

2000 Croissant Joseph-Armand-Bombardier, Salaberry-de-Valleyfield

Available Space

2000 Croissant Joseph-Armand-Bombardier



MONTONI



CLARIDGE

Key Features

Industrial Space Available Immediately 308,700 sq. ft.

2022

Building Construction
Year

32'

Warehouse
Clear Height

28

Loading Dock
Doors

2

Drive-In Doors

145

Car Parking
Spaces

96

Truck Parking
Spaces

This property offers spaces starting at
76,414 sq. ft., with options up to 308,700 sq. ft.



A Strategic Location for Your Growth



40 km

from the **U.S. border** and close to the **Ontario market**, providing strategic access to North American markets.



45 km

from **Montréal** and close to Highways 20, 30 and 40.



Direct

access to the **St. Lawrence Seaway** and the railway network, with the **CSX intermodal terminal** nearby.



Why is Valleyfield the ideal location to grow your business?



73,300

residents in the region

A growing population base, up 5% since 2016, at the heart of Western Montérégie.



35,000

working-age population

A diverse local workforce supporting the manufacturing, industrial, logistics and commercial sectors.



60,000\$

in median after-tax income

A local market with growing purchasing power, up 11.4% since 2015.



+200

businesses

An established industrial ecosystem within the Perron Industrial and Port Park, with access to maritime, rail and road infrastructure.

A space designed for your operations



6 to 8

loading dock doors per unit.



145

car parking spaces.

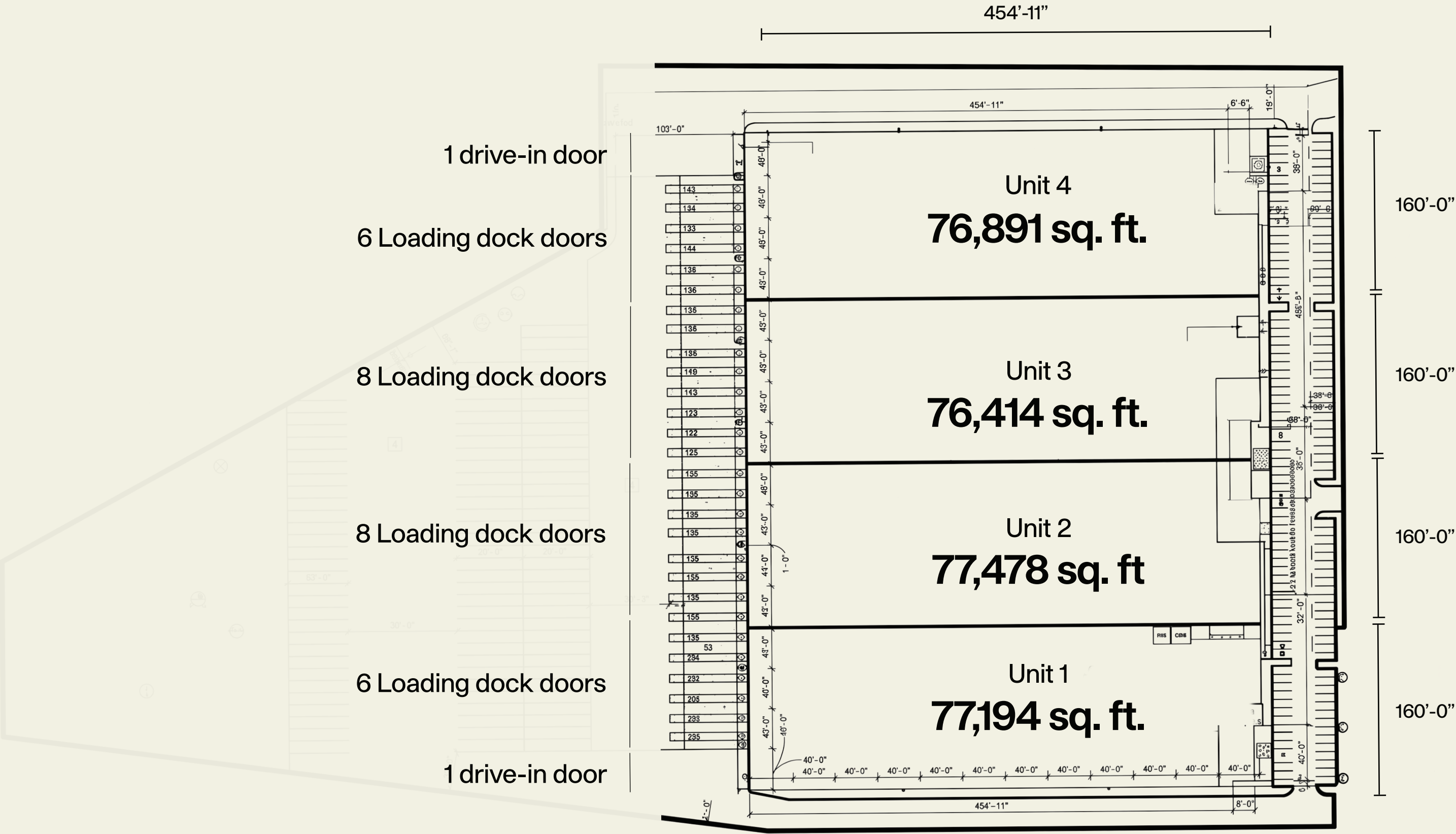


96

truck parking spaces.



