

# FOR LEASE

445 SAINT-JEAN-BAPTISTE  
QUÉBEC CITY, QC



— STRATEGICALLY LOCATED WITH EASY ACCESS TO HIGHWAY



MATHIEU VEILLEUX\*  
+1 418 570 4925  
[mathieu.veilleux@jll.com](mailto:mathieu.veilleux@jll.com)

MIGUËL ST-PIERRE  
+1 581 996 8107  
[miguel.st-pierre@jll.com](mailto:miguel.st-pierre@jll.com)



# 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, C40, I1, I3  
• Industrial & Commercial



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

## FINANCIAL DETAILS

**ASKING NET RENT**  
ON DEMAND

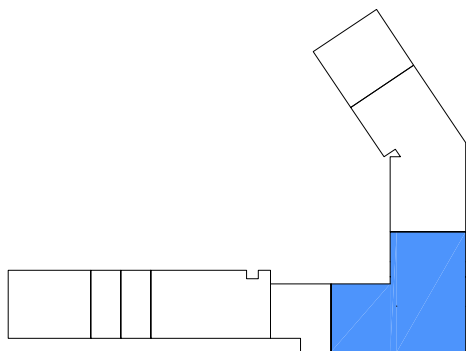
**ADDITIONAL RENT**  
\$6.77

**OCCUPANCY**  
NEGOTIABLE



# FLOOR PLAN

## 445 SAINT-JEAN-BAPTISTE



SPACE CAN BE SUBDIVIDED

### WAREHOUSE

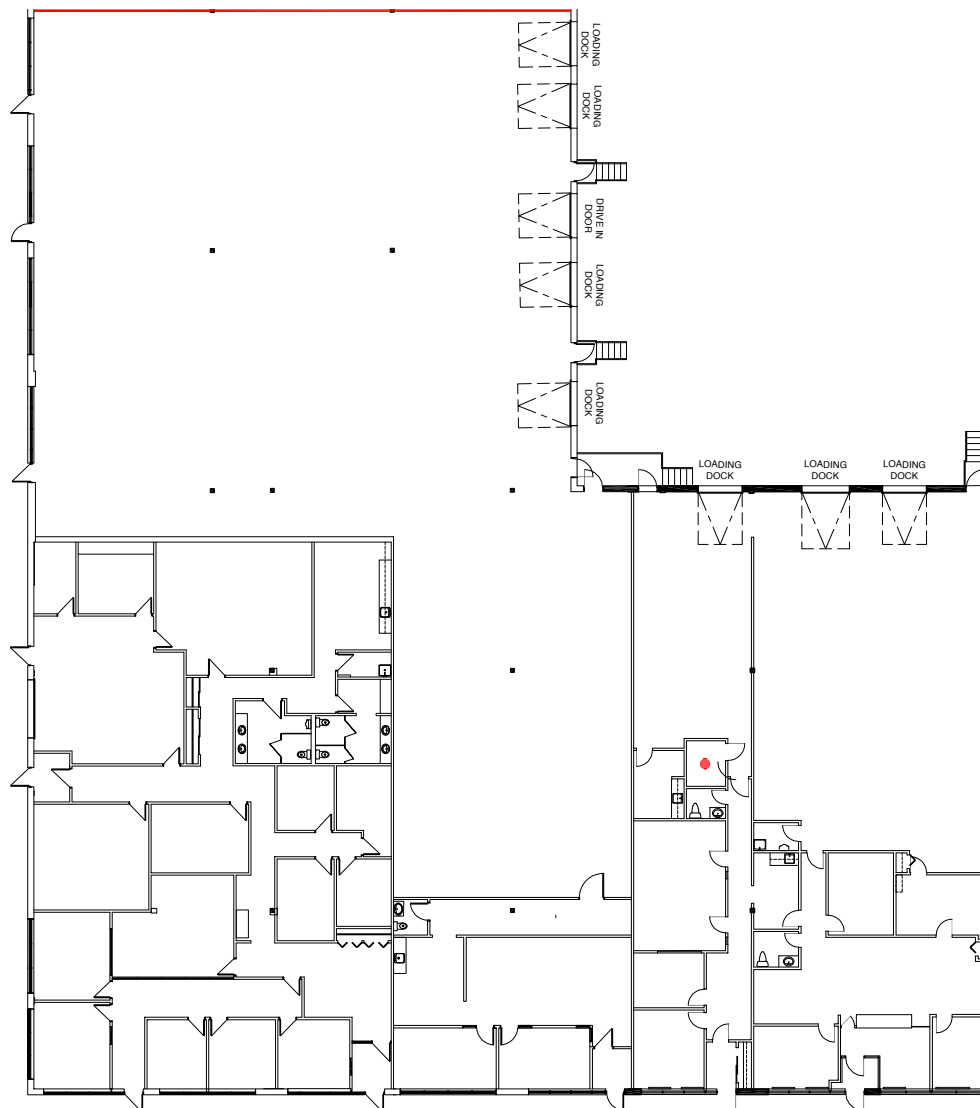
13,966 SF

### 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.

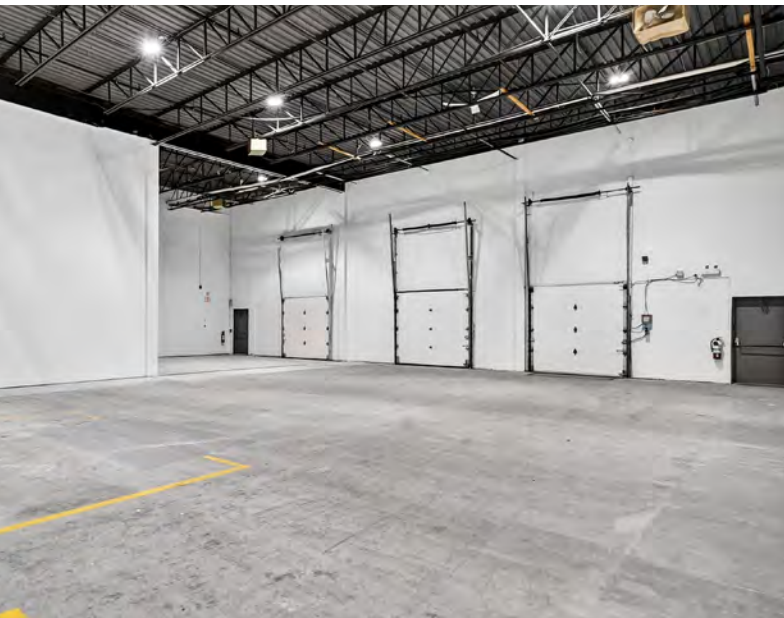
## INDUSTRY SECTORS

- ✓ Warehousing & Logistics
- ✓ Light manufacturing
- ✓ Research and technology





# PHOTOS



# FOR LEASE

445 SAINT-JEAN-BAPTISTE  
QUÉBEC CITY, QC

## CONTACT THE TEAM

### **MATHIEU VEILLEUX\***

*Senior Vice-President*

Chartered Real Estate Broker

+1 418 570 4925

[mathieu.veilleux@jll.com](mailto:mathieu.veilleux@jll.com)

### **MIGUËL ST-PIERRE**

*Senior Associate, Brokerage*

Commercial Real Estate Broker

+1 581 996 8107

[miguel.st-pierre@jll.com](mailto:miguel.st-pierre@jll.com)

\*Real Estate Broker acting with the business corporation Mathieu Veilleux Inc.

### **JLL QUÉBEC**

2452 Laurier Boulevard, Québec, Québec, G1V 2L1

Jones Lang LaSalle Real Estate Services, Inc., Real Estate Agency



Jones Lang LaSalle Real Estate Services, Inc. (Real Estate Agency). This publication is the sole property of Jones Lang LaSalle and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication. Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party. Copyright © Jones Lang LaSalle IP, Inc. 2026