



iLOT
INDUSTRIEL
CHARNY
parc industriel locatif

FOR LEASE CUSTOM-BUILT SPACES
RANGING FROM 10,000 TO +100,000 SF



Colliers



ILOT INDUSTRIEL CHARNY is a private industrial park that consists of more than 7 million square feet of land.

ILOT INDUSTRIEL CHARNY offers for lease large custom-built spaces, ranging from 10,000 to +100,000 SF. Its exceptional location on the South Shore of Québec City will allow you to have access to the bridges in less than 5 minutes. You will be located near the Airport, the Port of Québec and opposite the Joffre railyard.

The architectural concept offers various strategies to make **ILOT INDUSTRIEL CHARNY** an eco-responsible industrial park, at competitive market rental rates. You will also benefit from savings on your energy consumption.





Do you need easy access to your facilities?

Our new rental industrial development is strategically located opposite to the second largest railyard in Québec, near port facilities, the Québec City airport and highways 20 and 73.



Would you like to reduce your energy consumption costs?

ILOT INDUSTRIEL CHARNY offers you this possibility.



Would you like a custom construction / built to spec?

Our team of professionals will work with you to provide you with a space that meets your needs.

FEATURES

Land area	7,000,000 SF
Total area of buildings	± 1,000,000 SF
Possibility of custom construction	Yes
Available spaces	10,000 to +100,000 SF
Zoning	<ul style="list-style-type: none"> • I1550 • I1551 • C1553
Uses	<ul style="list-style-type: none"> • Transportation • Logistics • Warehousing • Distribution center • Distributors (commercial and industrial) • Light industrial

HIGHLIGHTS



A project that calls for innovative industrial development combining flexibility and eco-responsibility

