



2000 Industrial Blvd, Chambly, QC

Industrial Building for Sale and for Lease

Property with a yard suitable for outdoor storage and an electrical entry of 4,000 Amps

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Property Overview

Civic Address 2000 Industriel Blvd, Chambly

Lot Numbers 2 344 962 , 2 575 540

Land Area ± 398,258 SF

Building Area ± 169,509 SF

Shipping 6 TL (4 interior / 2 with levelers)
10 DI

Sprinklers ESFR

Clear Height 9'-12'-18'-24'

Heating Gaz

Lighting LED

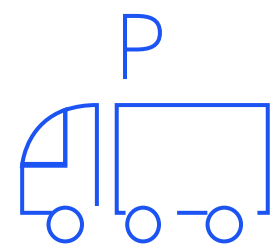
Power **4000 A / 600 V**

Parking 50 front-facing stalls

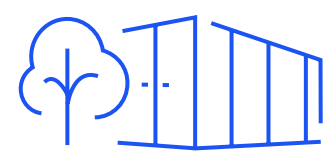
Zoning I-001

Lease Term April 30th, 2026

Availability February 1st, 2025



Trailer parking
available



Outdoor storage:
± 150,000 SF



Sprinklers:
ESFR



Power:
4000 A / 600 V



Asking Rent:
\$12.50 PSF



Opex:
\$2.10 PSF





Taxes 2024 & Evaluation

Municipal and School Taxes

Municipal (2024) \$77,449.85

