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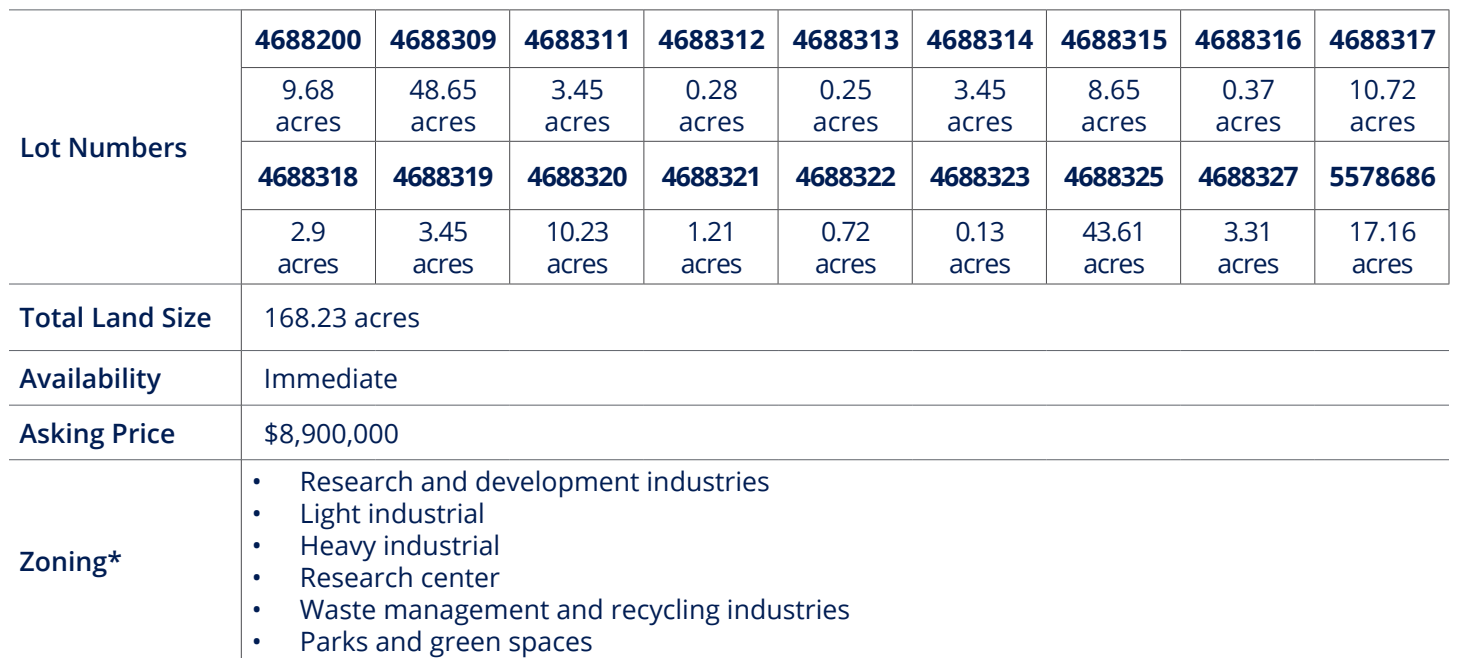
4008-4010 Saint-André Road, Jonquière

