ROYAL LEPAGE COMMERCIAL

À Vendre | For Sale

500 Rue Léger Rivière-Beaudette QC

Exceptional rare opportunity,
185,000 sqft industrial building.

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500 Rue Léger Rivière-Beaudette QC

22 500 000$

Discover an exceptional investment opportunity with this prime facility just west of Montreal. Currently occupied by a paper manufacturing company, this building is used for manufacturing, warehousing, and distributing various grades of paper, including tissue and health-grade papers. Its strategic location offers excellent access to major transportation routes and markets. The advanced facilities support customized processing and distribution, ideal for any manufacturing, expansion, or diversification. With an extensive network of warehouses across Canada, efficient logistics and supply chain management are assured. Positioned in a thriving industrial zone, this property presents an excellent opportunity for long-term growth and profitability.

PROPERTY SUMMARY

500 Rue Léger

Additional adjacent lot

The land area is 746,105 sqft, with the possibility of acquiring an additional 500,000 sqft lot area

Functional Industrial Asset

The 185,000 sqft building includes 30,000 sqft of office space. Half of the office space can be converted into warehousing.

The building features allow for division.

This building's features include new tenants. The future owner can use part of the space, and the rest of the building can be divided for potential tenants.

Shipping Facility

Truck-level doors and drive-in doors make the building more useful for daily business operations.

Transit Connectivity

The building is located next to Highway 20, offering easy access to the city of Montreal.

Zoning

Manufacturing, warehousing, logistics, mechanics, heavy industrial use, and many other types of businesses can be accommodated by the zoning.

500 Rue Léger

Location	Rivière-Beaudette QC
Use of the Property	Industrial,
Cadastre	6 614 735
Site Area	746 105 SF
GLA	185 000 SF
Year Built	1988
Zoning	In-111
Permitted Uses	Industrial,
Clear Height	24 - 27 FT
Shipping	4 Truck-Level Doors - 6 Drive-in Doors
Super Structure	Structural steel framework
Cranes	2 x Cranes
Heating/Cooling	Rooftop HVAC units
Roof	Asphalt and gravel roofing system
Parking	80 Exterior Parking

