



**FOR SALE OR LEASE**

# Highly Functional Building in Boucherville's Thriving Industrial Sector.

1375 Newton Street | Boucherville, QC

Jean-Marc **Dubé**  
Executive Vice President  
Chartered Real Estate Broker  
+1 514 764 2829  
marc.dube@colliers.com

Vincent **Iadeluca**  
Executive Vice President  
Real Estate Broker  
+1 514 764 2831  
vincent.iadeluca@colliers.com

Shawn **Machado**  
Senior Associate  
Real Estate Broker  
+1 514 294 8494  
shawn.machado@colliers.com



## INTRODUCING 1375 NEWTON STREET

1375 Newton Street is an exceptional industrial sale or lease opportunity offering up to 208,027 square feet in the Greater Montreal Area's South Shore, specifically within the Boucherville Edison Industrial Park.

Strategically situated between key South Shore arteries, this property maximizes transportational efficiency as well as connections to Ontario and the United States.



Building Area  
208,027 SF



Land Area  
528,350 SF



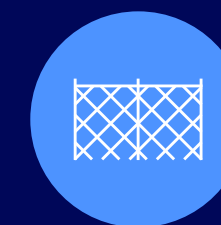
Easy Access to  
Highways  
20 and 30



Low Taxes  
and Operating  
Costs



Optimal  
Dock Door  
Ratio



Fenced  
Yard



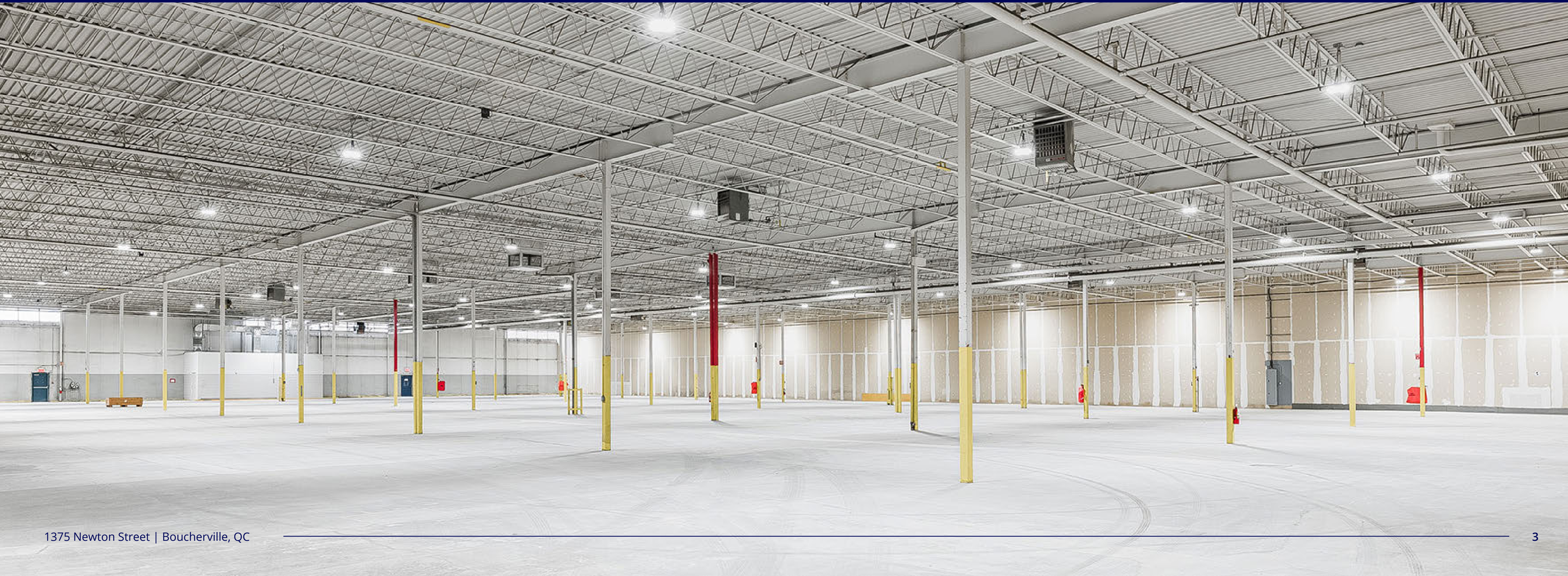
Air  
Conditioning  
in Warehouse

**SPACE TO GROW  
YOUR BUSINESS**

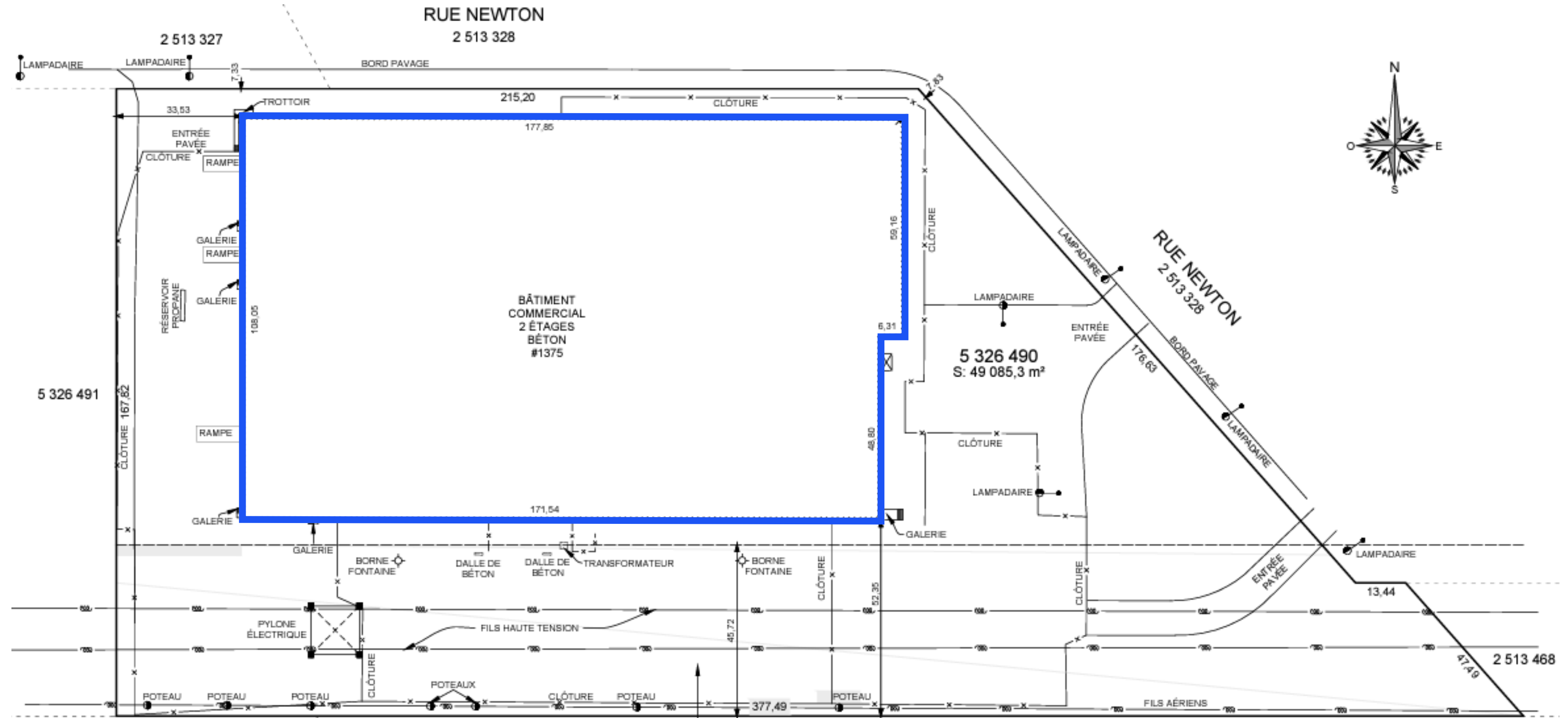
<b>Lot Number</b>	1 704 598
<b>Land Area</b>	528,350 SF
<b>Total Building Area</b>	208,027 SF
<b>Zoning</b>	I-1205 (Industrial, distribution)
<b>Year Built</b>	1975
<b>Electrical</b>	1,200 A / 600 V

<b>Columns Spacing</b>	32' x 40'
<b>Clear Height</b>	22'
<b>Drive-in Doors</b>	3 DI
<b>Truck-level Door</b>	29 TL
<b>Sprinklers</b>	Yes (Includes a section with EFSR)
<b>Lighting</b>	T5 and LED (Energy saving, motion sensors)

<b>Heating</b>	Gas, HVAC
<b>Air Conditioning</b>	Yes (Some sections of warehouse)
<b>Asking Rate</b>	Contact the listing broker
<b>Availability</b>	Contact the listing broker