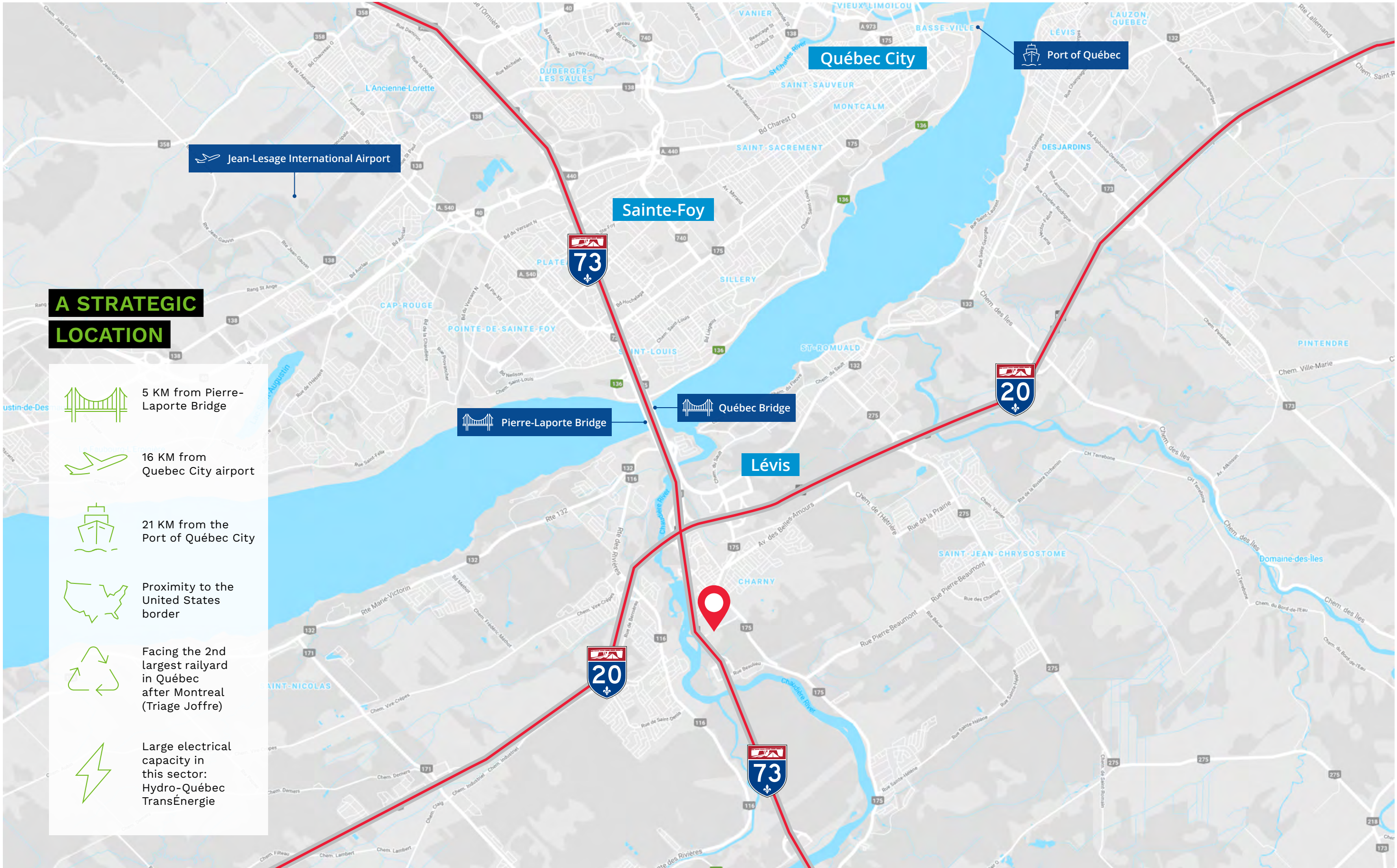


Located in an area with easy access to road transport



The site is in close proximity to rail, as well as naval and air infrastructures



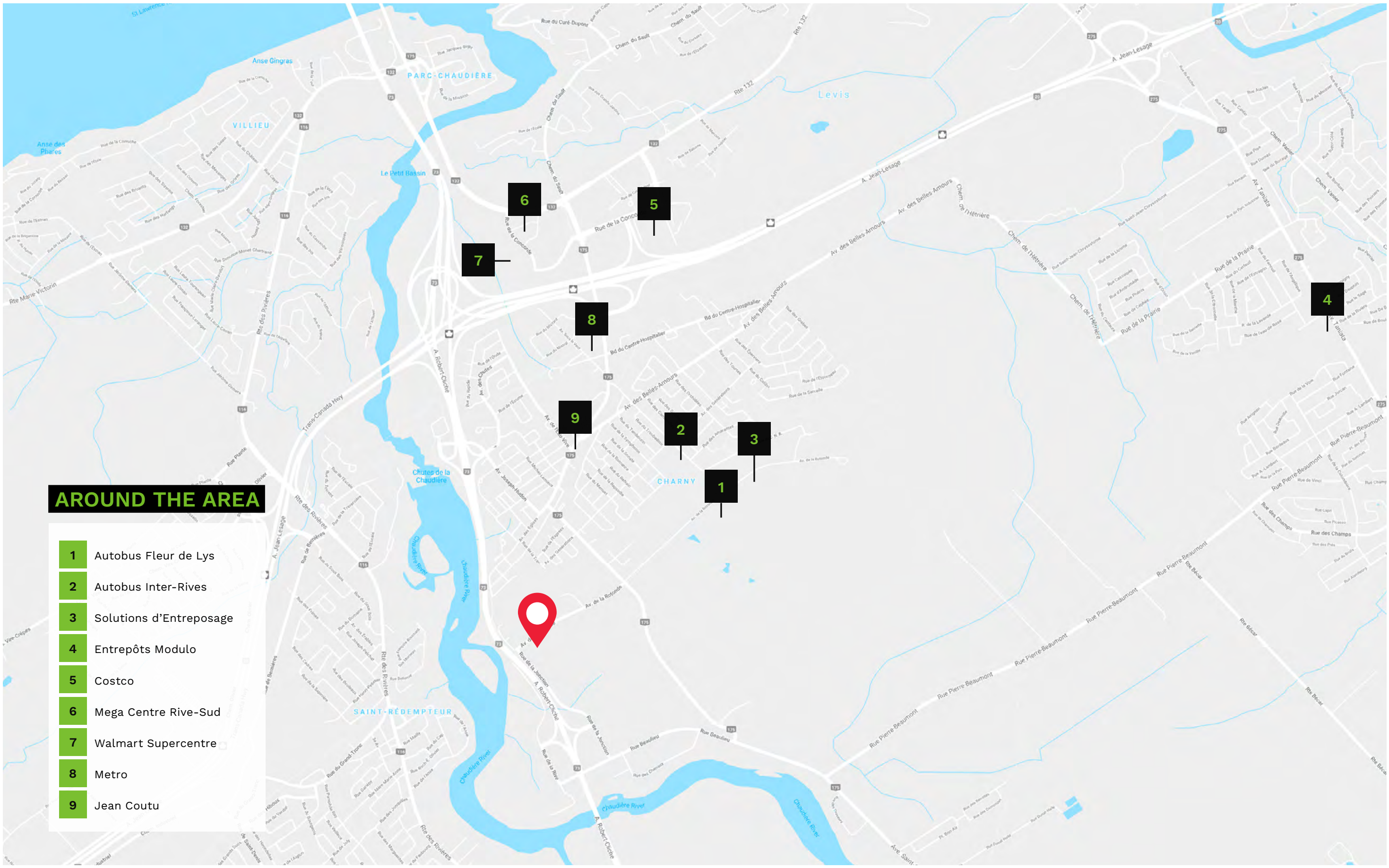


A STRATEGIC LOCATION

-  5 KM from Pierre-Laporte Bridge
-  16 KM from Québec City airport
-  21 KM from the Port of Québec City
-  Proximity to the United States border
-  Facing the 2nd largest railyard in Québec after Montreal (Triage Joffre)
-  Large electrical capacity in this sector: Hydro-Québec TransÉnergie

