

FOR SALE

500 SAINT-EUSTACHE STREET
SAINT-EUSTACHE (QC)



Industrial Opportunity of Scale with Exceptional
Visibility & Exterior Storage







500 ST-EUSTACHE STREET

PROPERTY OVERVIEW

JLL Montreal (“JLL”) is pleased to offer for sale a 100% freehold interest of a best-in-class industrial property of scale strategically located in Saint-Eustache, Québec (the “Property” and/or the “Site”). Located along Highway 640, the Property provides outstanding access to the GMA’s primary transit network. The opportunity consists of a 54,000 SF industrial warehousing facility situated on a 17.9-acre land site (780,000 SF). The Property’s zoning allows for heavy industrial usage and boasts exceptional exterior storage and trailer parking possibilities. In addition, the scale of the site provides the opportunity for an incoming investor to redevelop the site in the future. The Property represents an exceptional opportunity to acquire a premier property of scale strategically located in the perimeter of the GMA’s North Shore industrial market.

PROPERTY HIGHLIGHTS

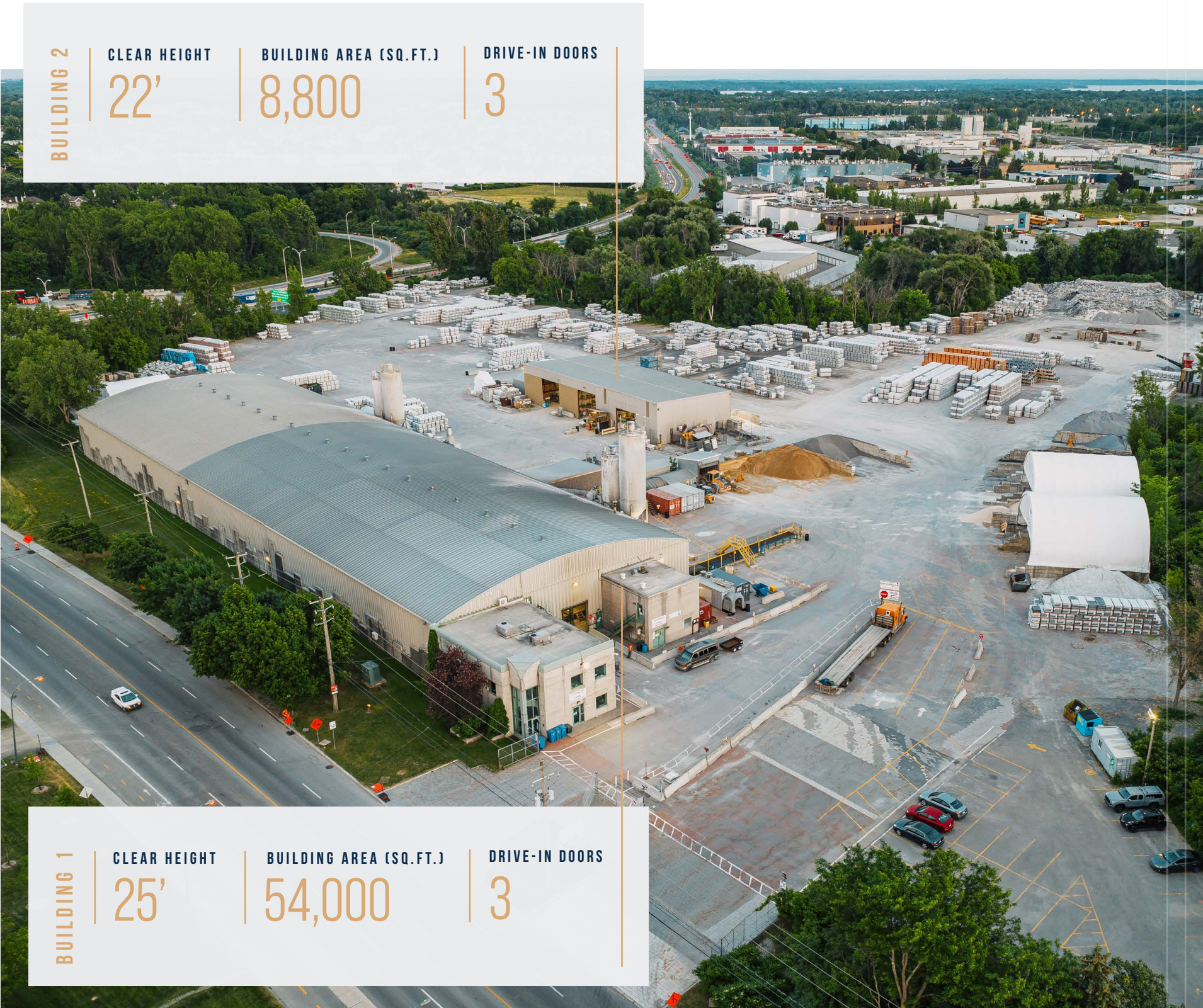
-  INDUSTRIAL PROPERTY OF SCALE, WITH TWO STANDALONE BUILDINGS
-  EXCEPTIONAL LOCATION WITH GREAT ACCESS TO HIGHWAY 13 & 640
-  RARE HEAVY INDUSTRIAL ZONING WITH EXTERIOR STORAGE
-  PAVED & FENCED YARD IDEAL FOR TRAILER PARKING OR EXTERIOR STORAGE

LAND AREA (SQ.FT.)