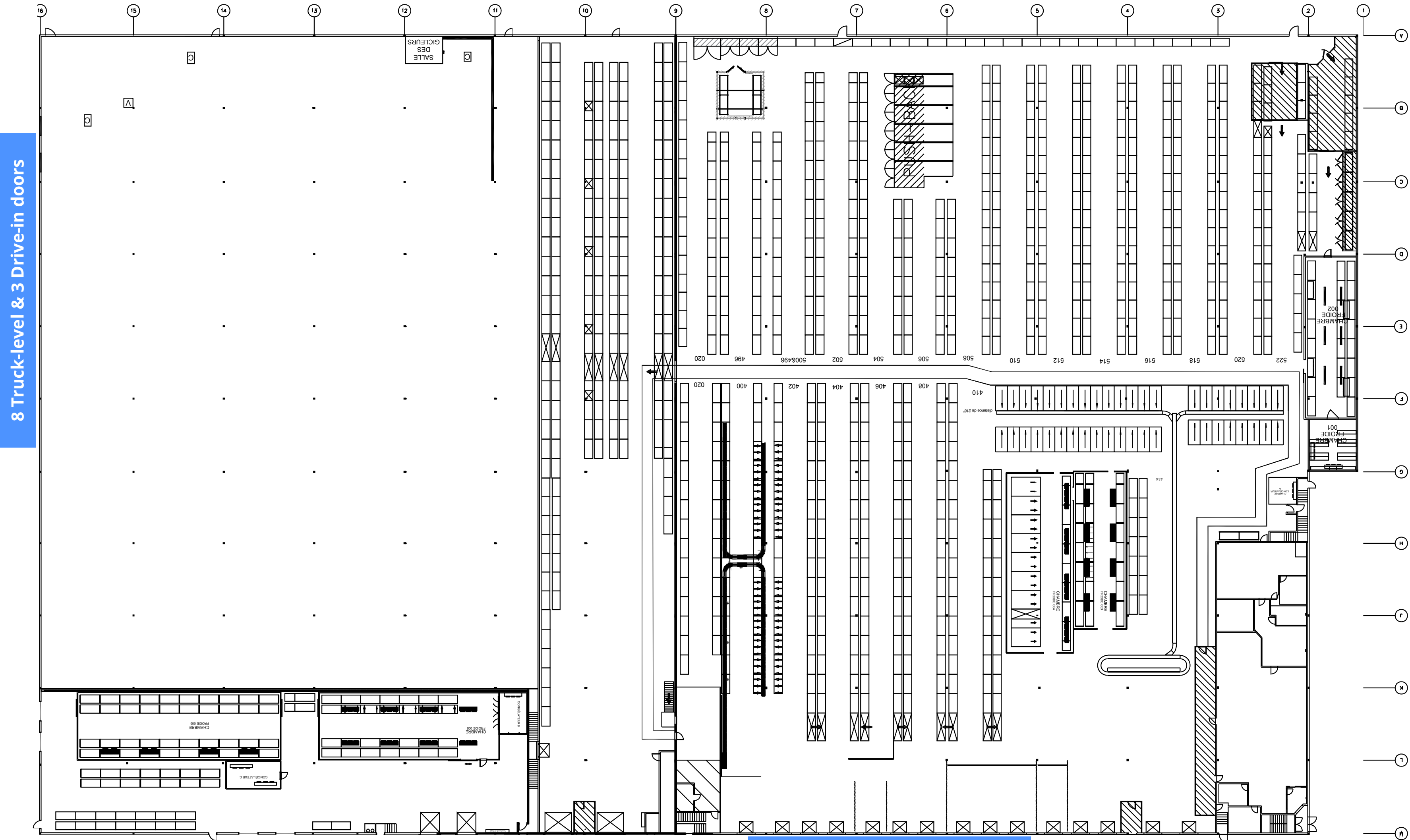


# CERTIFICATE OF LOCATION



Total building area:  
**208,027 SF**

# FLOOR PLAN

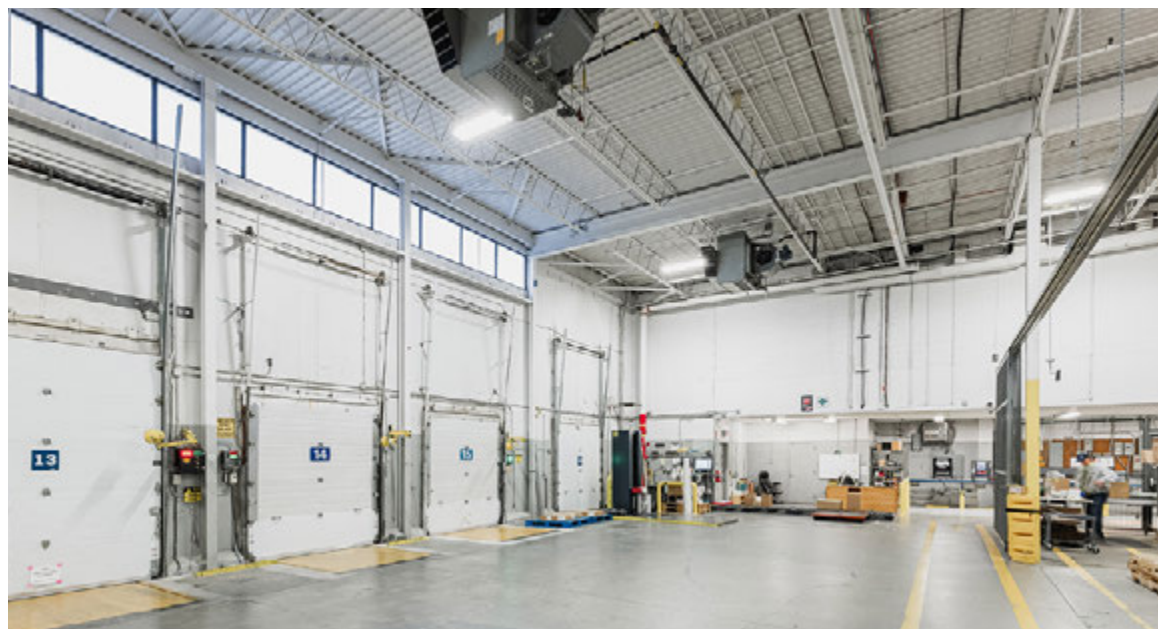


8 Truck-level & 3 Drive-in doors

21 Truck-level doors

Total building area:  
**208,027 SF**

# EXPLORE YOUR NEW INDUSTRIAL SPACE



## Key Logistic Destinations:

### Highway Network

Highway 20	2.5KM   03 min
Highway 30	8.6KM   10 min
Highway 132	6.5KM   10 min

### Public Transportation

Route 132	6.5KM   10 min
Route 116	13.7KM   12 min

### Cities

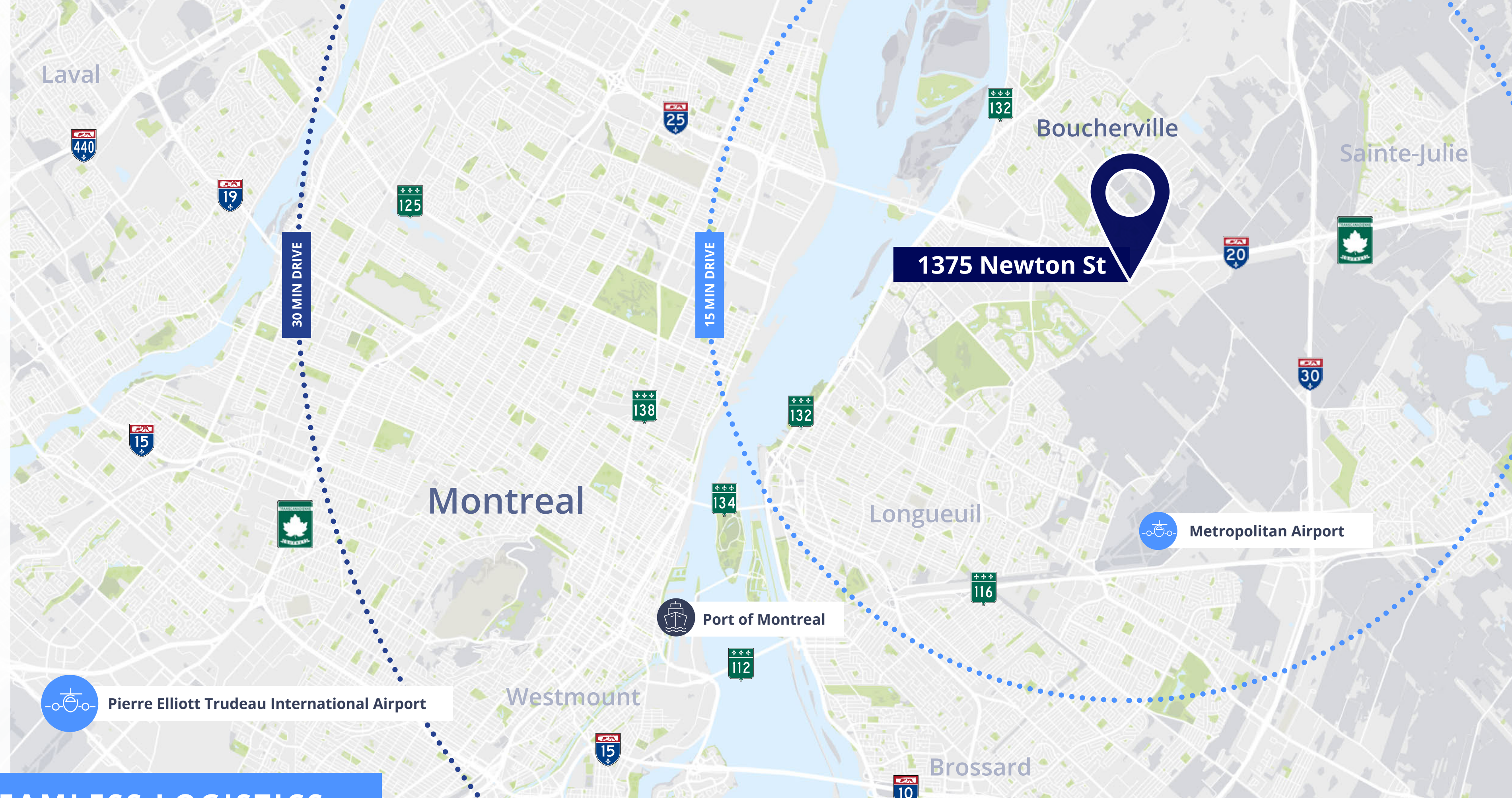
Longueuil	9.4KM   14 min
Downtown Montreal	34.9KM   30 min

### Airports

Metropolitan	6.5KM   10 min
Pierre Elliott Trudeau	44.2KM   39 min

### Other

Port of Montreal	20.8KM   31 min
US Border (Champlain, NY)	78.3KM   55 min



## STRATEGIC LOCATION FOR SEAMLESS LOGISTICS

Located in the heart of Boucherville's thriving industrial sector, offering excellent connectivity to major transportation routes.

