140 Bélanger Street, Châteauguay

Available Space

Condos Industriels Châteauguay



MONTONI

Key Features

Available Space
87,500 sq. ft.

Q2 2027
Project Completion

28’
Clear Warehouse Height

12
Loading Dock Doors

2
Drive-In Doors

172
Car Parking Spaces

13
Electric Vehicle Parking Spaces

This property offers spaces starting at 5,753 sq. ft., with areas of up to 87,500 sq. ft.



A Strategic Location for Your Growth

50km

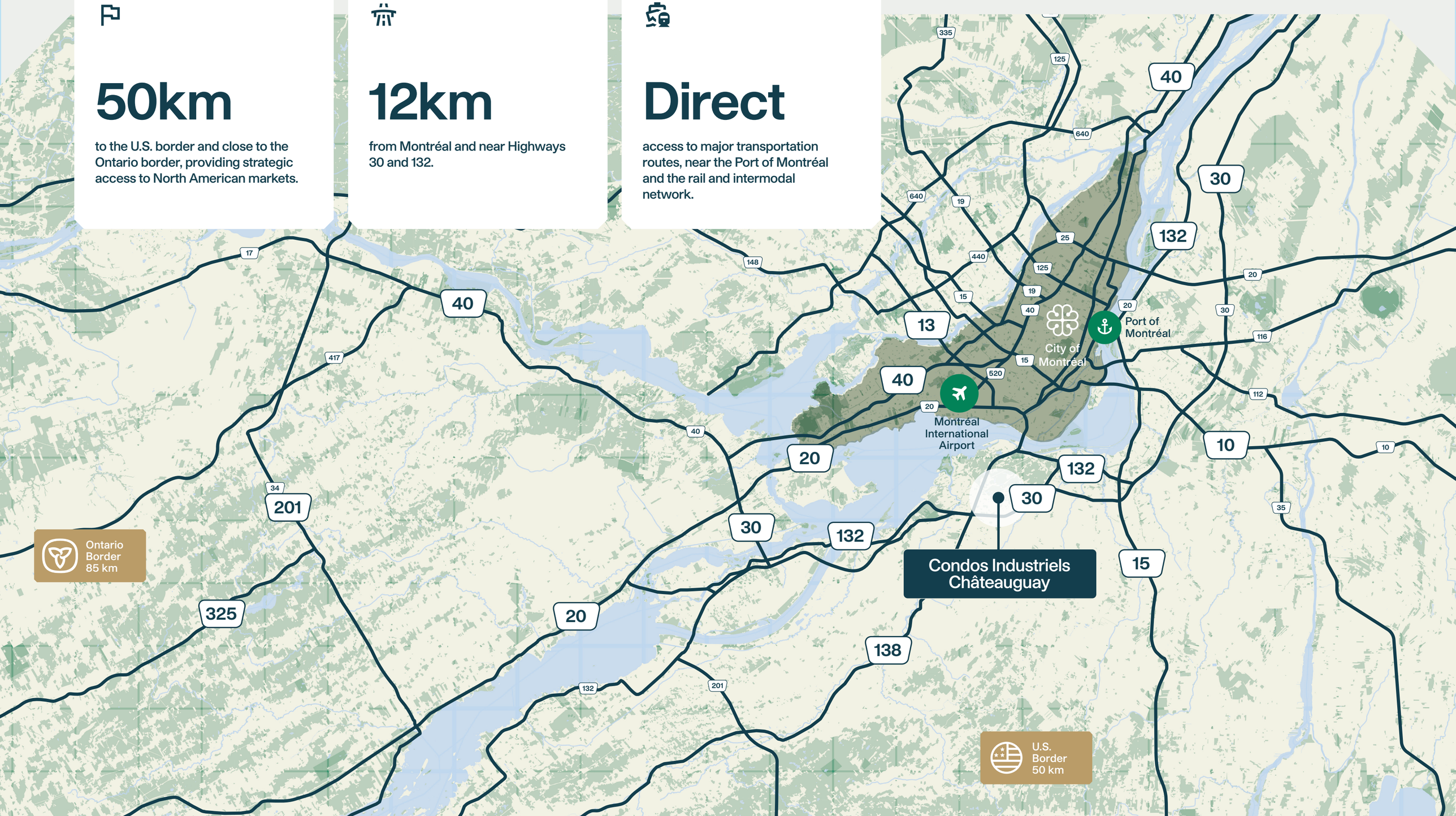
to the U.S. border and close to the Ontario border, providing strategic access to North American markets.

12km

from Montréal and near Highways 30 and 132.

Direct

access to major transportation routes, near the Port of Montréal and the rail and intermodal network.



Why is Châteauguay the ideal location to grow your business?