785,000

ZONING

2-I-13



BUILDING 2

CLEAR HEIGHT

22'

BUILDING AREA (SQ.FT.)

8,800

DRIVE-IN DOORS

3

BUILDING 1

CLEAR HEIGHT

25'

BUILDING AREA (SQ.FT.)

54,000

DRIVE-IN DOORS

3

PROPERTY SPECIFICATIONS

Address	500 Saint-Eustache Street
Lot Number	1 367 331
Site Area	± 780,000 SF (17.9 acres)
Year Built	1989
Building GLA	Building 1: ± 54,000 Building 2: ± 8,800
Clear Height	Building 1: 25' Building 2: 22'
Drive In Doors	Building 1: 3 (12' x 14') Building 2: 3 (12' x 14')
Yard	Fenced & Paved
Power	1200A 347/600V 3-Phase

LISTING DETAILS

Occupancy Date	Immediate
Asking Price	Contact Us

500 ST-EUSTACHE STREET

LOCATION OVERVIEW

Saint-Eustache is a suburb located on the North Shore of the Greater Montreal Area (GMA), providing highway connectivity and strong accessibility to the GMA and Ontario. Surrounded by numerous residential areas, tenants benefit from access to a vast workforce and are in proximity to numerous amenities for employees. Its diverse economic base includes manufacturing, logistics, agribusiness, and technology sectors.

ACCESSIBILITY

CF CARREFOUR LAVAL	MIRABEL AIRPORT	YUL AIRPORT
14 MIN.	25 MIN.	25 MIN.



ZONING SUMMARY

2-I-13

Zoning allows warehousing, distribution, manufacturing, mini-storage as well a wide range of other uses.

- ✓ MANUFACTURING
- ✓ ASSEMBLY & LIGHT FABRICATION
- ✓ EQUIPMENT STORAGE & SERVICING
- ✓ LOCAL DISTRIBUTION



MARKET OVERVIEW

NORTH SHORE MARKET
SIZE (Q2 2025)

38.8 M. SF

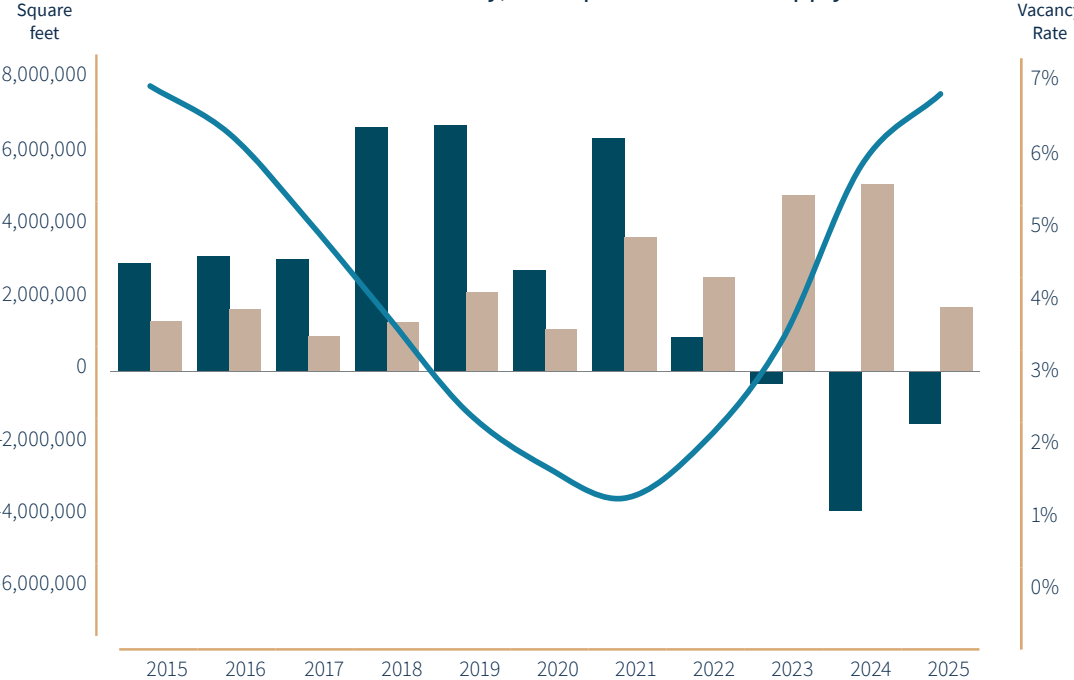
NORTH SHORE
AVAILABILITY (Q2 2025)

4,0%

NORTH SHORE AVERAGE
ASKING RENTS (Q2 2025)

\$14.98

Historical annual vacancy, absorption and new supply levels



CONTACT US

All inquiries regarding the offering should be directed to the undernoted Advisors. Upon execution of a Confidentiality Agreement, interested parties will be provided with access to an electronic dataroom containing pertinent property information. Interested parties are invited to submit a Letter of Intent (“LOI”) by a due date which will be provided by the Advisors at least 14 days in advance of the due date.

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