School (2024-2025) \$4,576.70

Total \$82,026.55

Evaluation

Land \$2,790,000

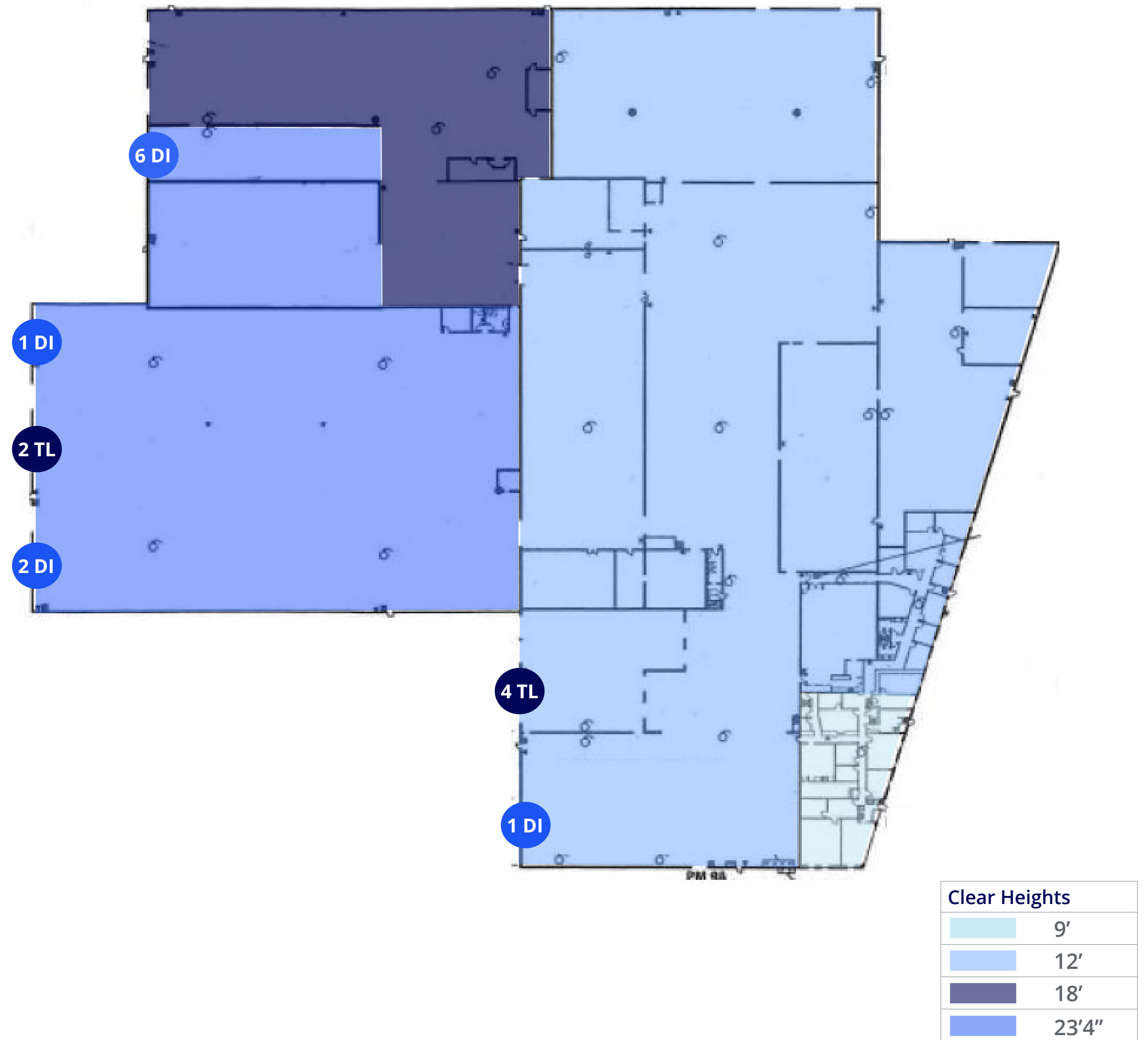
Building \$2,940,900

Total \$5,730,900

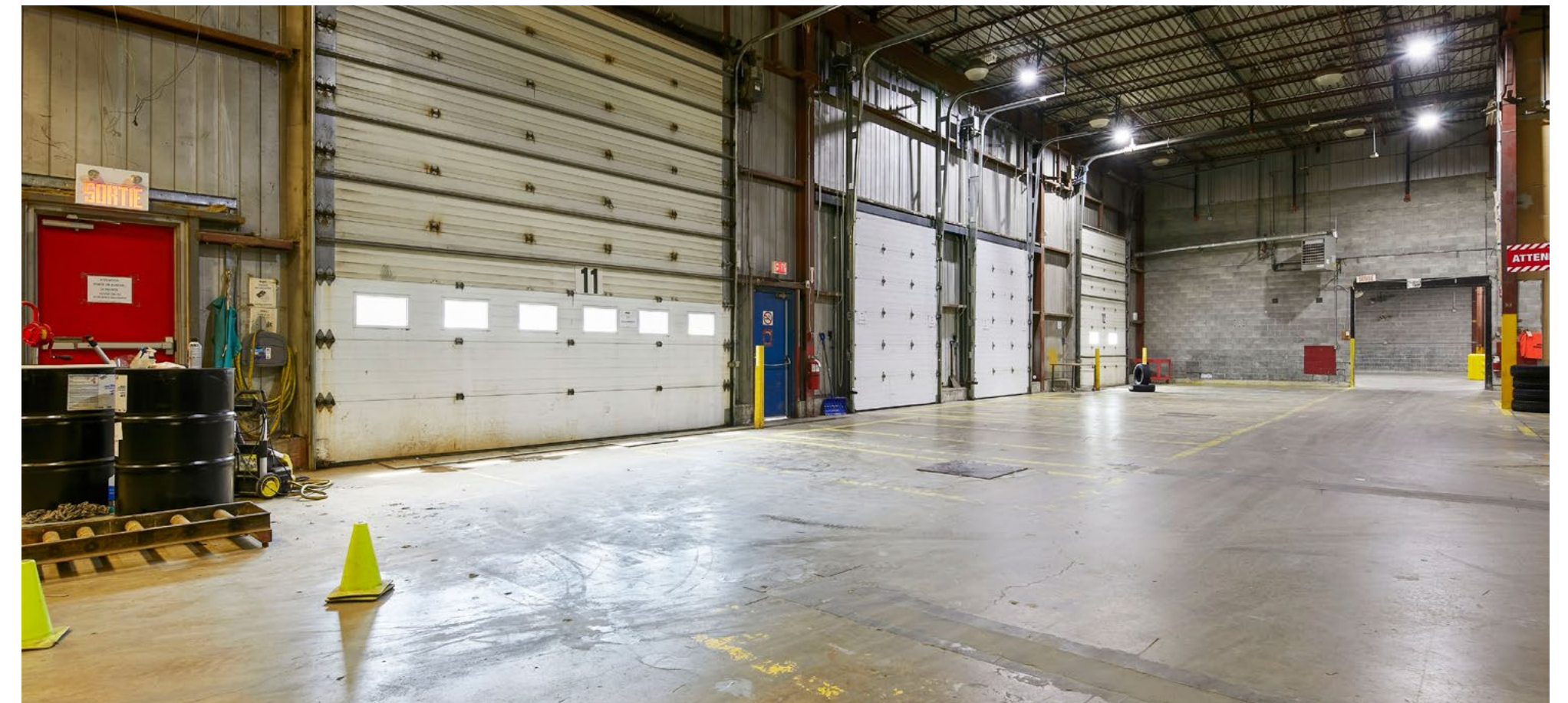
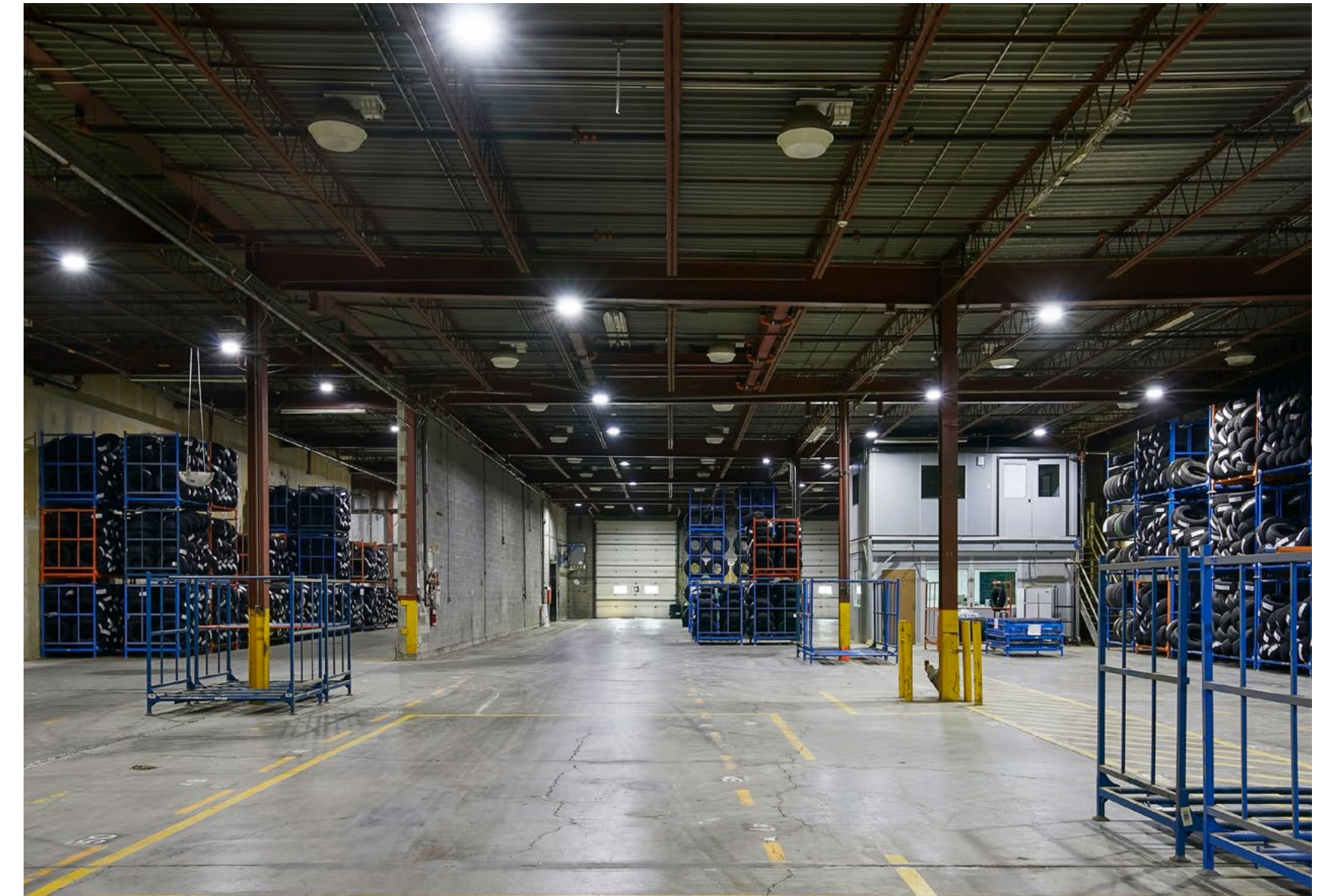
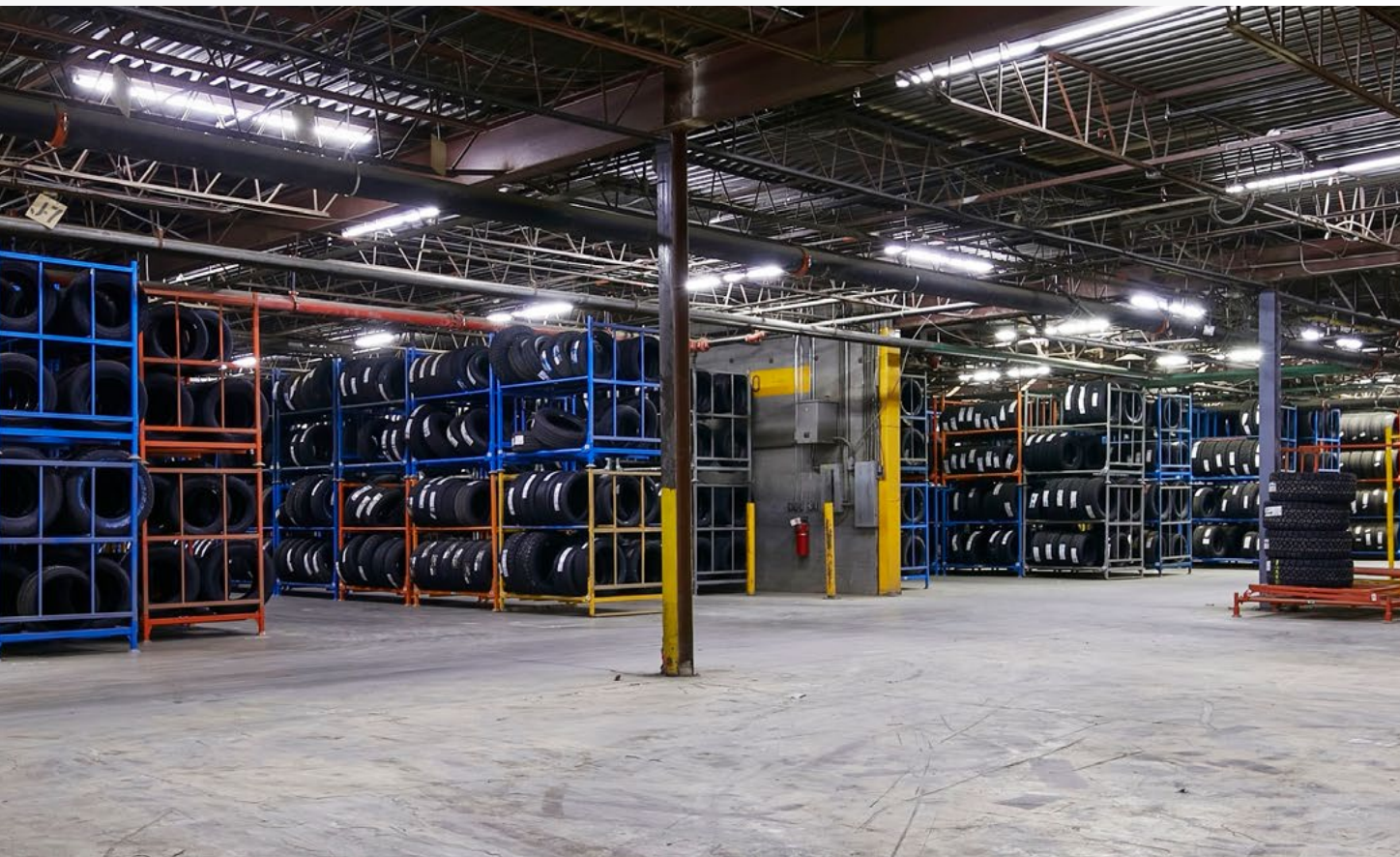
Property *Plan*

