

Prime Industrial Building located in Varennes

For Sale or For Lease

2900, CH. DE LA BARONNIE, VARENNES, QC

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Location Overview

2900 ch. de la Baronnie, Varennes, QC

Located at 2900 Baronnie Street in Varennes, this industrial property benefits from a strategic location within a new industrial sector. Just minutes from Highway 30 and Route 132, it offers excellent access to Greater Montréal and the South Shore. The area continues to grow, supported by a strong local economy and ongoing infrastructure investments. An ideal opportunity for companies seeking a well-connected, growth-ready environment.



Key Highlights




Close proximity
to **highways 30 & 132**




15 minutes away
from **Montreal**

Property Overview


Total Area	± 246,286 SF
Warehouse Area	± 239,161 SF
Office Area	± 7,125 SF
Land Area	± 712,334 SF
Clear Height	32'
Shipping	21 TL 3 DI
Column Span	26'6" x 32'
Electrical Entry	600 A / 600 V 3 phases
Sprinklers	ESFR
Trailer Parking	± 85
Year Built	2022
Zoning	Zone I - 312 Light Industrial Heavy Industrial




Asking Price
Contact the brokers



Asking Rent
Contact the brokers



OPEX 2025
\$3.39 PSF



Availability
90 days

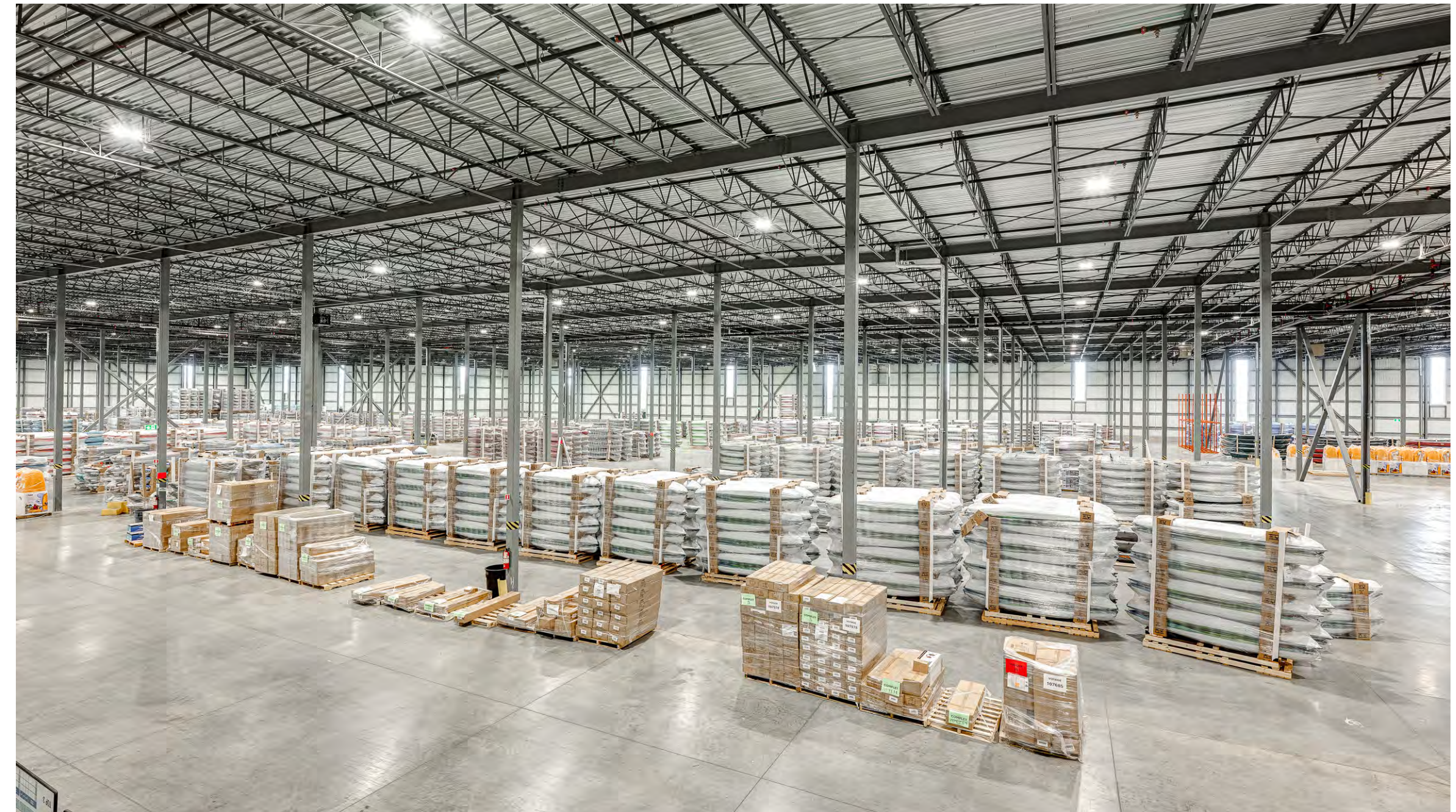
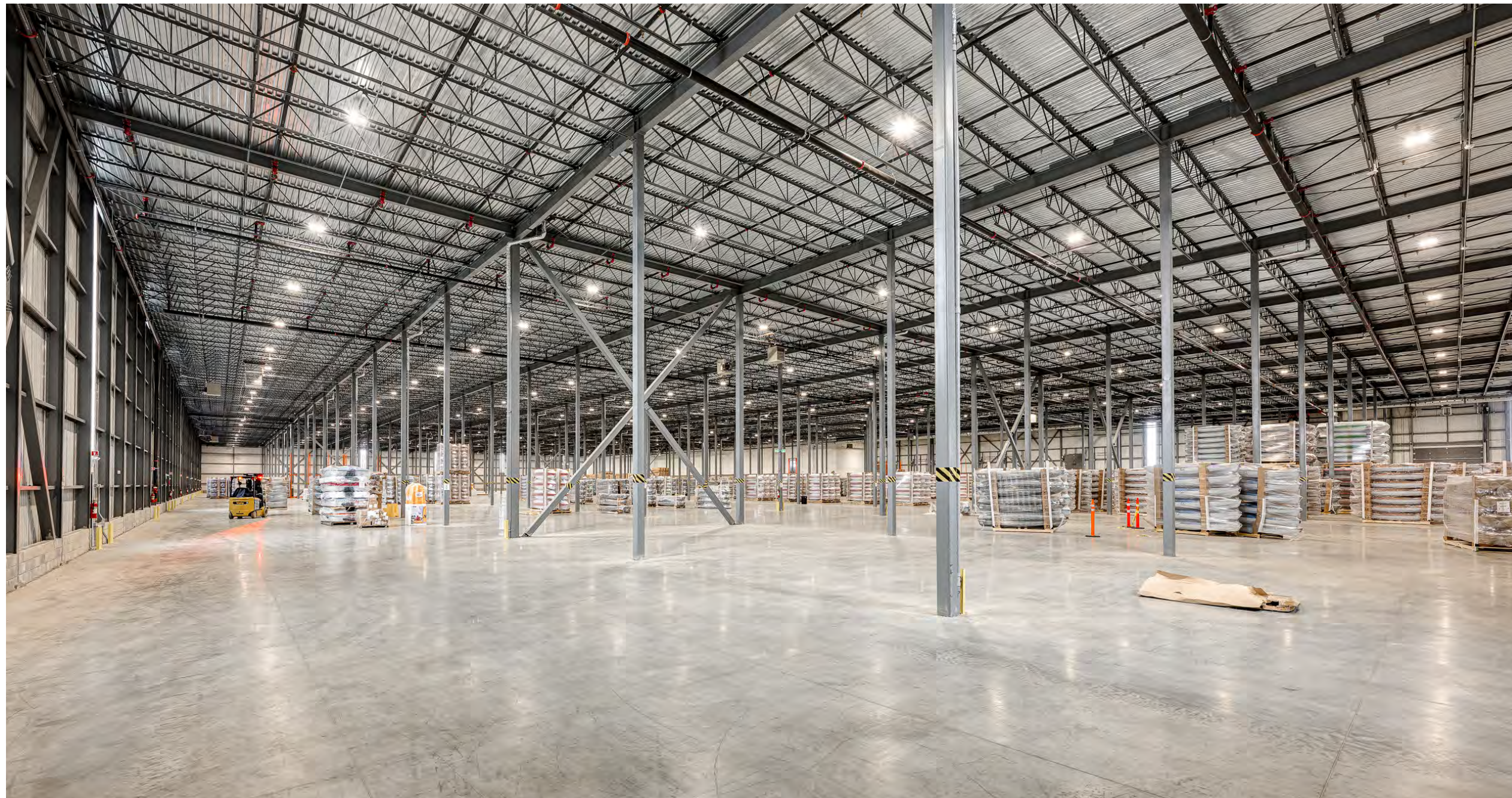


