

# 789-799 Jean-Paul-Vincent Boulevard , Longueuil, QC, J4G 2T2

Industrial space with very little office area located on the outskirts of Longueuil's industrial park near Michel Chartrand Park. It has quick access to highways 20 and 132 and easily accessible by public transport.

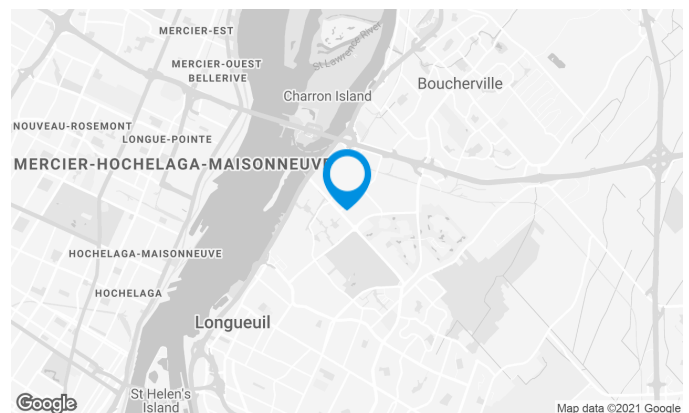
This space is ideal for a distribution center and has several truck levels, three drive-in doors and good column spacing.

## Building characteristics

|                      |                         |
|----------------------|-------------------------|
| BUILDING AREA        | 125,413 ft <sup>2</sup> |
| LAND AREA            | 230,527 ft <sup>2</sup> |
| YEAR OF CONSTRUCTION | 1982                    |
| NUMBER OF FLOORS     | 2                       |
| SPRINKLERS           | Yes                     |

## BUILDING ACCESSIBILITY

|                   |                     |
|-------------------|---------------------|
| PARKING - OUTDOOR | 78                  |
| ROAD ACCESS       | Highways 20 and 132 |
| BUS               | 20, 29, 123         |



## Stéphane Robidas

LEASING DIRECTOR  
LEASING - INDUSTRIAL, MONTREAL AREA

**T** 514 737-3344 #3373

**C** 514 605-5152

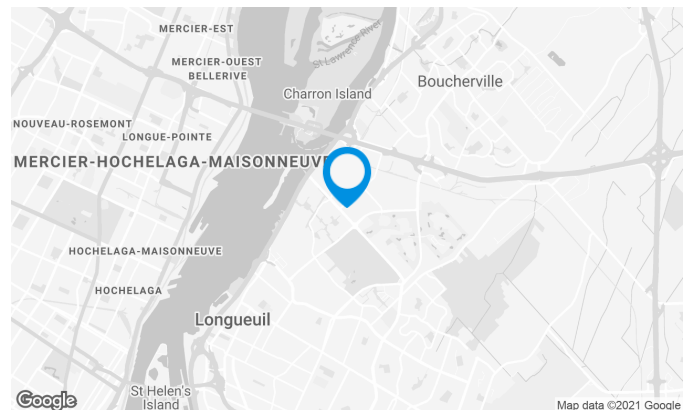
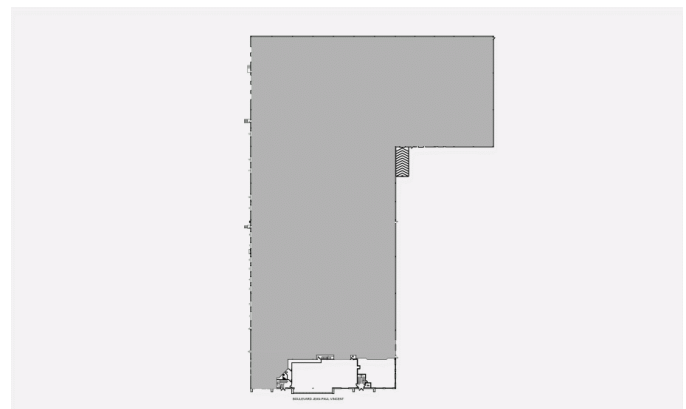
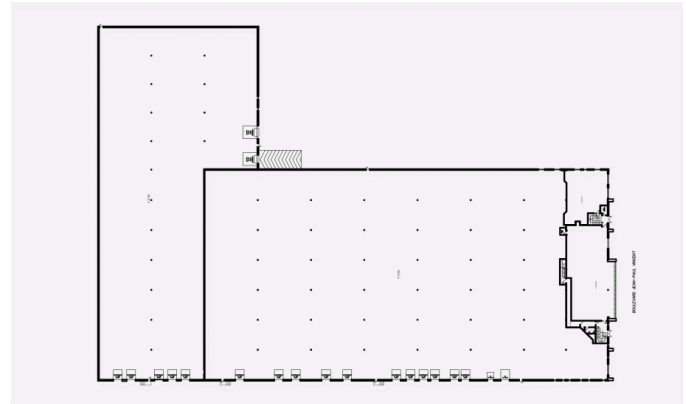
**E** STEPHANE.ROBIDAS@COMINAR.COM