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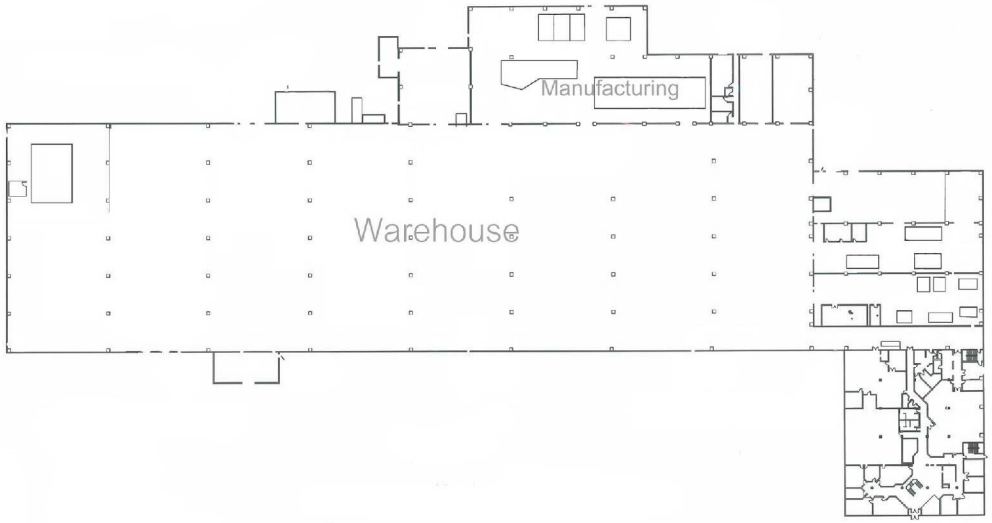
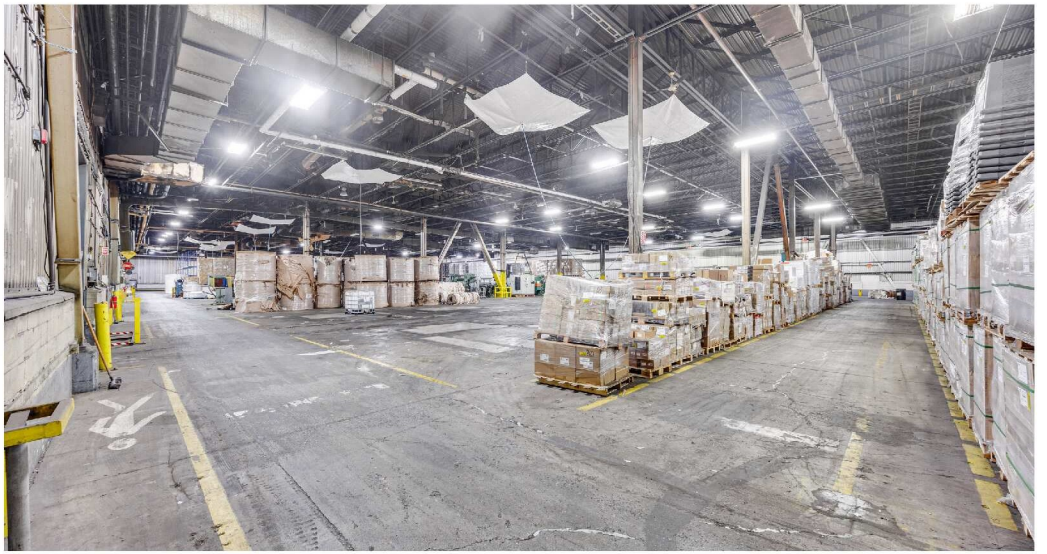
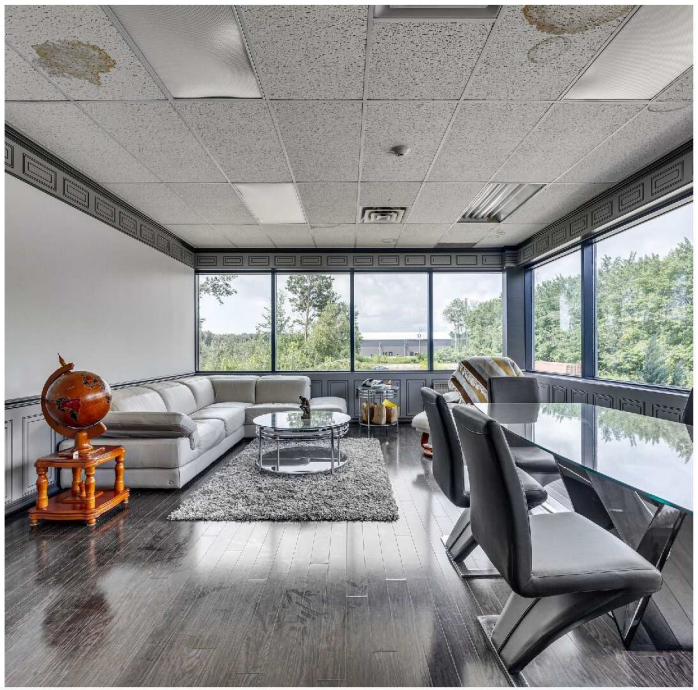
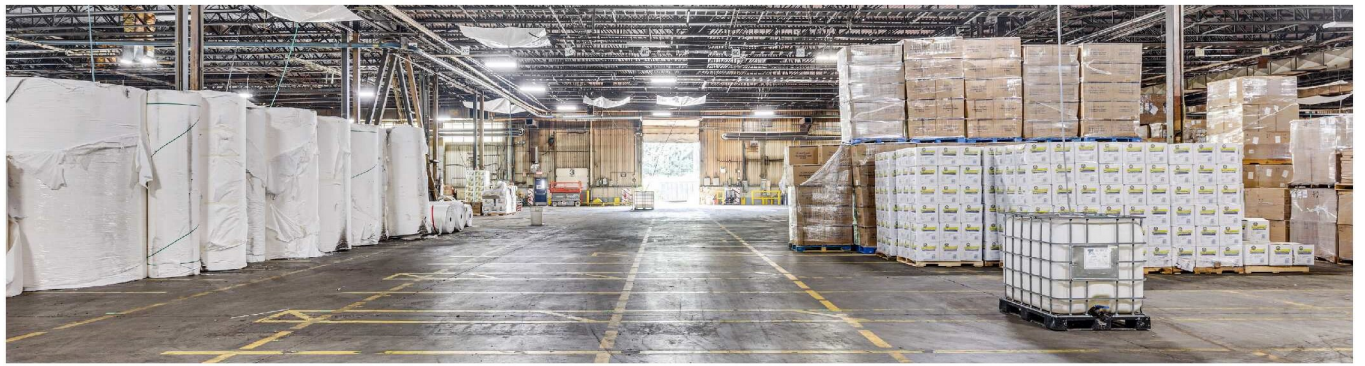
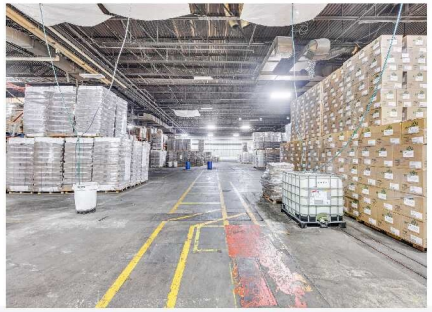
Industrial Facility with High Clearance