Property Assessment Value & Taxes 2025

Building	\$21,600,400	Municipal Taxes	\$386,886.60
Land	\$5,113,400	School Taxes	\$17,608.54
Total	\$26,713,800	Total Taxes	\$404,495.14

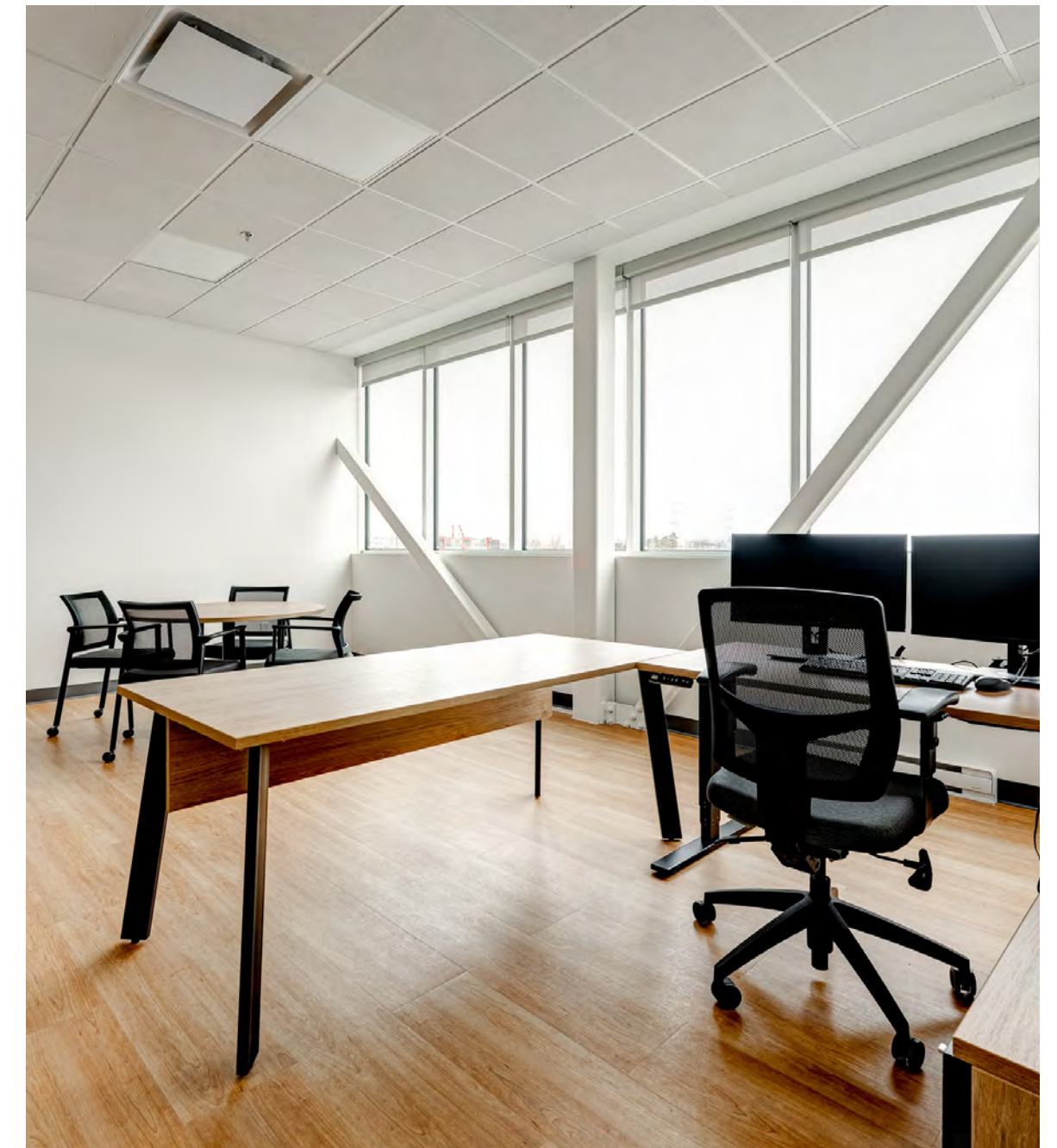
Property Photos

(Warehouse)