### Excellent Access

Direct access to Autoroutes 20, 30, Port of Montreal, streamlining distribution and import / export operations.

### Skilled Workforce

Close to a large labor pool and public transit, ensuring efficient staffing and employee mobility.

### Key Markets & Suppliers

Just 30 min from downtown Montreal, near key suppliers and markets, minimizing supply chain delays.

# A WELL-ESTABLISHED INDUSTRIAL AREA



**STRUCTUBE**

**Gordon**  
FOOD SERVICE

**OLYMEL**

**point S**

**GUILBAULT**  
Transport • Logistics • Engineering

**Sobeys**

**CANAM**

**RONA**

**Provigo**



**Liftow**

**1375 Newton St**

**SN**

**LSU**



## BOUCHERVILLE DEMOGRAPHICS



15 MIN  
DRIVE

400,000  
Population



260,000  
Workforce  
Labor Force  
Articipation Rate~65%



30 MIN  
DRIVE

2.5 million  
Population



1.6 million  
Workforce  
Labor Force  
Articipation Rate~65%

## KEY INDUSTRIAL SECTORS



Agri-food



Logistics and  
Distribution



Transportation



Life Science

## OPPORTUNITY IN GREATER MONTREAL'S INDUSTRIAL MARKET

### Market Overview

The Greater Montreal industrial market is showing signs of stability after a period of adjustment. Vacancy and availability rates have leveled off, while rental rate declines have slowed, suggesting a market in transition.

### What This Means for Your Business

#### Strategic Location

Boucherville remains a key industrial hub, with seamless access to Highways 20, 30, and 132, the Port of Montreal, and the U.S. border.

#### Owner-Occupier Opportunities

With availability rates stabilizing, businesses looking to purchase property can benefit from greater market certainty, making it an ideal time to secure high-quality industrial spaces at favorable terms for long-term ownership.

#### Optimized Costs

With rental rates stabilizing, now is an opportune time for businesses to lock in favorable leasing terms in a prime industrial sector.

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