This industrial property spans ± 169,509 SF and is situated on ± 398,258 SF of land. The building features clear heights ranging from 9' to 24' and includes 6 truck-level doors as well as 10 drive-in doors.

The property offers trailer parking and 150,000 SF of outdoor storage, with convenient access to Highway 10. Currently leased to a single tenant, it also holds potential for multi-tenant use.



Property *Photos*

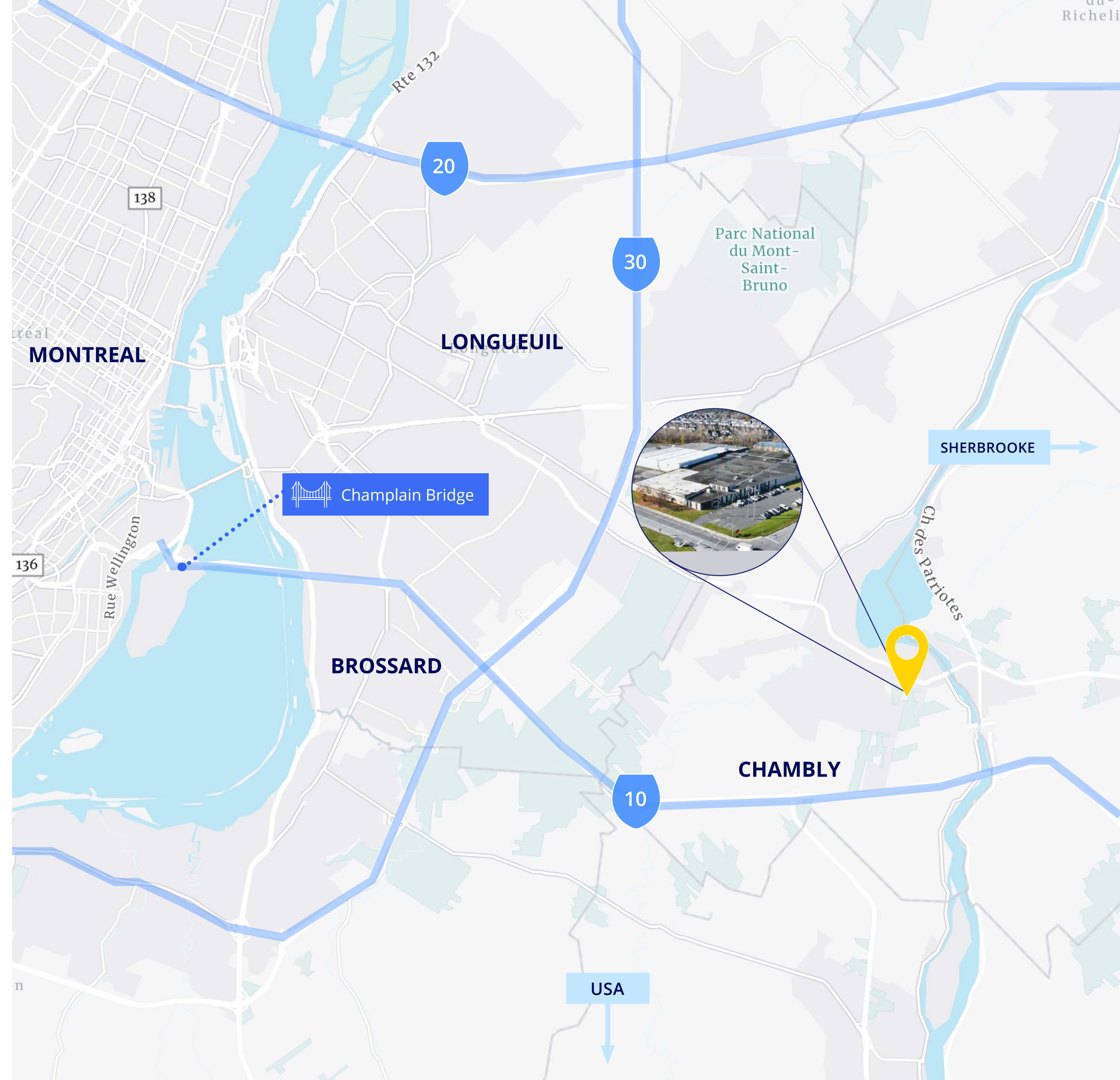


Area Overview

Located in Chambly's thriving industrial hub, 2000 Industrial Blvd offers seamless access to major highways like Autoroutes 20 and 30, ideal for logistics and distribution. With nearby amenities and a business-friendly environment, this location is perfect for companies looking to grow within Greater Montreal's dynamic market. Easily converted for multitenant purpose.

Drive Times

● Longueuil	25 minutes
● Montreal	32 minutes
● Sherbrooke	82 minutes
● USA	49 minutes





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