

Offering Presented by the CBRE Montreal Industrial Team,
Ryan Cymet and Jean-Philippe Daunais

CBRE

Industrial Development Opportunity

2600, Boul. Monseigneur-Langlois
Salaberry-de-Valleyfield (Quebec)

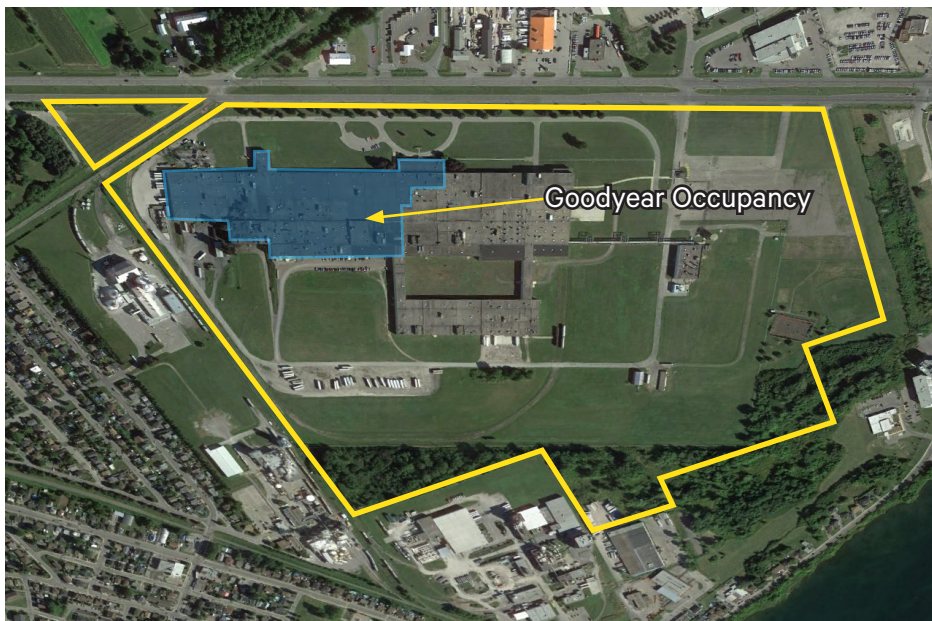
Land: ± 152 acres (± 6.65 M sq. ft.)
Building: $\pm 909,486$ sq. ft.



Property Summary

Consisting of ± 152 acres on two parcels, the development opportunity is in the Salaberry-de-Valleyfield, which is a city in southwestern Quebec, Canada, in the Regional County Municipality of Beauharnois-Salaberry. Owned by The Goodyear Tire & Rubber Company, there is an existing ± 909,486 sq. ft. industrial facility on the property.

Overall, the property is in a desirable industrial market near Montreal, with close proximity to major highways, existing infrastructure, substantial power, rail access and a strong labour market.



SITE OVERVIEW

Address	2600 Boul. Monseigneur-Langlois Salaberry-de-Valleyfield, QC
Deal Structure	Sale-Leaseback Agreement
Tenant	Goodyear Tire & Rubber Company
Industrial Market	Montreal
Industrial Submarket	Salaberry-de-Valleyfield
Lot Number(s)	5 520 995 & 3 247 173
Zoning	I-239

