



Each office independently owned and operated

FOR LEASE

INDUSTRIAL PROPERTY

BENOIT GIGUERE - RE/MAX COMMERCIAL

3075 Chemin des Quatre-Bourgeois

Québec, QC G1W 4X5

418.653.5353

RE-MAXCOMMERCIAL.CA

## CANDIAC WAREHOUSE | TURNKEY SOLUTION FOR DISTRIBUTION & LOGISTICS

110 RUE DE L'ISÈRE, CANDIAC, QC J5R0M2



PRESENTED BY:

**BENOIT GIGUÈRE**

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	Negotiable
Total building area:	112,450 sq. ft.
Available SF:	20 - 87 SF
Already leased:	25,000 sq. ft.
Clear ceiling height:	28 to 30 feet
Year Built:	2014-2016
Truck-level loading dock	5
Drive-in door	1
Column Spacing	35' x 77'

## LEASING OPPORTUNITY

Located in Candiac at the junction of Highways 15, 30, 132, and 930, this ±87,000 sq. ft. portion of a modern ±112,450 sq. ft. industrial facility offers immediate availability for lease. With clear heights of 28'-30', optimal 35' x 77' column spacing, full sprinkler coverage, five truck-level docks and one drive-in door, the space is ideally configured for logistics, 3PL, or e-commerce operations. Approximately 40,000 sq. ft. is already racked for 6,000+ pallets, providing turnkey warehousing capacity in a prime South Shore location with direct access to Greater Montréal, Ontario, and the U.S. border.

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# ADDITIONAL PHOTOS



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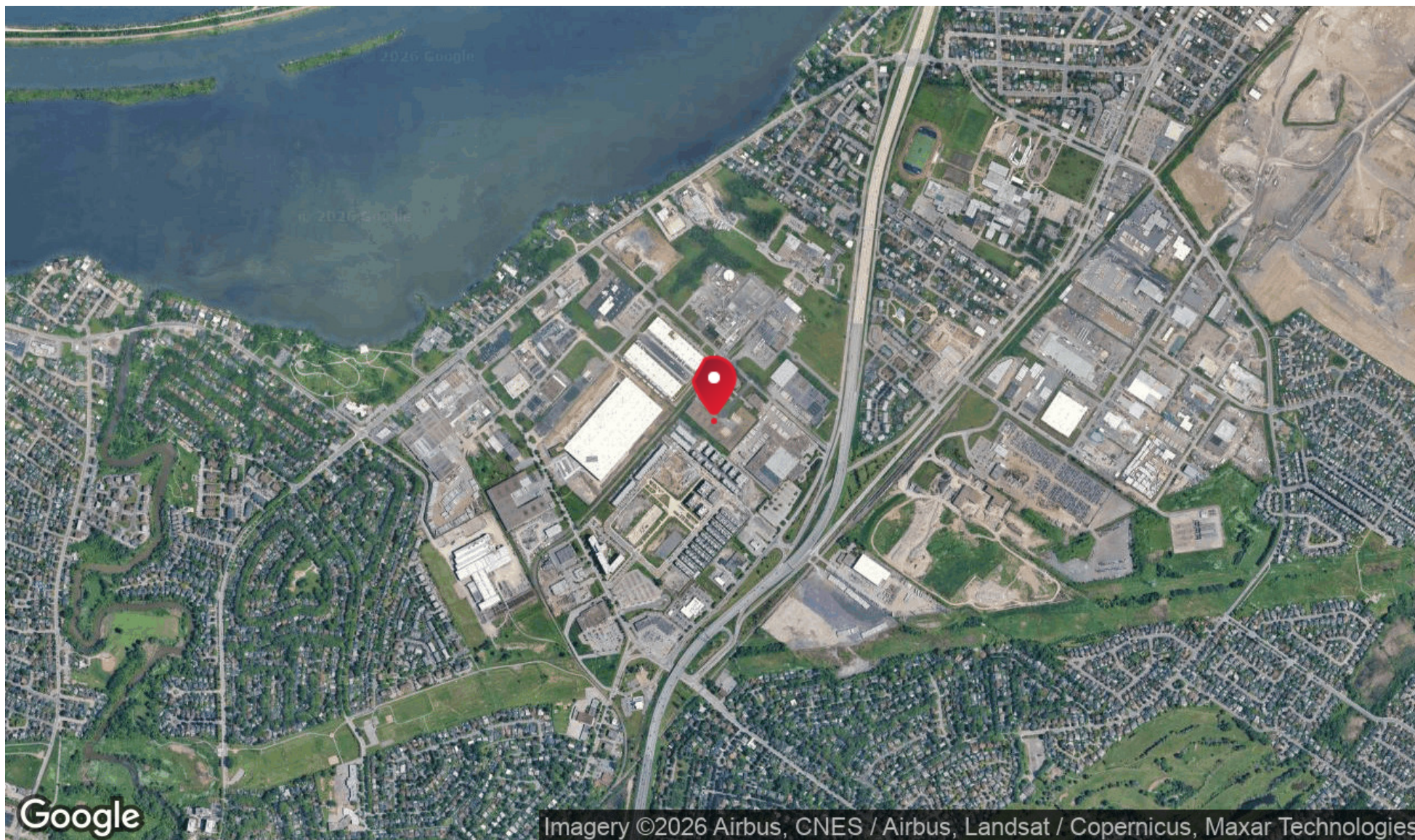
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110 RUE DE L'ISÈRE

# AERIAL MAP



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# CONTACT FOR INFORMATION



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