

Industrial | For Sale

3590



Rue de l'Énergie
Jonquière (QC)

Building

± 45,138 sq. ft.

Land

± 356,783 sq. ft.



Juan Perez

T +1 514 906 0279

C +1 514 515 7030

juan.perez@cbre.com

Robert James

T +1 514 906 0278

C +1 514 773 0408

robert.james@cbre.com

CBRE



The Property



Discover this versatile **± 45,138 sq. ft.** industrial property, strategically located in the industrial sector of **Jonquière**, at the intersection of rue Cantin. Built in 1976 and expanded in 2004, this facility is designed to meet the needs of manufacturing, distribution, or logistics companies.

Situated on a large **± 356,783 sq. ft.** lot, the site offers excellent potential for future expansion, storage , or

parking. It also includes a **secondary ± 6,137 sq. ft. building** and a **± 2,394 sq. ft. basement** (not included in the total building area).

With proximity to major roadways, the property provides quick access to regional infrastructure while being located in a dynamic industrial environment.

Property Details










	Building area : ± 45,138 sq. ft.		Drive-in doors 4		Clear height ± 18' - 19'
	Office area : ± 5,200 sq. ft.		Loading docks 2		Near major roadways A70, R170, R372
	Warehouse area : ± 39,938 sq. ft.		Lot number 5 996 645		Parking Ample

Photo Gallery

For Sale | Industrial Property
3590, rue de l'Énergie | Jonquière, (Québec)



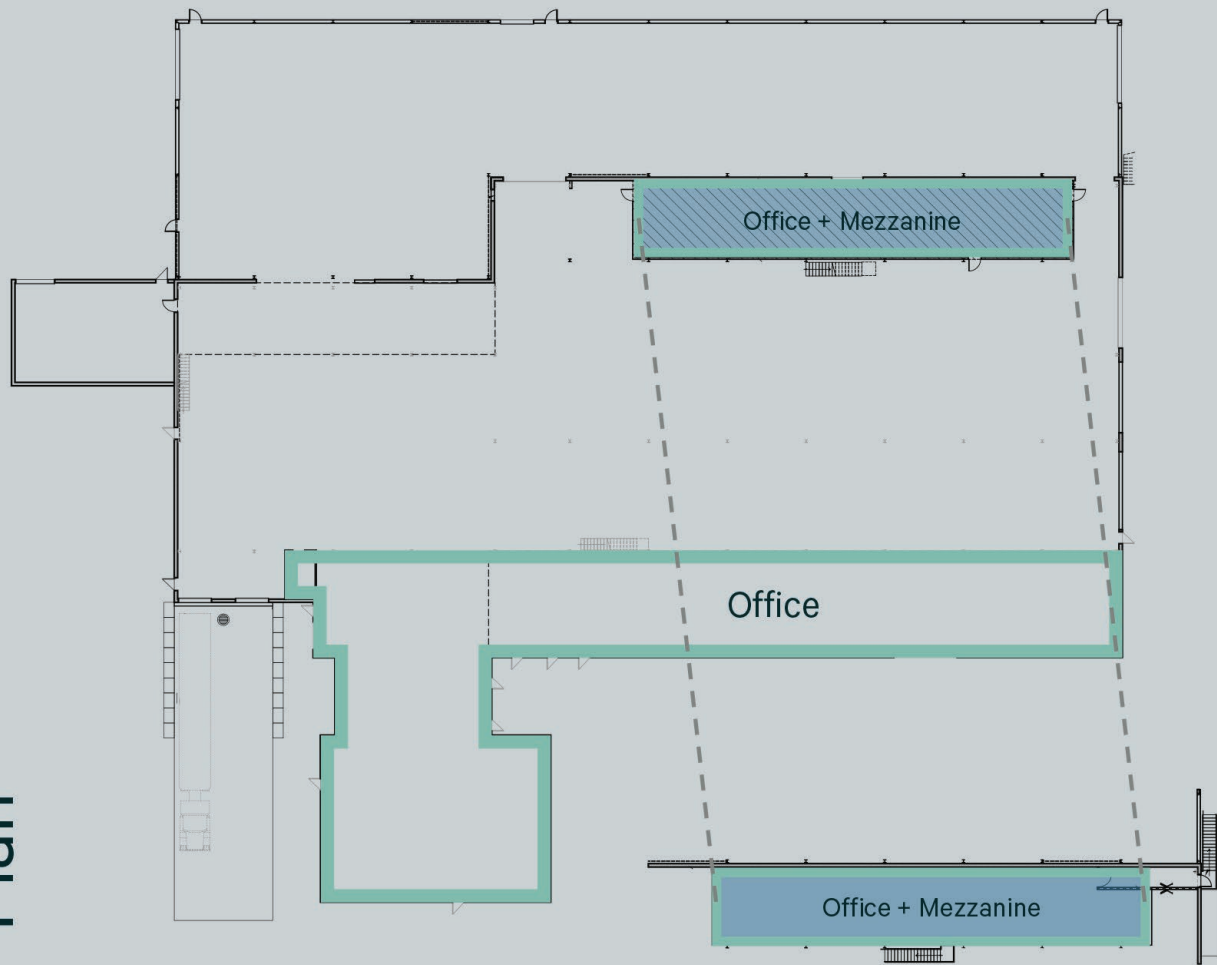
- + Zoning: Industrial Zone 70280
- + Municipal Taxes (2025) \$ 53,719.53
- + School Tax (2025) \$ 1,073.48
- + Year Built: 1976 (expanded in 2004)
- + Expansion Potential
- + Asking Price: Please contact us



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Floor
Plan



Highlights

- + Building Area: ± 45,138 sq. ft.
- + Warehouse: ± 39,938 sq. ft.
- + Office (Ground + Mezzanine): ± 5,200 sq. ft.