±168-Acre Land For Sale

A strategic redevelopment opportunity in Saguenay

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Location Overview

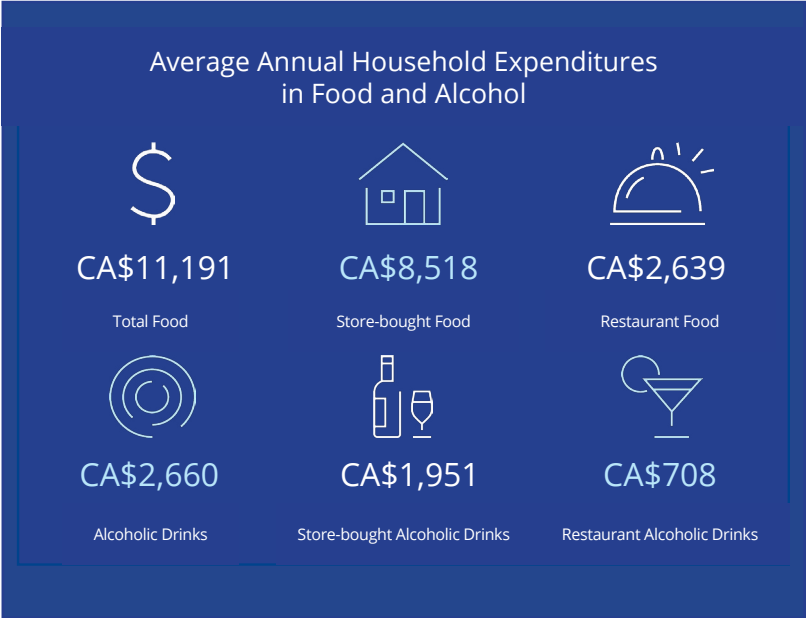
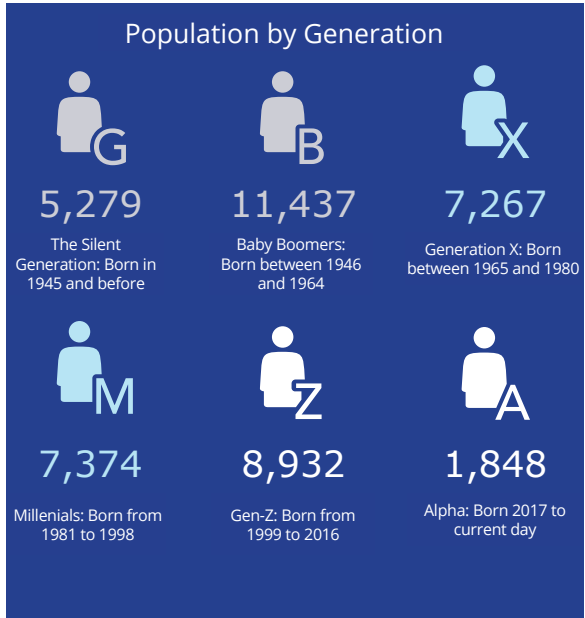
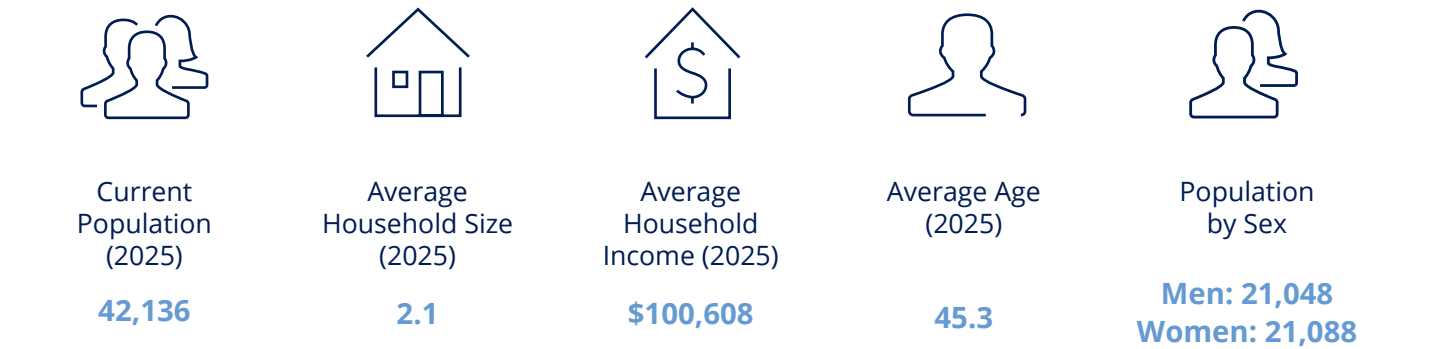
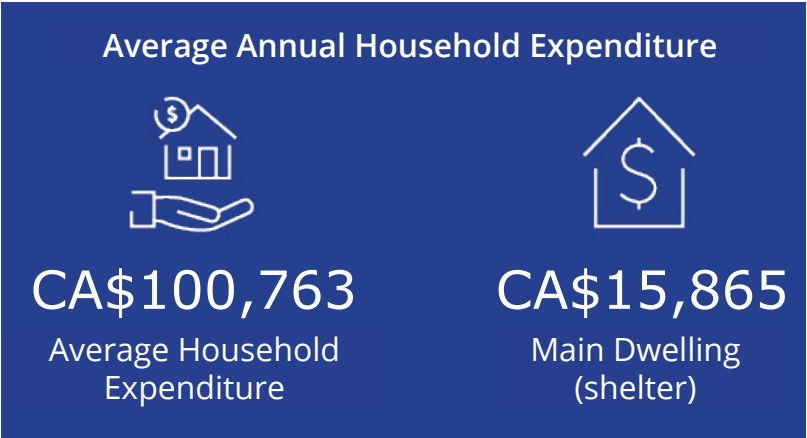
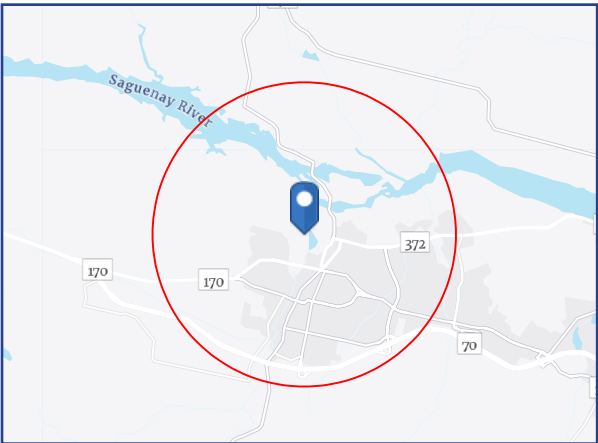
Located in the borough of Jonquière, the site at 4008-4010 Saint-André Road enjoys a strategic location in the heart of a region renowned for its quality of life, economic vitality, and vast natural resources. Saguenay, a northern metropolis, ranks among the most advantageous places in the country to establish or develop a business, thanks to its comprehensive infrastructure—deep-water ports accessible year-round, CN rail network, regional airport, and direct connection via Highway 175 to Quebec City and the rest of the North American network.