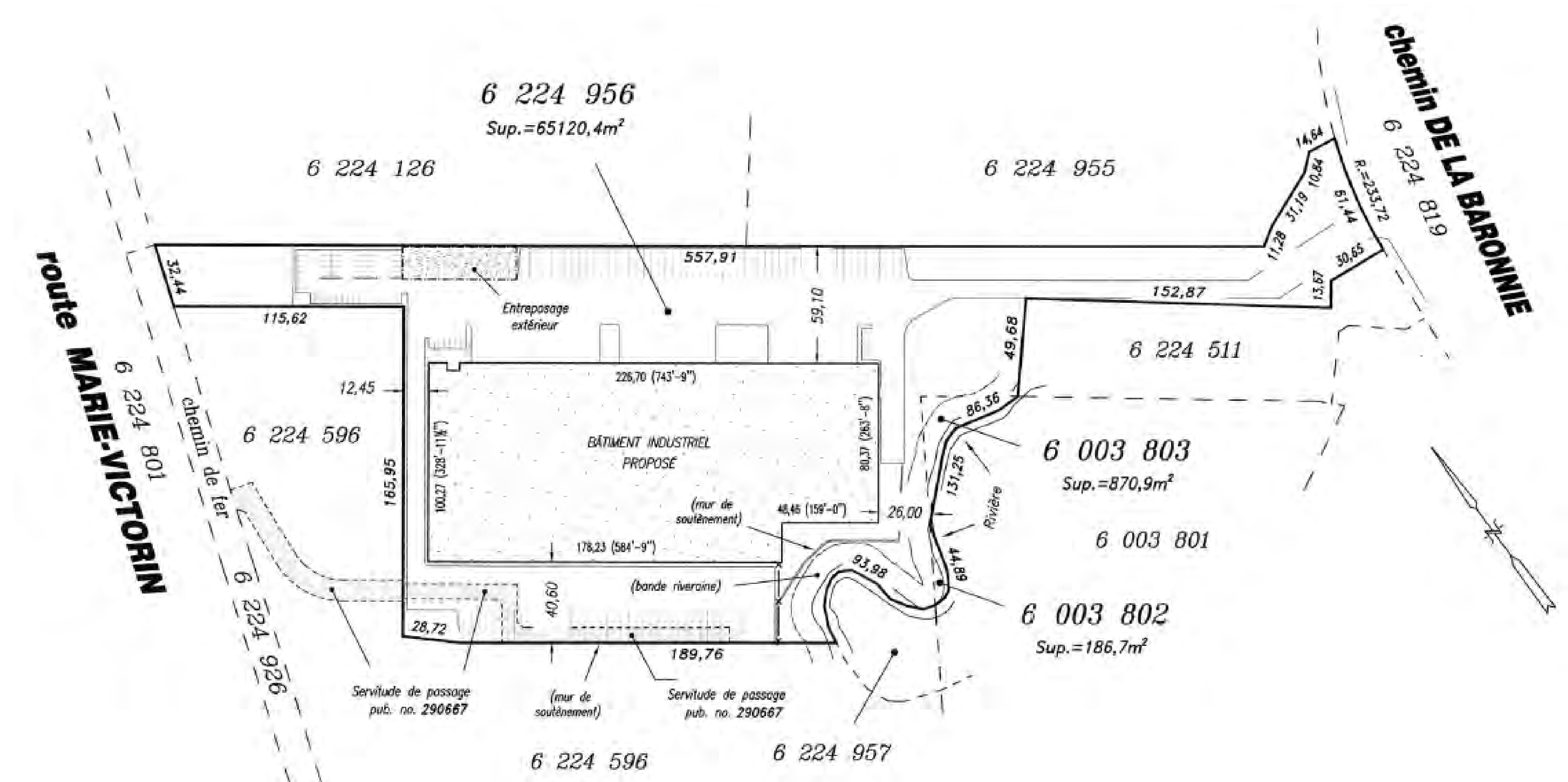
Property Photos

(Offices)



