

FOR SALE

# 500

MONSEIGNEUR-DUBOIS BOULEVARD

SAINT-JÉRÔME (QUÉBEC)



- Highly Functional Industrial User/Investment Opportunity
- ±202K SF long bay industrial property



## EXECUTIVE SUMMARY

JLL's Québec Capital Markets Team and JLL's Industrial Service Group are pleased to offer for sale the 100% freehold ownership sale of 500 Monseigneur-Dubois Boulevard, Saint-Jérôme (the "Property"). This 202,000 SF Property offers the opportunity for an incoming owner-user or investor to benefit from a well-maintained industrial facility ideal for manufacturing operations, data-center, or various warehousing requirements.

The Property is strategically located in Saint-Jérôme, set within a prominent commercial and residential node. The Property offers users access to a vast array of amenities, such as the Carrefour du Nord, the largest retail center in the area with over 100 tenants including grocers, lifestyle stores, and various services.

The Property has exceptional access and visibility from Highway 15, a major arterial road in the GMA. In addition, the Property benefits from access to a wide labor pool to meet future tenant demand. It will be ready for occupancy as of January 2025.



### ADDRESS

500 Monseigneur-Dubois Boulevard,  
Saint-Jérôme (Québec)



### GLA (SF)

± 202,000



### CLEAR HEIGHT

16-22'



### SHIPPING

6 loading docks  
1 drive-in door



### OFFICE-WAREHOUSE RATIO

3% (6,800 SF on two floors)



### ZONING

I-2226 (Commercial & Industrial)



### PARKING

±88 exterior stalls



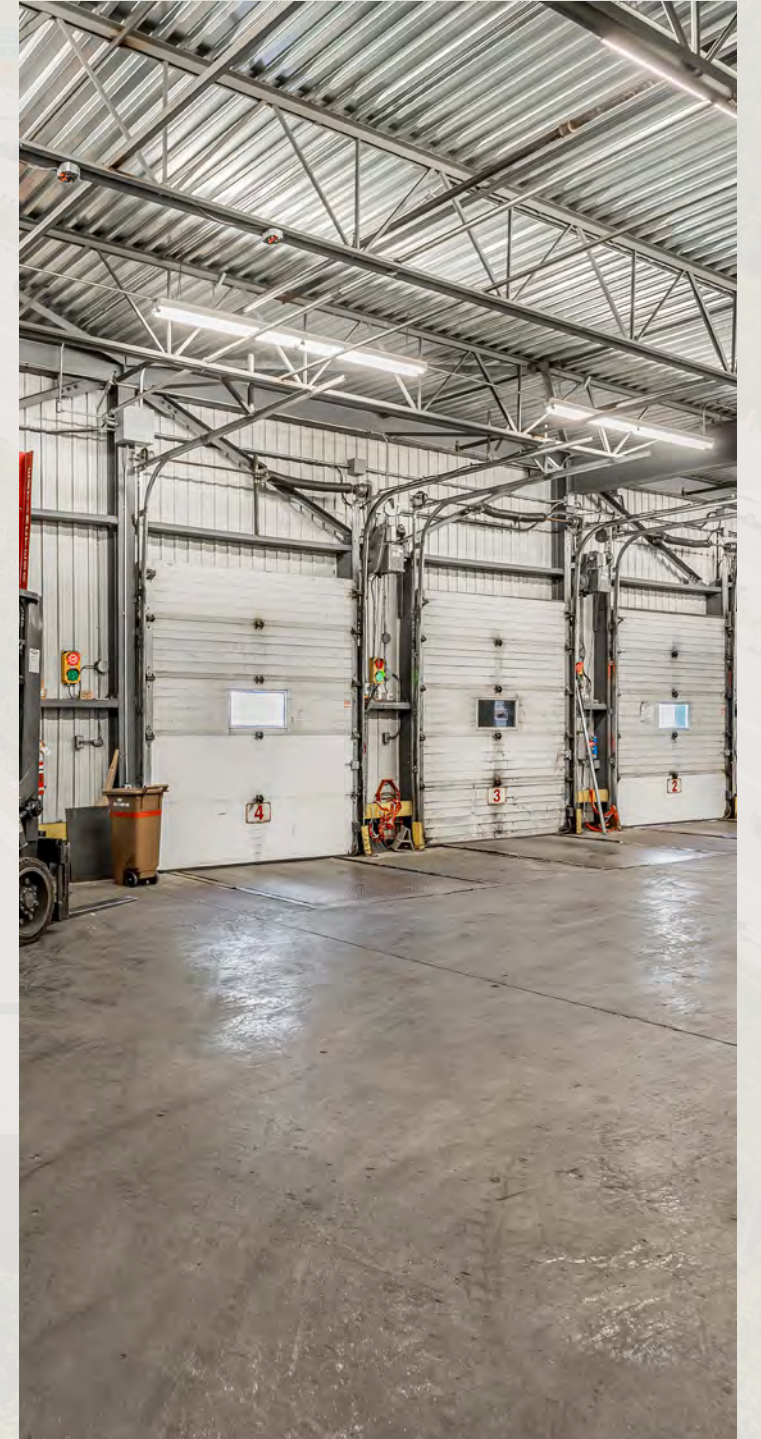
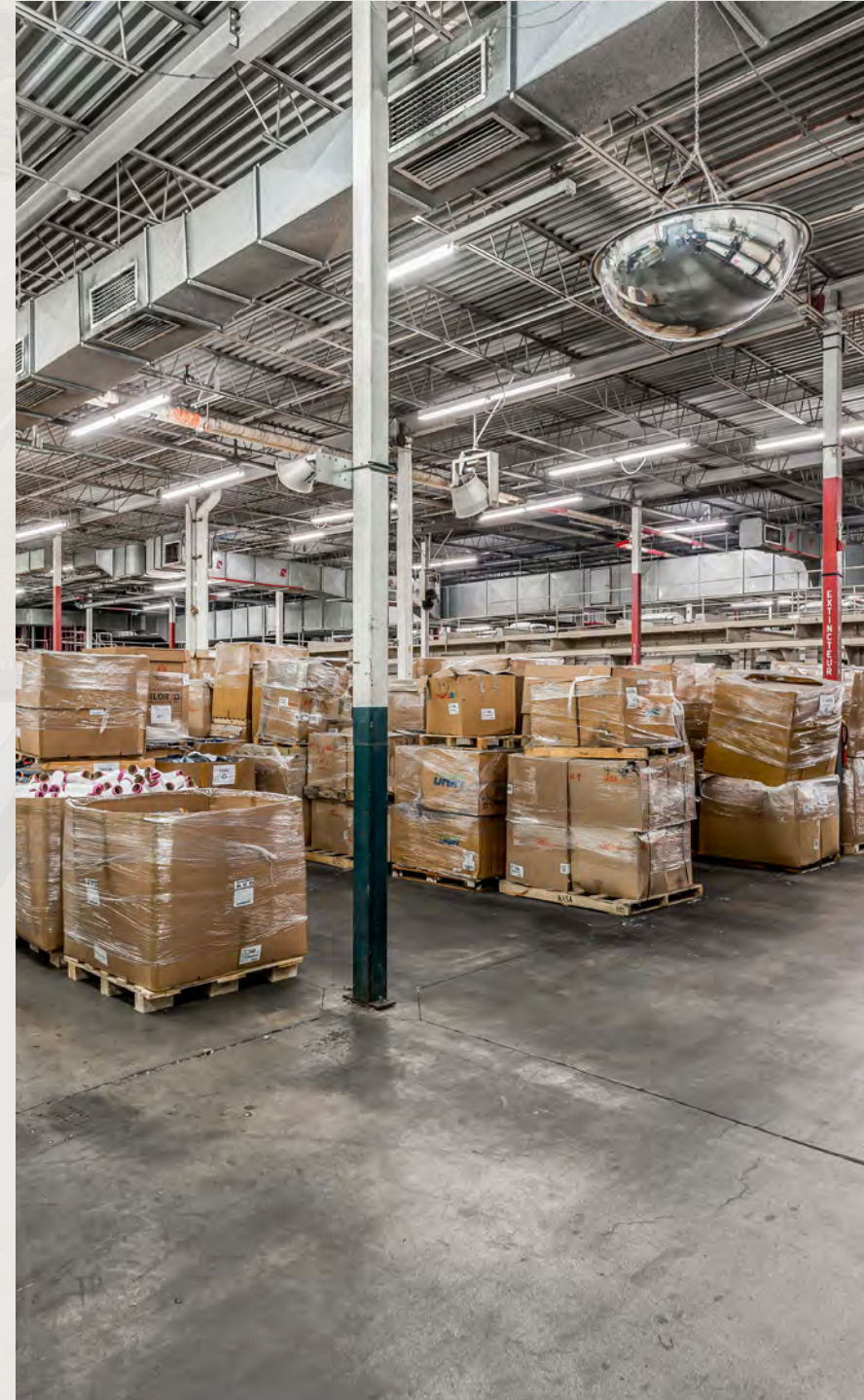
### POWER