## Space characteristics

|                           |                                |
|---------------------------|--------------------------------|
| NUMBER OF FLOORS          | 2                              |
| HEIGHT                    | 24'                            |
| SHIPPING                  | 17 truck levels<br>3 drive-ins |
| ADDITIONNAL RENT          | \$3.22 /ft <sup>2</sup>        |
| ELECTRICITY               | 600 V, 600 A                   |
| SPACE BETWEEN THE COLUMNS | 28' x 50'                      |

### AVAILABLE LEASING AREA: 109,049 FT<sup>2</sup>

|              |                         |
|--------------|-------------------------|
| WAREHOUSE    | 101,284 ft <sup>2</sup> |
| OFFICES      | 7,765 ft <sup>2</sup>   |
| AVAILABILITY | July 2022               |



**Stéphane Robidas**

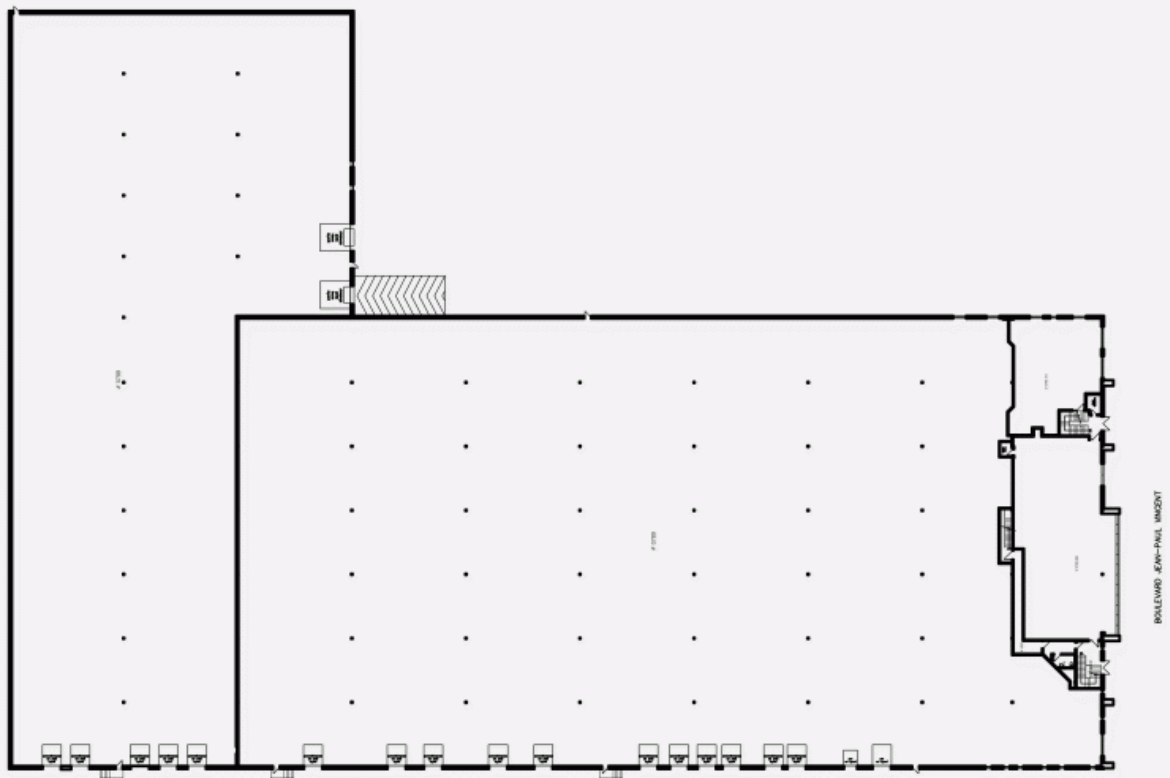
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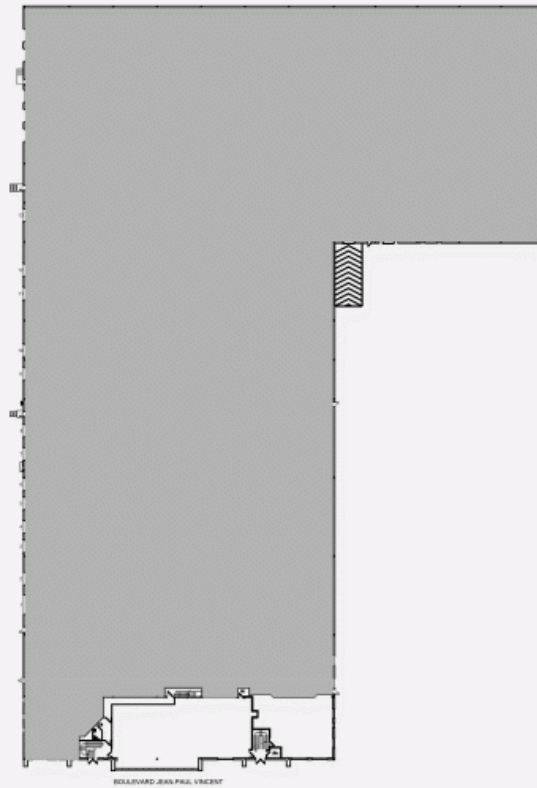
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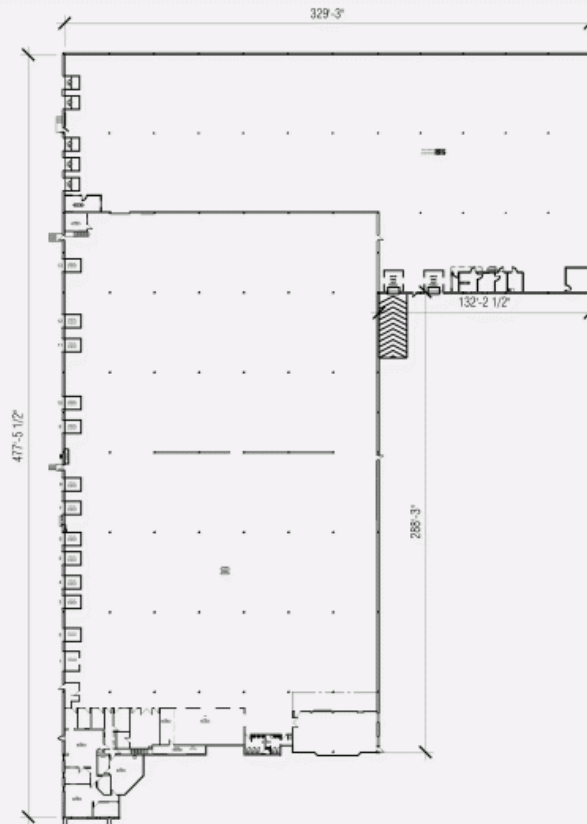
LOCATION PLAN



LOCATION PLAN



LAYOUT PLAN



LAYOUT PLAN 2ND FLOOR

