

For Sale & For Lease | Industrial Property



# 210

Piché Street

Donnacona, Quebec

34,143 sq. ft.



**CBRE**



# A modern industrial building, ready to welcome your ambitions in the heart of Donnacona.

Located at 210 Piché Street in Donnacona, this recently built industrial property (2022) offers an exceptional opportunity for businesses seeking a functional, sustainable, and well-located space. Constructed to current standards, it features a modern structure, high-quality facilities, and an environment conducive to productivity. Ideal for manufacturing, warehousing, or other industrial uses, this building represents a strategic investment in a rapidly growing region.



## ACCESSIBILITY AND TRANSPORTATION

The building benefits from excellent access to major highways, including Highway 40, making travel to Québec City, Trois-Rivières, and Montréal convenient. The site is also well-served for freight transportation, with efficient road transport options and proximity to rail and port services in the region.



The Building  
**34,143 sq. ft.**



The Land  
**348,823 sq. ft.**

### PROPERTY OVERVIEW



Clear Height  
**28'**



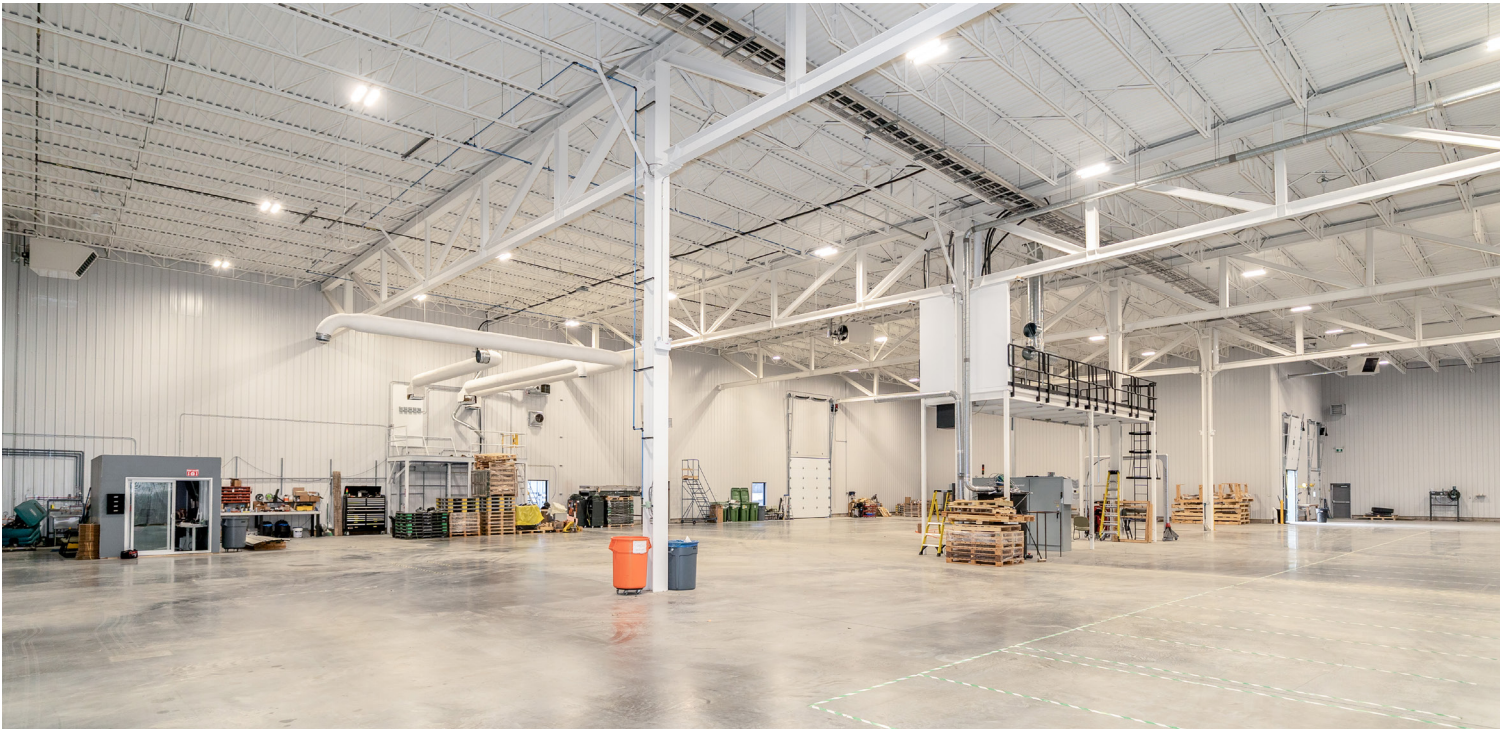
Loading Docks  
**4**



Ground-level Door  
**1**



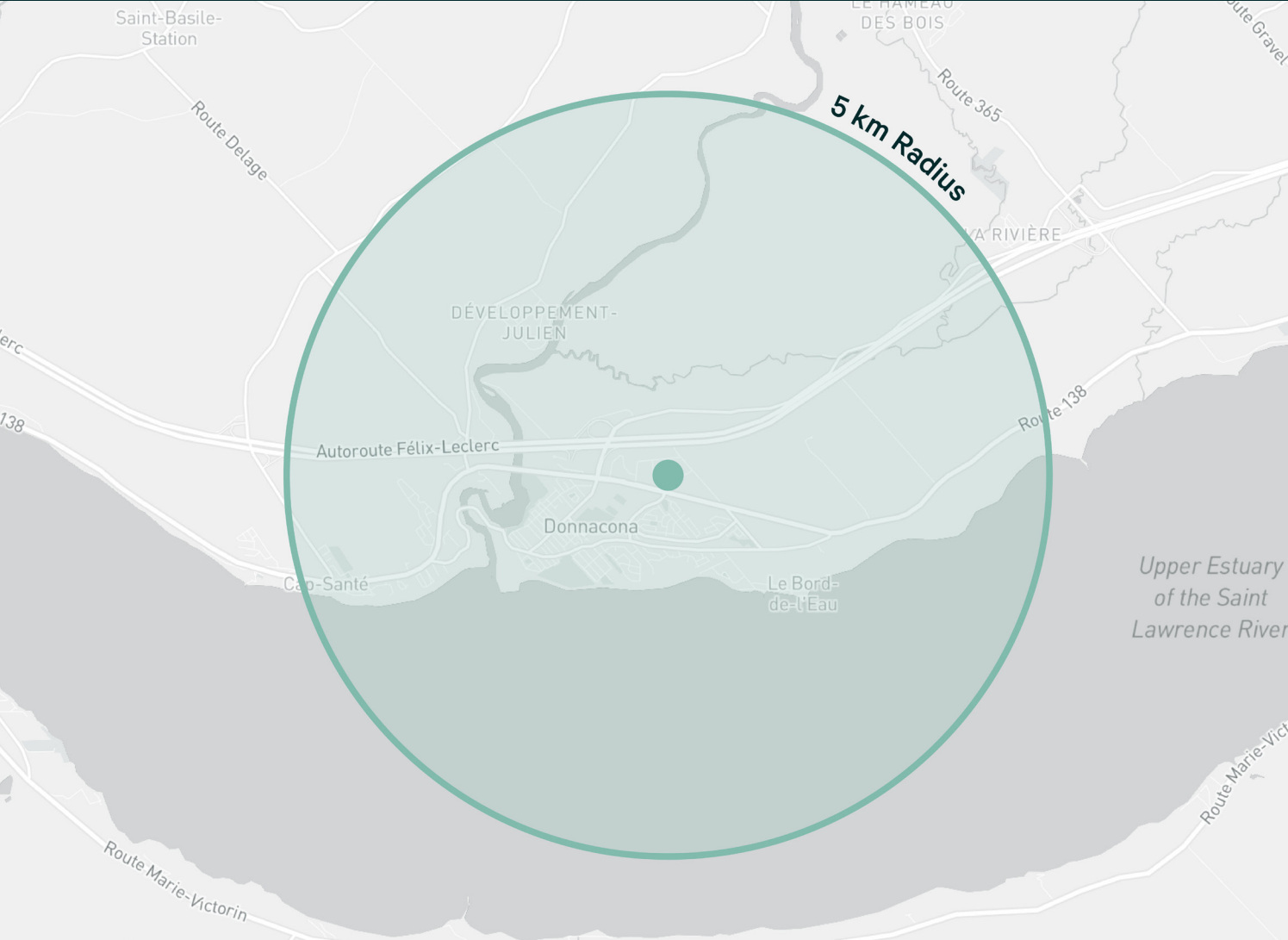
Electrical Capacity  
**1.2 MW | 1200 A | 600 V**














# Demographics

In a 5 km radius



	2024 Population		20 Yr-Old + Population
10,487	9,189	8,270	
	Average Age		Unemployment Rate
44	\$98,250	2.9%	
	Daytime Working Population		Average Household Income

# Benefits

-  Near many shops & services
-  A few minutes from highway 40
-  Located in the Donnacona Industrial Park



**Industrial building located in a prime area.**



Route 138  
1 min | 500 m

Highway 40  
3 min | 1.6 km

1. Tigre Géant
2. SAQ
3. Jean-Coutu Pharmacy
4. McDonald
5. Canadien Tire
6. Place Donnacona Shopping Center
7. La Shed - Microbrewery & Pub



## Contact us for more information

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