AROUND THE AREA

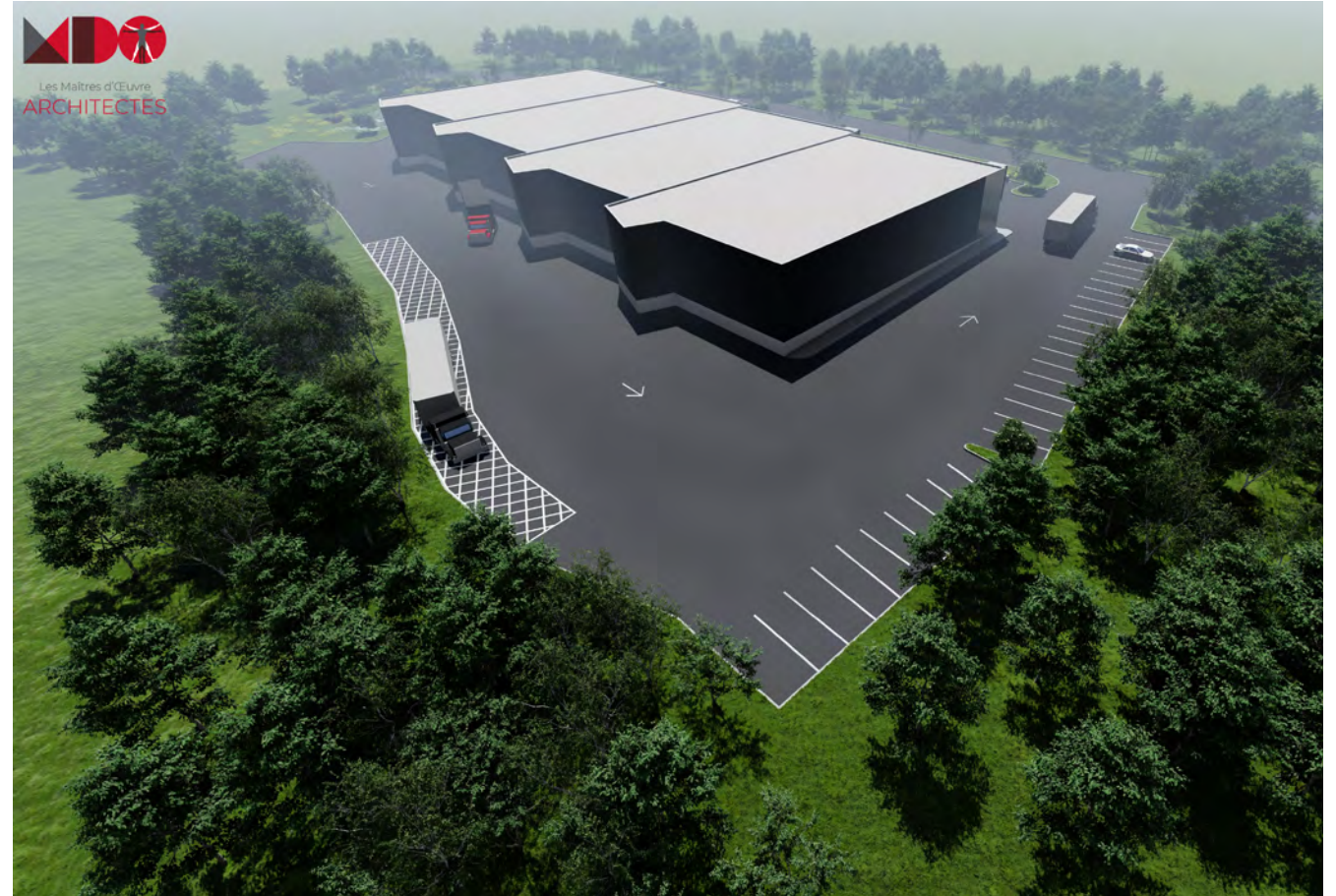
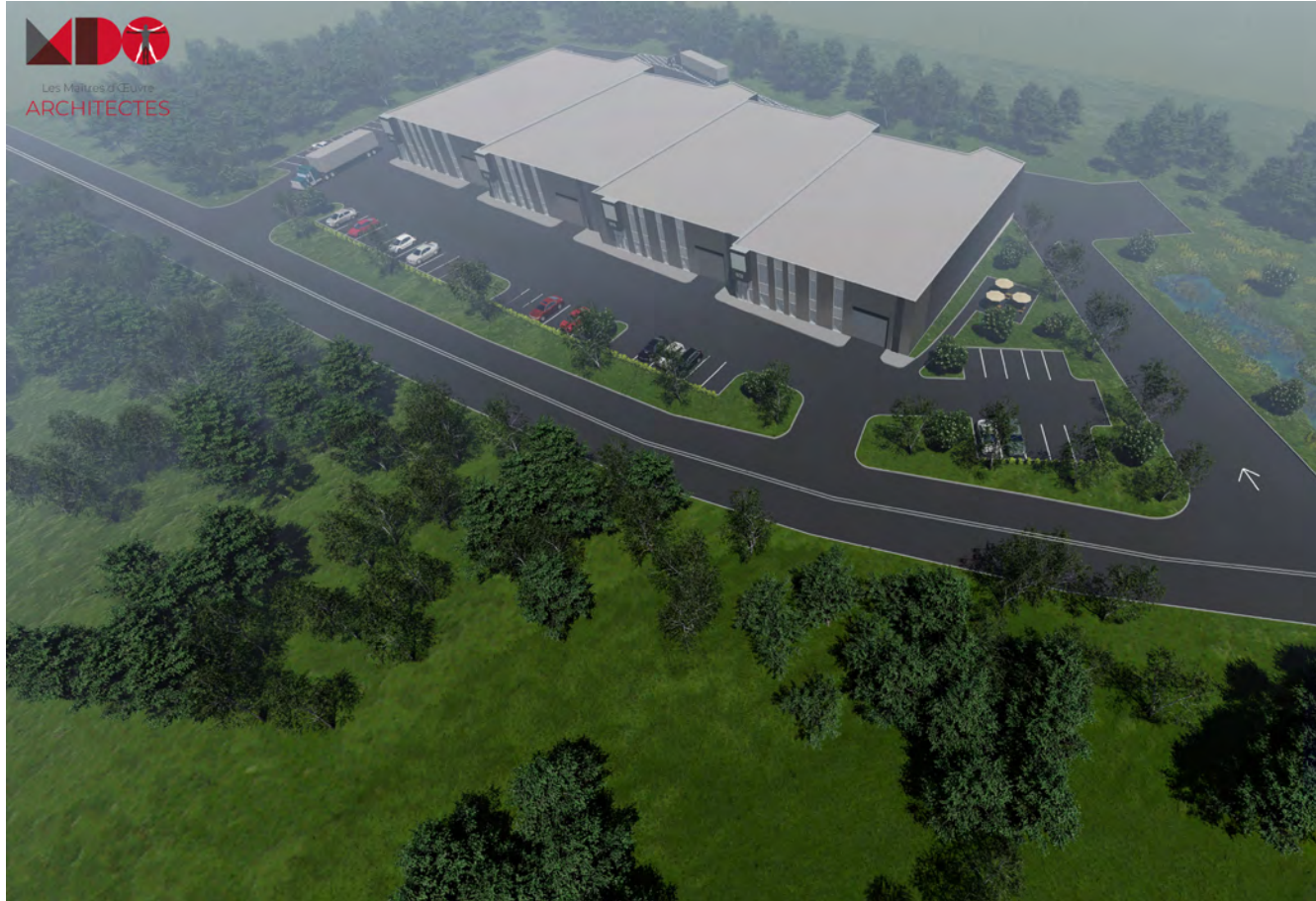
- 1** Autobus Fleur de Lys
- 2** Autobus Inter-Rives
- 3** Solutions d'Entreposage
- 4** Entrepôts Modulo
- 5** Costco
- 6** Mega Centre Rive-Sud
- 7** Walmart Supercentre
- 8** Metro
- 9** Jean Coutu



CADASTRAL PLAN



ARCHITECTURAL RENDERINGS



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