Location Available Industrial Commercial Manufactory Logistic Investment

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Discover a Vast Building Full of Opportunities

Location Available Industrial Commercial Manufactory Logistic Investment

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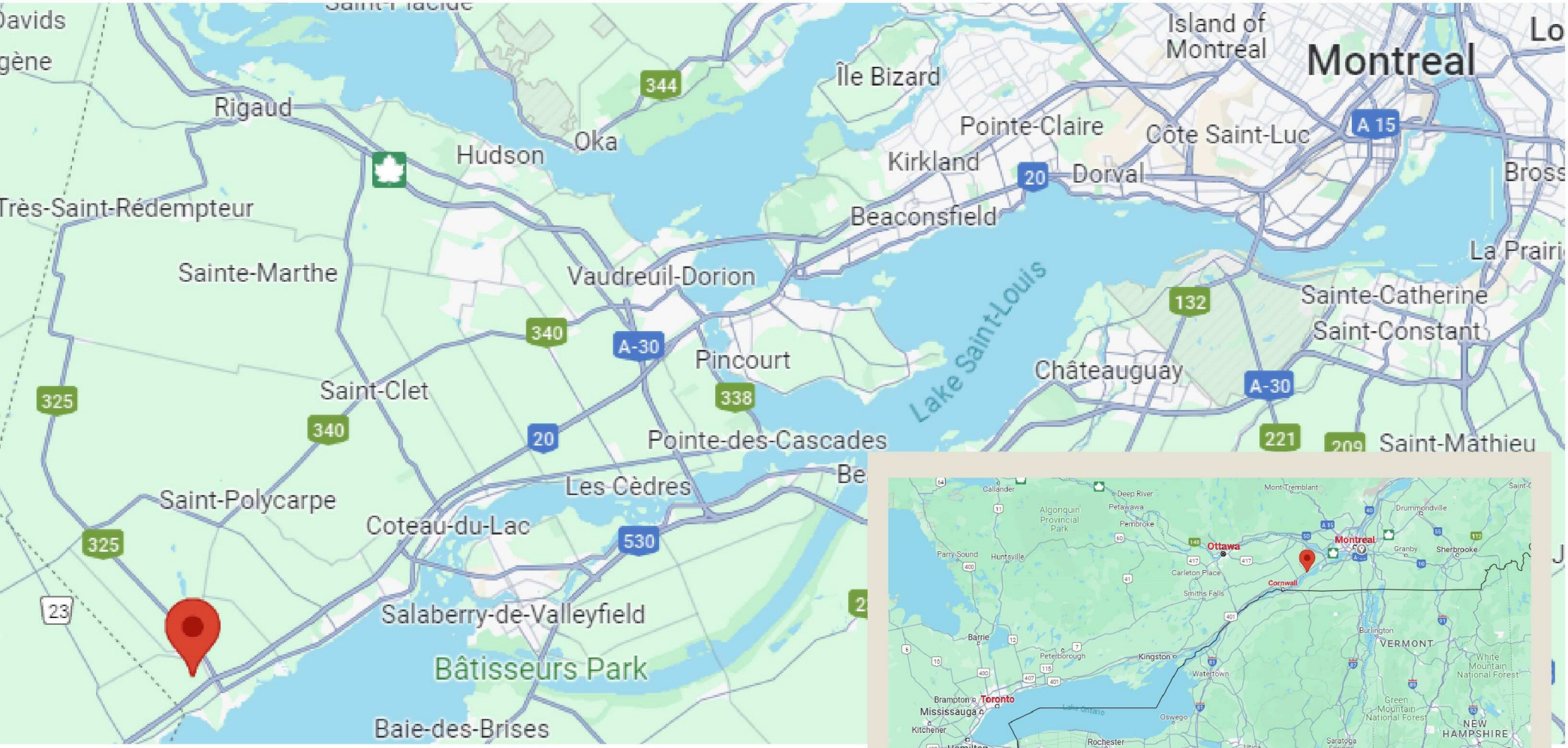

