

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

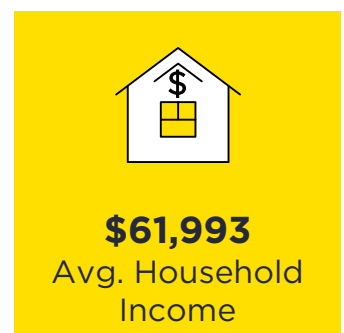
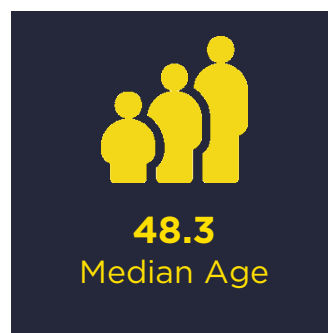
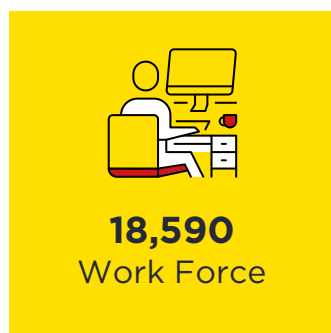
### SALE PRICE & LEASING RATES CONTACT BROKERS

Additional rent\* \$2.48 / SF

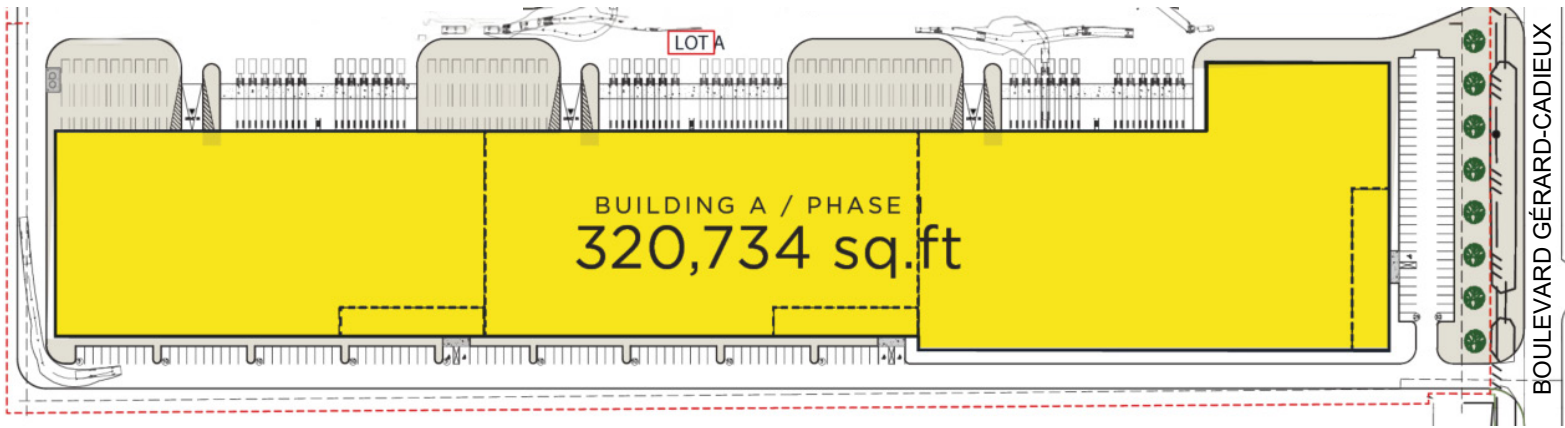
\*Note that the taxes will be adjusted to reflect the value of any additional leasehold improvements to be constructed within the building.



## Demographics

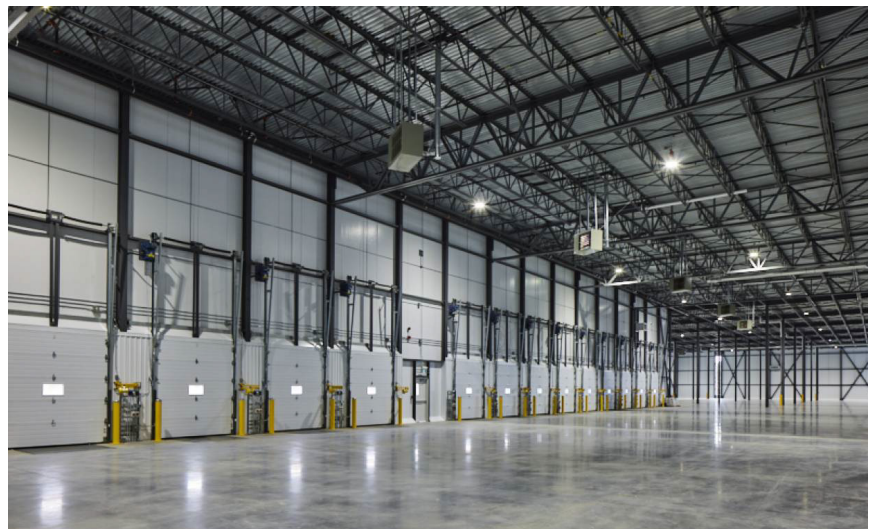


# Floor Plan



## 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





MONTREAL

SOUTH SHORE

1075 Gerard-Cadieux

**Erik Charton, SIOR**

Executive Vice President  
Real Estate Broker  
+1 514 591-9522  
[echarton@savills.ca](mailto:echarton@savills.ca)

**Paul Fischlin**

Executive Vice President  
Real Estate Broker  
+1 514 777 5676  
[pfischlin@savills.ca](mailto:pfischlin@savills.ca)

**Stéphane Robillard, SIOR**

Executive Vice President  
Real Estate Broker  
+1 514 827 2700  
[srobillard@savills.ca](mailto:srobillard@savills.ca)

**Brandon Allen, SIOR**

Executive Vice President  
Certified Real Estate Broker  
+1 514 402 6052  
[ballen@savills.ca](mailto:ballen@savills.ca)

**George Manousos, MBA**

Vice President, AEO  
Certified Real Estate Broker  
+1 514 781 6017  
[gmanousos@savills.ca](mailto:gmanousos@savills.ca)

**Robin Blanchard**

Vice President  
Real Estate Broker  
+1 514 796 3040  
[rblanchard@savills.ca](mailto:rblanchard@savills.ca)

**Antoine Dumas**

Associate  
Commercial Real Estate Broker  
+1 514 917 7760  
[adumas@savills.ca](mailto:adumas@savills.ca)

**Justin Share**

Associate  
Commercial Real Estate Broker  
+1 514 501 0145  
[jshare@savills.ca](mailto:jshare@savills.ca)



3773 Côte-Vertu Boulevard, suite 160  
Saint-Laurent, Québec H4R 2M3

**+1 514 416 1270**

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