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Fernand-Lafontaine Street, Longueuil, QC

# Future Industrial Building in Longueuil

Turn Key Project - **FOR SALE OR FOR LEASE**

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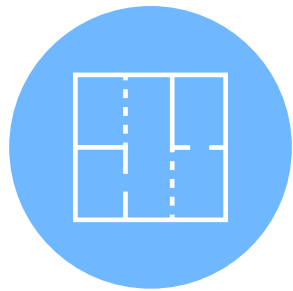
# Opportunity Overview

This industrial land on **Fernand-Lafontaine Street in Longueuil** offers a rare opportunity of this scale for new construction in a thriving South Shore industrial hub.

Zoned for industrial use and conveniently accessible via Highways 20, 30, and 132. This turn key project is available for sale or lease and is ideal for businesses, including owner-occupiers, looking to establish their headquarters.



Surrounded by established industry occupiers



Option to subdivide the space



Option to use the mezzanine for warehousing purposes



# Property Overview

Lot number	2 585 302
Total Area	± 64,200 SF
Warehouse Area	± 52,240 SF
Office/Mezzanine Area	± 11,960 SF
Land Area	± 139,022 SF
Shipping	4 TL   2 DI
Clear Height	27'8"
Zoning	Zone I31-114 I1- Light industrial



**Sale Price:**  
Contact the listing  
brokers

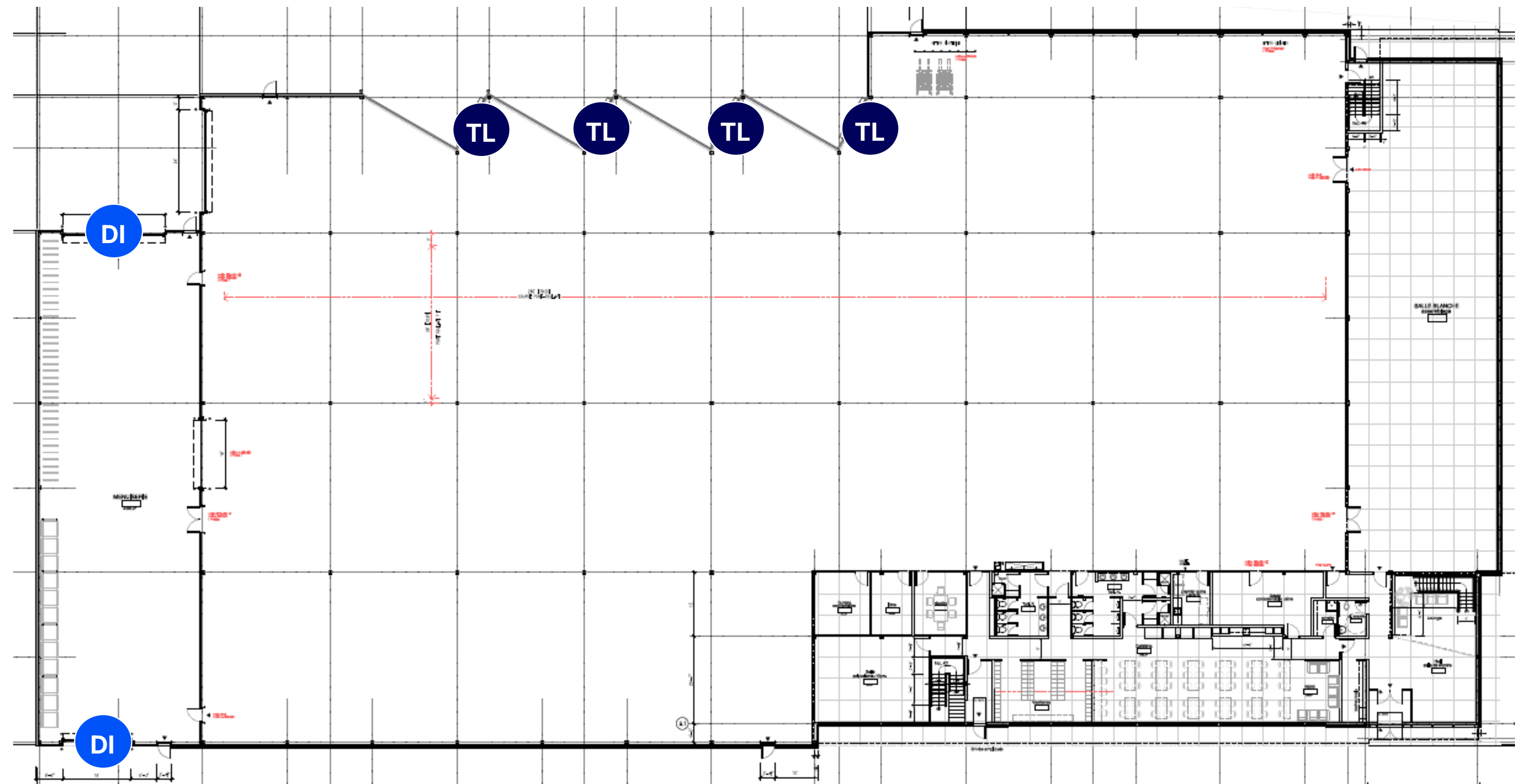


**Lease Rate:**  
Contact the listing  
brokers



**Availability:**  
12  
months

## Proposed Layout



# Surrounding Area

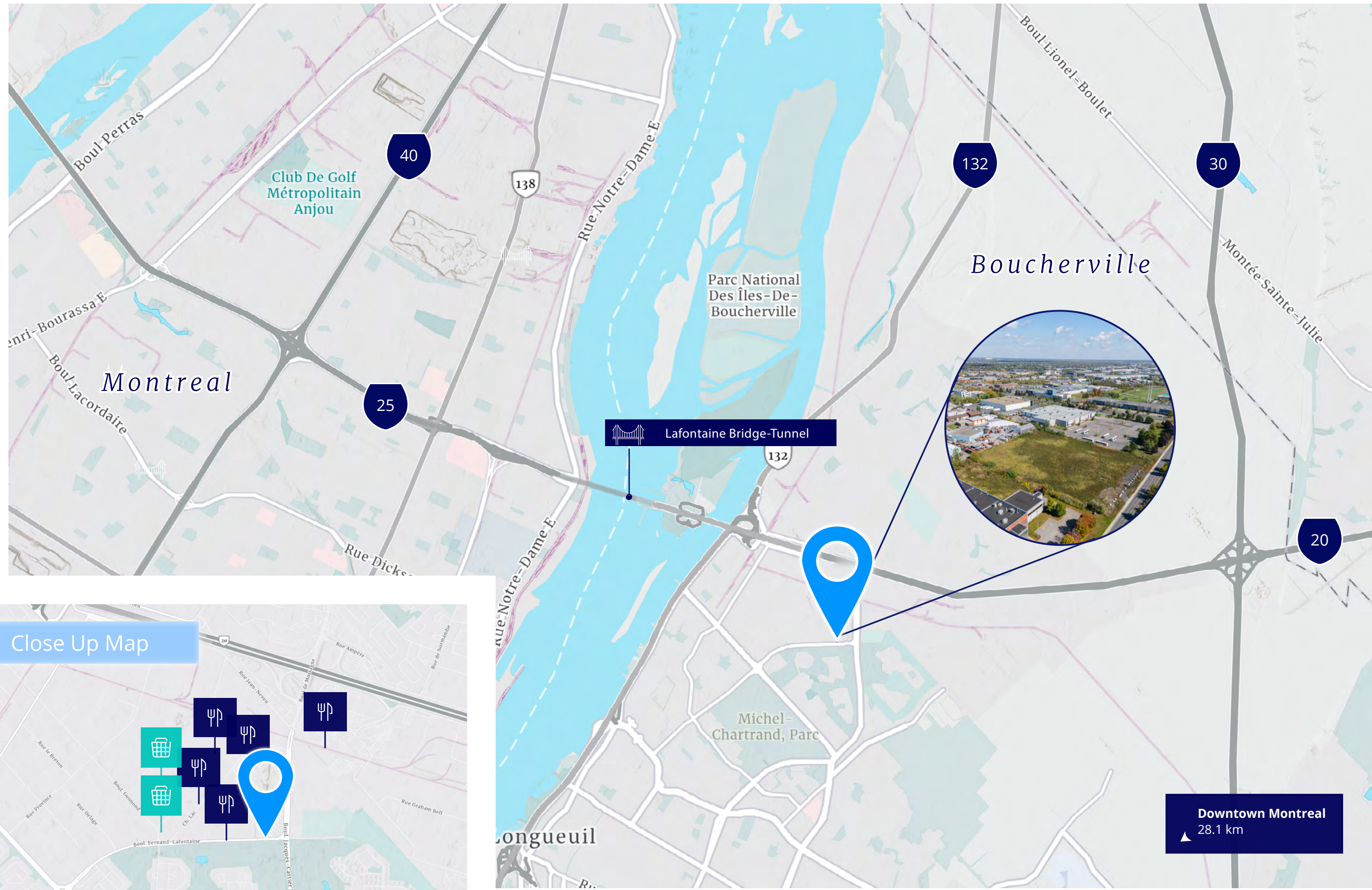


JACQUES-CARTIER BLVD

FERNAND-LAFONTAINE STREET



# Location Overview



**Shops and Restaurants**

- McDonald's / Bravi / Boustan / 3 Amigos
- Bigode Steakhouse / Baroque Grill & Bar
- La Cage / Starbucks / Subway
- Ultramar / Maxi / IGA / CIBC

**Drive Times**

• Highway 20	10 min
• Road 132	12 min
• Longueuil	16 min
• Downtown Montreal	30 min





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## CONTACT

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