Certificate of location

Plan



Building Plan



Recent
Construction



Total Area
± 246,286 SF



ESFR
Sprinklers



Trailer
Parking

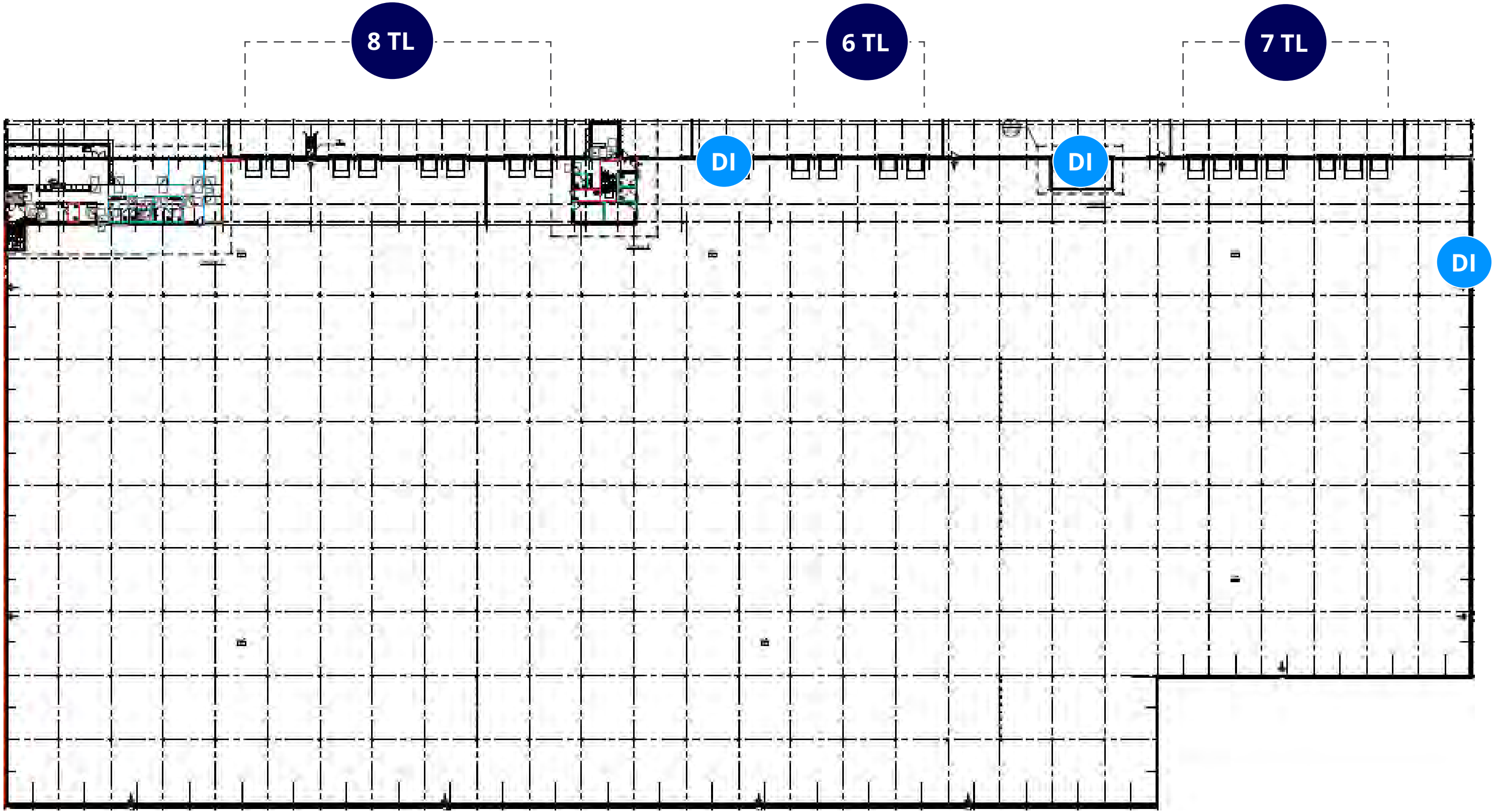


Secured/Gated
Yard

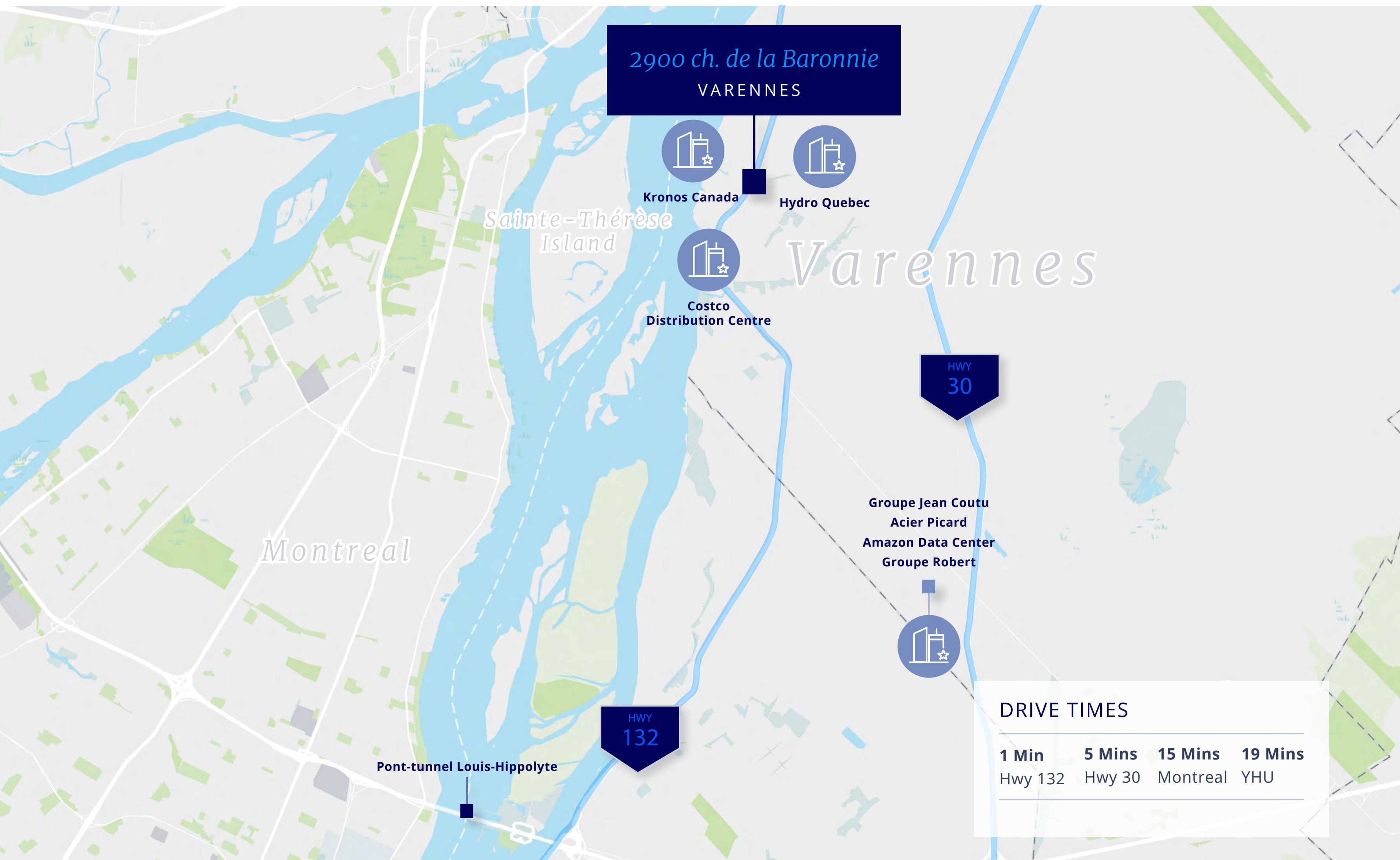


CTPAT
Ready

Plan



Nearby Amenities



Amenities within a 10 min drive



10+ Restaurants



3+ Pharmacies



5 Banks



3 Gas Stations

DEMOGRAPHIC DATA



Traffic Count:
5,000 - 10,000 cars



Average Household*:
182,188



Average Income*:
\$118,173

*15 kms radius



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