The region also stands out for its skilled workforce, which is trained at its university, research centers, and higher education institutions and is particularly active in the aluminum, forestry, agri-food, and research and development sectors. In the immediate vicinity of the site, businesses benefit from a safe environment, affordable and green hydroelectric power, and a dynamic regional market supported by a large consumer base.

Surrounded by an exceptional natural environment—including the Saguenay Fjord and several national parks—and a vibrant cultural life, the Saint-André sector offers a strategic and attractive setting for any large-scale development project.



Market Data and Demographics



Appendix - Zoning Grid

1- CLASSES D'USAGES PERMISES		# Dispositions	Code d'usages																			
Industries de recherche et de développement.		496	I1																			
Industries légères.				I2																		
Industries lourdes.					I3																	
Industries des déchets et des matières recyclables.						I5																

Centre de recherche.								S6														
2- USAGE SPÉCIFIQUEMENT AUTORISÉ		# Dispositions																				
Chemin de fer (sauf train touristique, aiguillage et cour de triage)			4111					*														
Aiguillage et cour de triage de chemins de fer			4112					*														
Entretien et équipement de chemins de fer			4116					*														
3-USAGE SPÉCIFIQUEMENT EXCLU																						
4- STRUCTURE DU BÂTIMENT PRINCIPAL																						
Détachée (isolée)				*	*	*	*	*	*													
5- NORMES DE LOTISSEMENT																						
5-1- TERRAIN																						
Largeur (mètre)	min.		35	35				35														
Profondeur (mètre)	min.		30	60	75			30														
Superficie (mètre carré)	min.		1050	2100				1050														

Details

1. Permitted Uses Classes

- **I1:** Research and development industries
- **I2:** Light industrial
- **I3:** Heavy industrial
- **I5:** Waste management and recycling industries
- **S6:** Research center

2. Specifically Permitted Uses

- Railway (except tourist trains, switches, and marshalling yards)
- Railway switch and marshalling yard
- Maintenance and railway equipment

3. Particular Provisions

- Related to large-scale industrial activities
- Protective measures along the banks of a watercourse (chapter 14 of the zoning regulations)
- Zone possibly affected by:
 - Landslide hazards
 - Flood zone
- Located within the urban perimeter



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