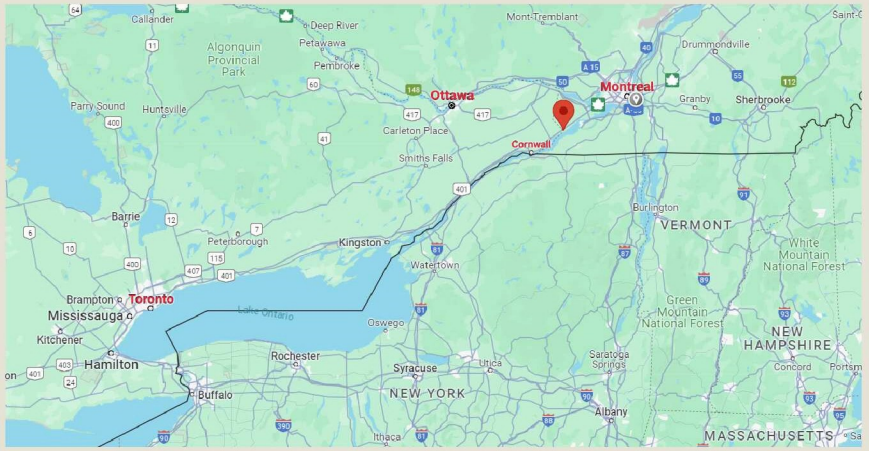

Communiquez avec nous
Contact Us

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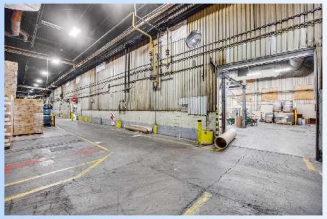
With a legacy of excellence in the real estate industry, Royal Lepage is dedicated to providing unmatched service and expertise to our clients. Our team of experienced professionals specializes in industrial real estate, ensuring that every transaction is handled with the utmost care and attention to detail . At Royal Lepage, we pride ourselves on our commitment to transparency, integrity, and customer satisfaction. We adhere to the highest ethical standards, ensuring that our clients receive honest and comprehensive information to make informed decisions. Our goal is to build long-lasting relationships based on trust and mutual success

Avec un héritage d'excellence dans le secteur immobilier, Royal Lepage s'engage à fournir un service et une expertise inégalés à nos clients. Notre équipe de professionnels expérimentés est spécialisée dans l'immobilier industriel, garantissant que chaque transaction est traitée avec le plus grand soin et une attention particulière aux détails. Chez Royal Lepage, nous sommes fiers de notre engagement envers la transparence, l'intégrité et la satisfaction de nos clients. Nous adhérons aux normes éthiques les plus élevées, garantissant que nos clients reçoivent des informations honnêtes et complètes pour prendre des décisions éclairées. Notre objectif est de bâtir des relations durables basées sur la confiance et le succès mutuel.



Discover Exceptional Investment Opportunities

Prime Industrial Building Available

Location: 500 Rue Léger Rivière-Beaudette QC

Key Features:

- Versatile Usage: This industrial building is ideal for manufacturing, warehousing, and a wide range of business activities. Its flexibility can attract tenants from diverse sectors, including logistics, production, and distribution.

- Strategic Location: Located with excellent access to major transportation routes, including highways, ports, and railways, this building is perfectly positioned for businesses looking to optimize their supply chain and distribution networks.

- High Market Demand: With the continuous growth of e-commerce and global trade, the need for warehousing and logistics facilities is on the rise. Benefit from higher occupancy rates and rental income in a thriving economic region.

- Advanced Facilities: The building supports customized processing and distribution, making it ideal for specific industries like food processing, pharmaceuticals, and technology manufacturing.

- Growth Potential: Situated in a flourishing industrial zone, this property offers excellent opportunities for long-term growth and profitability. As the area develops, property values are expected to appreciate, providing capital gains in addition to rental income.

- Economies of Scale: With an extensive network of warehouses and efficient logistics, businesses can achieve economies of scale, reducing operational costs and increasing profitability.

- Resilience: Industrial properties are more resilient to economic downturns compared to other real estate sectors, providing a stable investment.

- Government Incentives: Take advantage of potential government incentives for industrial development, such as tax breaks, grants, or subsidies.

- Sustainability: Modern design with energy-efficient features and renewable energy sources, appealing to environmentally conscious companies and potentially qualifying for green certifications.

- Tenant Diversification: The ability to accommodate a variety of businesses reduces risk and provides a stable, diversified income stream.

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