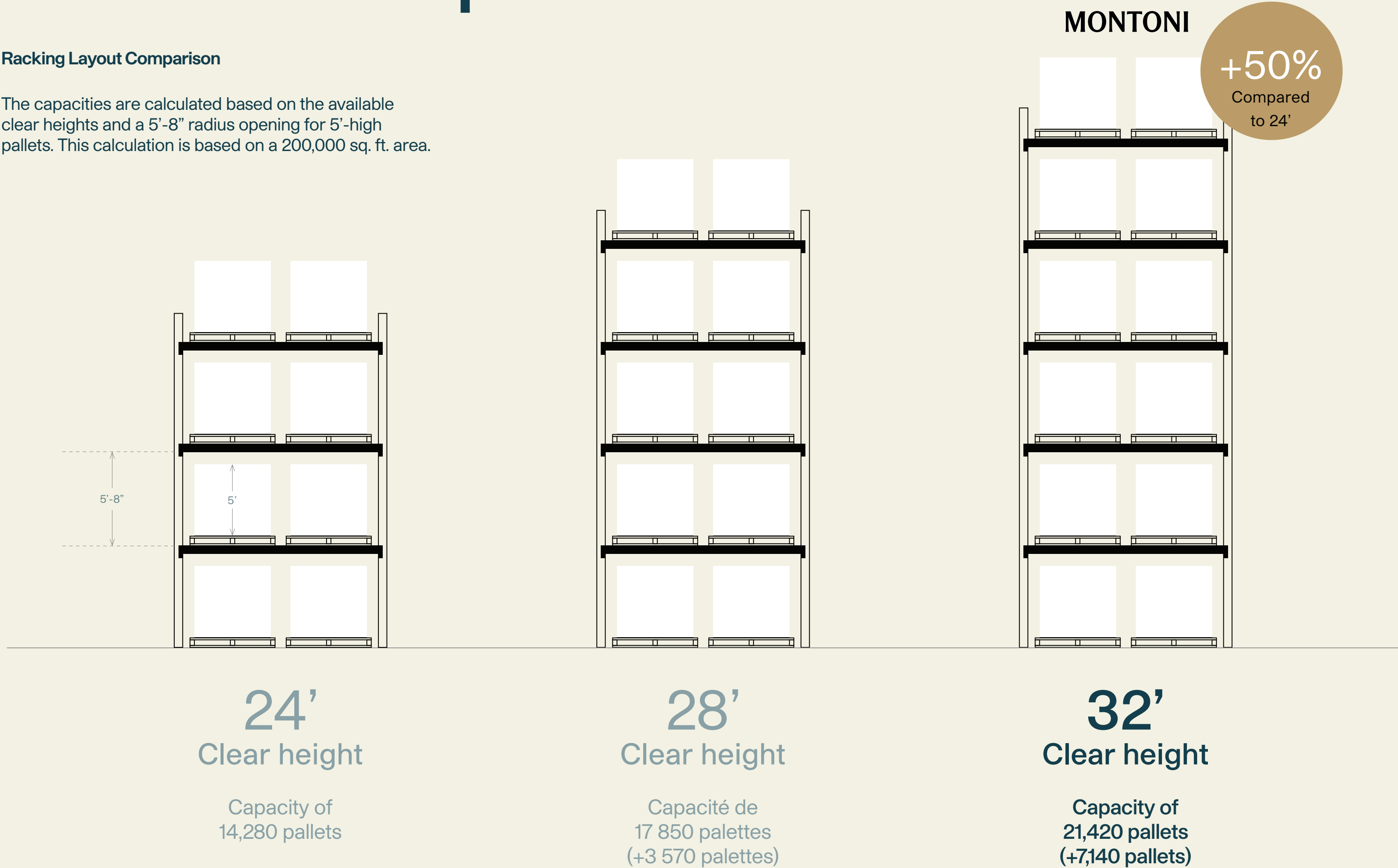
Features and Building Plan



Optimized height, maximized space

Racking Layout Comparison

The capacities are calculated based on the available clear heights and a 5'-8" radius opening for 5'-high pallets. This calculation is based on a 200,000 sq. ft. area.



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Discover a space designed to support your business growth



Contact us



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