8000 amps



# INVESTMENT HIGHLIGHTS

-  EFFICIENT MANUFACTURING FACILITY
-  EXCEPTIONAL HIGHWAY ACCESS & VISIBILITY
-  STRATEGIC INDUSTRIAL LOCATION
-  BELOW REPLACEMENT COSTS
-  TOP PERFORMING INDUSTRIAL MARKET
-  FLEXIBLE ZONING
-  EXCEPTIONAL ELECTRICAL POWER SUPPLY (8000 AMPS)



## LOCATION OVERVIEW

Saint-Jérôme is situated in the Laurentian Mountains region, approximately 45 kilometers north of Downtown Montreal. With its proximity and easy access to major highways, it serves as an economic gateway between the Laurentians and the GMA. Saint-Jérôme provides easy access to the vast GMA network via Highway 15 and Route 117. This allows for convenient commuting to Laval, Montreal, and the rest of the eastern board.

The area boasts economic diversity such as manufacturing, healthcare, retail, and education having headquarters or major operating facilities. In addition, it boasts a range of amenities such as shopping centers, restaurants, parks, and recreational facilities. Another major benefit of the municipality is its vibrant cultural and historical scene, and access to several outdoor enjoyments and natural wonders such as lakes, mountains, and hiking trails.

The city has a population of close to 84,000 people and has a growing population which is expected to increase by 1.65% over the next 4 years. This will significantly increase the labour pool, which is ideal for the continued growth of Saint-Jérôme's economic plan.

Saint-Jérôme has seen steady growth in recent years due to ongoing development projects and infrastructure improvements further contributing to the city's tenant and investor appeal. The area's natural beauty, recreational amenities, and cultural attractions provide additional incentive for businesses and their employees to thrive.

Overall, Saint-Jérôme offers an urban environment blended with an outdoor living lifestyle, making it an attractive location for both residents and businesses alike.





500

MONSEIGNEUR-DUBOIS BOULEVARD

We can support you with expert advice that reflects your business needs and priorities

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