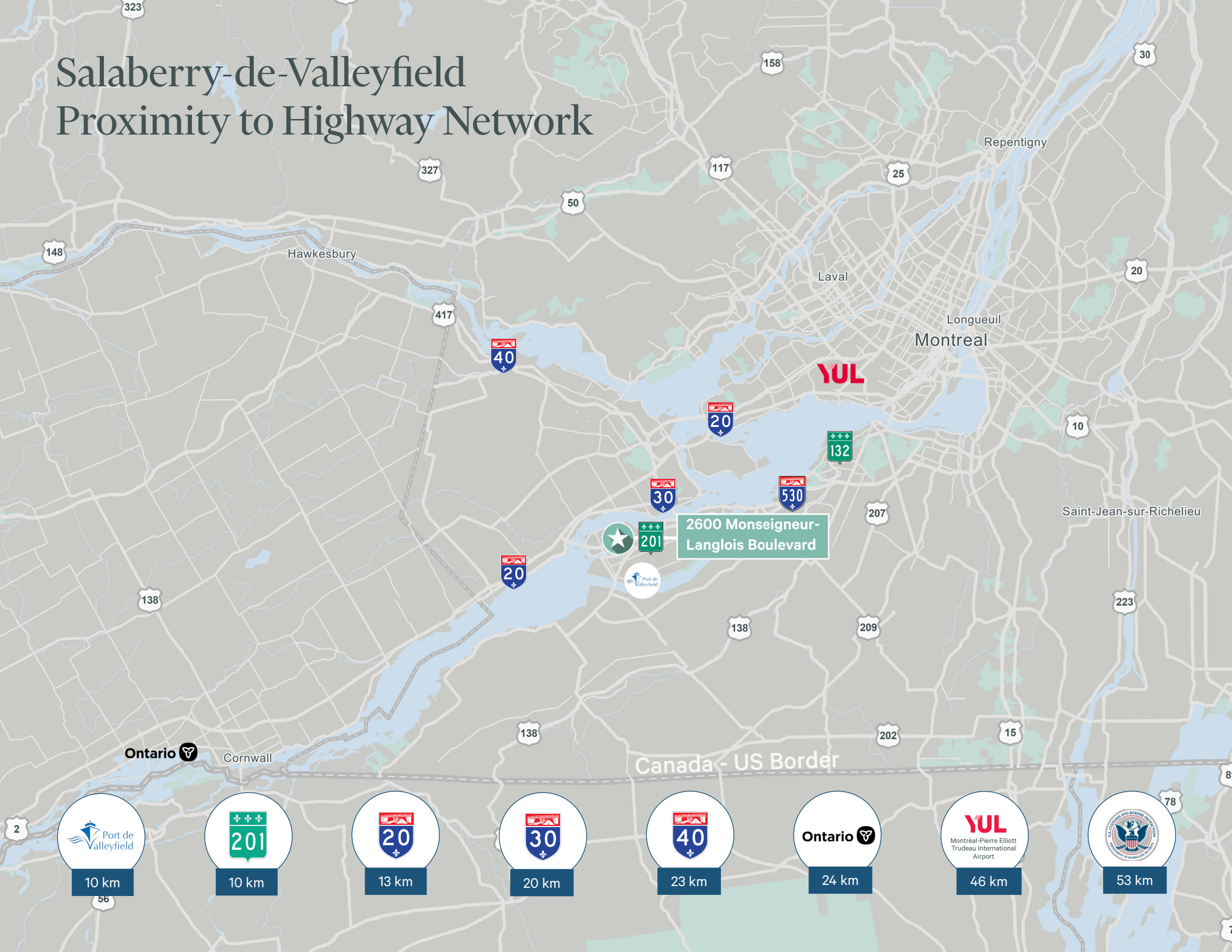
BUILDING INFORMATION

Existing Building Size (sq. ft.)	± 909,486
Land Area	± 152.65 AC (6,649,556 sq. ft.)
Year Built	1970
Clear Height	16'-39'

INVESTMENT HIGHLIGHTS

- Fenced/Paved yard area
- Minutes from Highway A-20, A-30, 132, 201 & 530
- Proximity to:
 - Monseigneur Langlois Bridge (6.6km)
 - Intermodal Port of Valleyfield (11 km)
 - Montreal-Pierre Elliott Trudeau International Airport (46km)
 - Ontario border (23.6 km)
 - US border (52.6 km)
- Canadian National Railway connected to site
- Substantial power available (7,200 kW)
- Covered land play with holding income and major redevelopment opportunity

Salaberry-de-Valleyfield Proximity to Highway Network



Industrial Development Opportunity

2600, Boul. Monseigneur-Langlois | Salaberry-de-Valleyfield



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