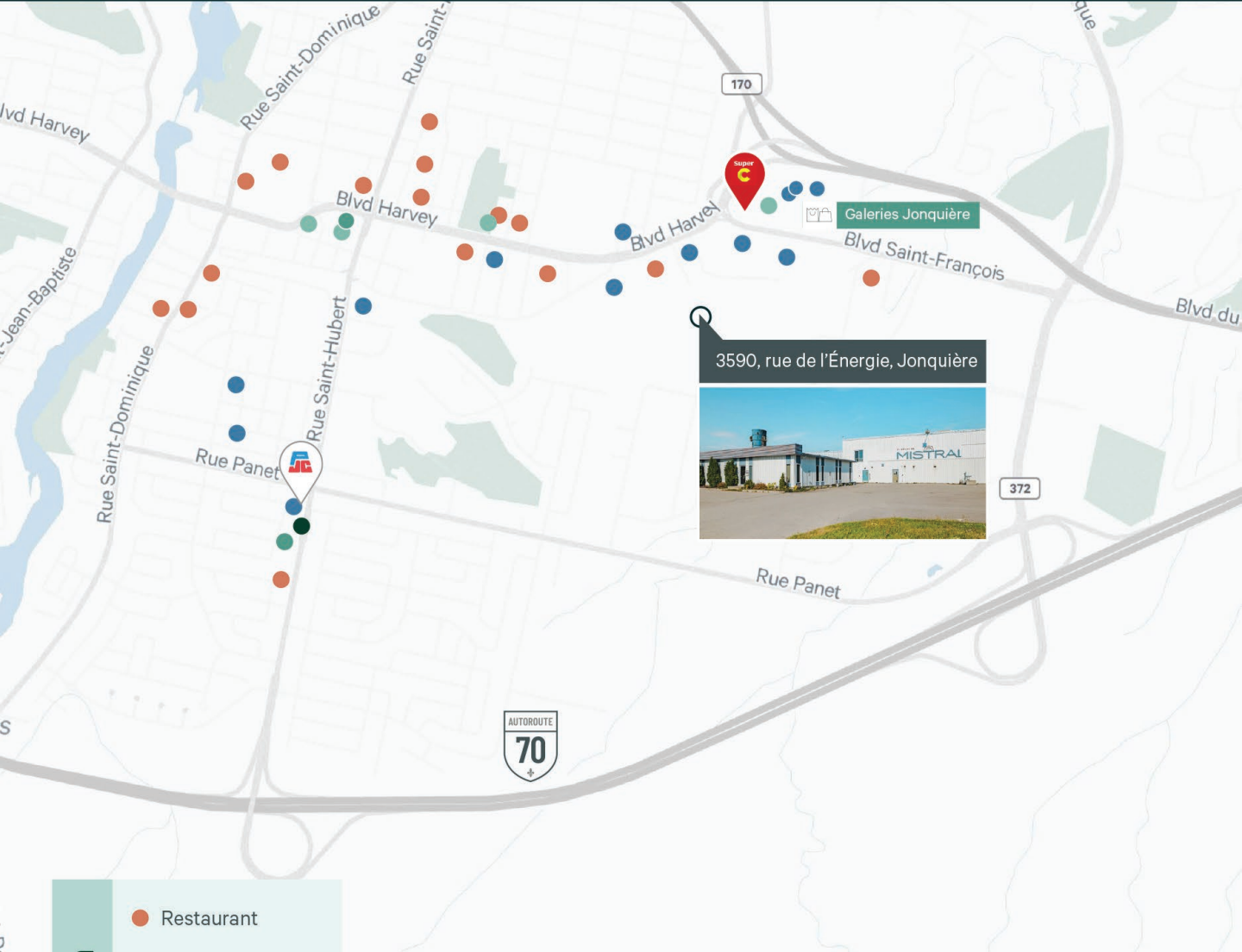
Land of
±356,783 sq. ft.

VS-R-2012-3 | Zone 70280

C4B	C4E	C4F
Rental, retail, and repair of heavy vehicles	Specialized trade workshops	Construction or building contractor without sales activities of goods or products
I1	I2	I3
Research and development industries	Light industries	Heavy industries
P1A	S6	
Park, playgrounds, and natural spaces	Research Center	

Zoning





3590, rue de l'Énergie, Jonquière



Location

- Restaurant
- Bank
- Pharmacy
- Shopping mall
- Supermarket



Strategic location and ease of access to major highways as well as public transportation.



Total population 62,269 \$



Average age 45-Year-old



Average Household income 106 807 \$



Train 3 min by foot



Autobus 3 min by foot



Autoroute 2 min by car

*Source: Sitewise: 2025 Demographic Snapshot.

CBRE Limited, Real Estate Agency
1250 René-Lévesque Blvd. W., Suite 2800
Montréal, Québec H3B 4W8

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Contact Us For more Information



Juan Perez
 Vice President
 Real Estate Broker
 T +1 514 906 0279
 C +1 514 515 7030
 juan.perez@cbre.com



Robert James
 Vice President
 Real Estate Broker
 T +1 514 906 0278
 C +1 514 773 0408
 robert.james@cbre.com