

savills

BROCCOLINI

FOR LEASE AND SALE

1075 boulevard Gérard-Cadieux
Salaberry-de-Valleyfield, Qc

**320,734 SF NEW INDUSTRIAL BUILDING
READY FOR OCCUPANCY**



Property Highlights

- Sub-divisible to ± 100,000 SF
- Industrial development in the heart of Valleyfield's growing industrial park
- Net Carbon Zero Ready
- Offices built to suit
- Access to large labour pool

Property Details

Total building area	320,734 sq. ft.
Land area	624,647 sq. ft.
Lot numbers	6 563 187
Clear height	32'
Year built	2023
Shipping doors	44 truck-level
Zoning	Industrial
Column Span	37.5' X 40'
Electricity	2000 Amps 600 Volts
Occupancy	Immediately

Financial Details

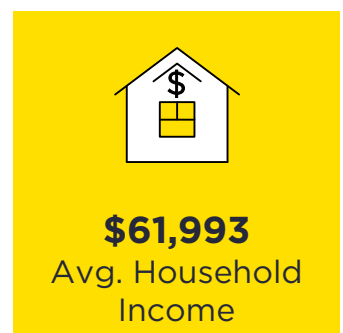
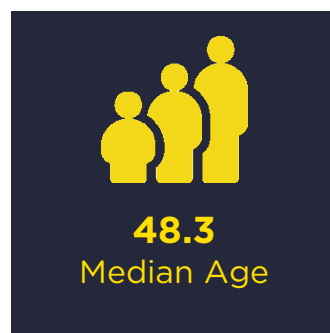
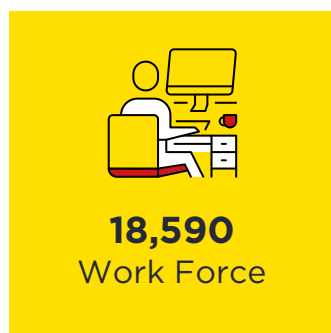
SALE PRICE & LEASING RATES CONTACT BROKERS

Additional rent* \$2.48 / SF

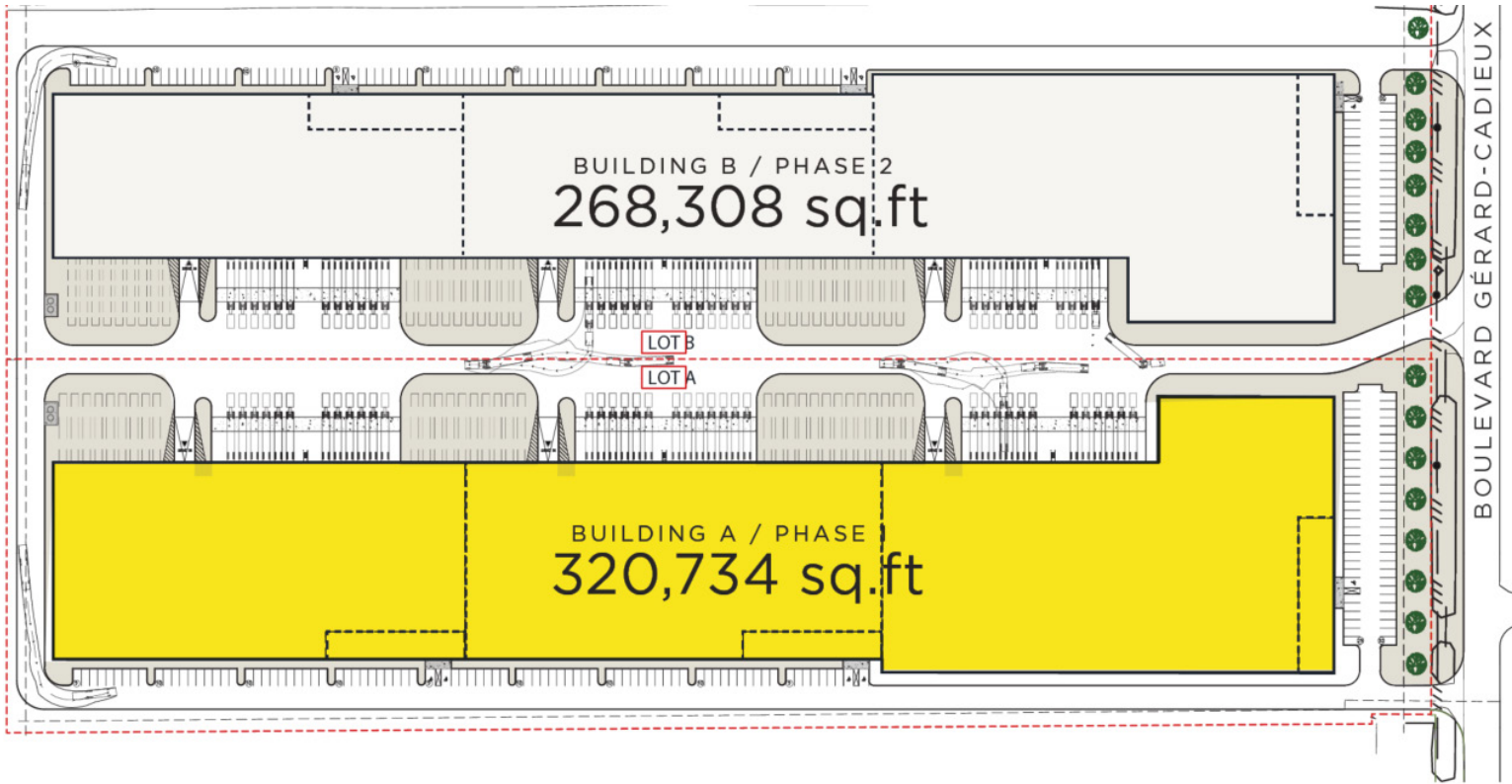
*Note that the taxes will be adjusted to reflect the value of any additional leasehold improvements to be constructed within the building.



Demographics



Floor Plan



Nearby Amenities

- Proximity to Highways 30 & 132
- Pierre-Elliott Trudeau Airport: 40 Mins
- Downtown Montreal: 55 Mins
- Ontario Border: 30 Mins
- Port of Valleyfield: 3 Mins
- CSX International Rail Terminal: 2 Mins



- 9 Banks
- 4 Grocery Stores
- 4 Hotels
- 3 Restaurants/ Cafés
- 2 Gas stations



MONTREAL

SOUTH SHORE

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