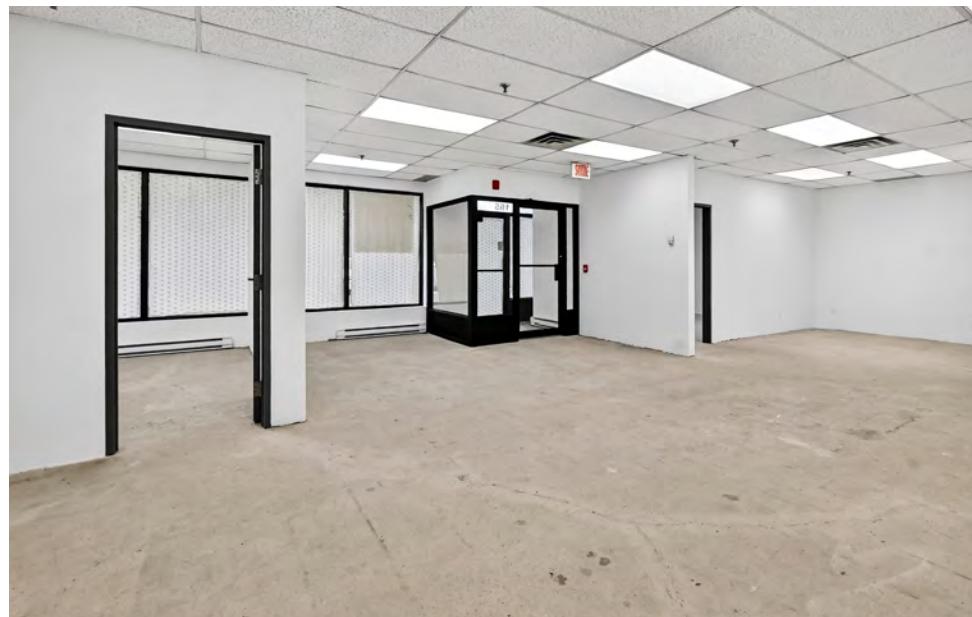
Located in the heart of the Carrefour du commerce sector and close to the Parc Technologique de Québec, the site benefits from immediate access to the strategic A-40, A-73 and Henri-IV highways, ensuring optimized travel times for transportation and distribution. Less than five minutes from the Jean-Lesage International Airport (YQB), the site is part of an established industrial hub that brings together several local services essential to operations (transportation, specialized suppliers, fuel, catering). This concentration of infrastructure and services makes it an efficient and sought-after location for logistics, manufacturing and technical activities.

## INDUSTRY SECTORS

- Warehousing & Logistics
- Light manufacturing
- Research and technology



# PHOTOS



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## CONTACT THE TEAM

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