53,500
Residents in the Area

A growing population base, up 11% since 2016, in the heart of Montérégie and close to Montréal, Ontario and the United States.

25,900
Active Workers

Sales and service sectors in transportation, machinery, business and administration.

69,000$
Median After-Tax Income

A Unit market with purchasing power up 10.6% since 2015.

1,050+
Business Establishments

A growing economic ecosystem, supported by a developing industrial park and a strategic road network, with close access to the Greater Montréal area's port, rail and intermodal infrastructure.

Purchase Your Industrial Condo Today

Turn Your Building into a Growth Driver

Gain

Control. Adapt Your Space to Your Needs.

Create

Value. Benefit from Your Asset's Appreciation.

Invest

in Your Business. Turn Your Payments into Equity.

Stabilize

Your Costs. Protect Yourself from Rent Increases.



A Space Designed for Your Operations

12

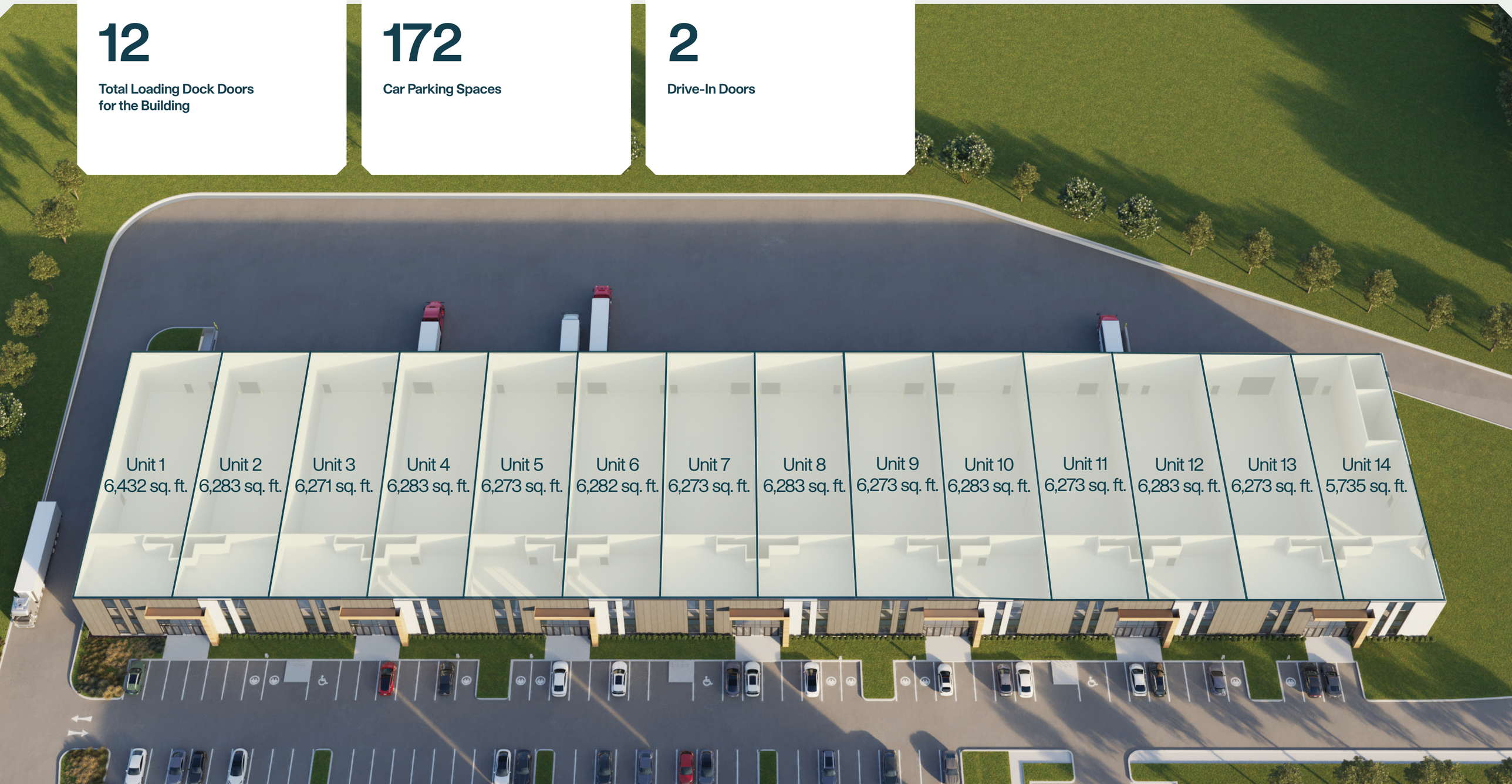
Total Loading Dock Doors for the Building

172

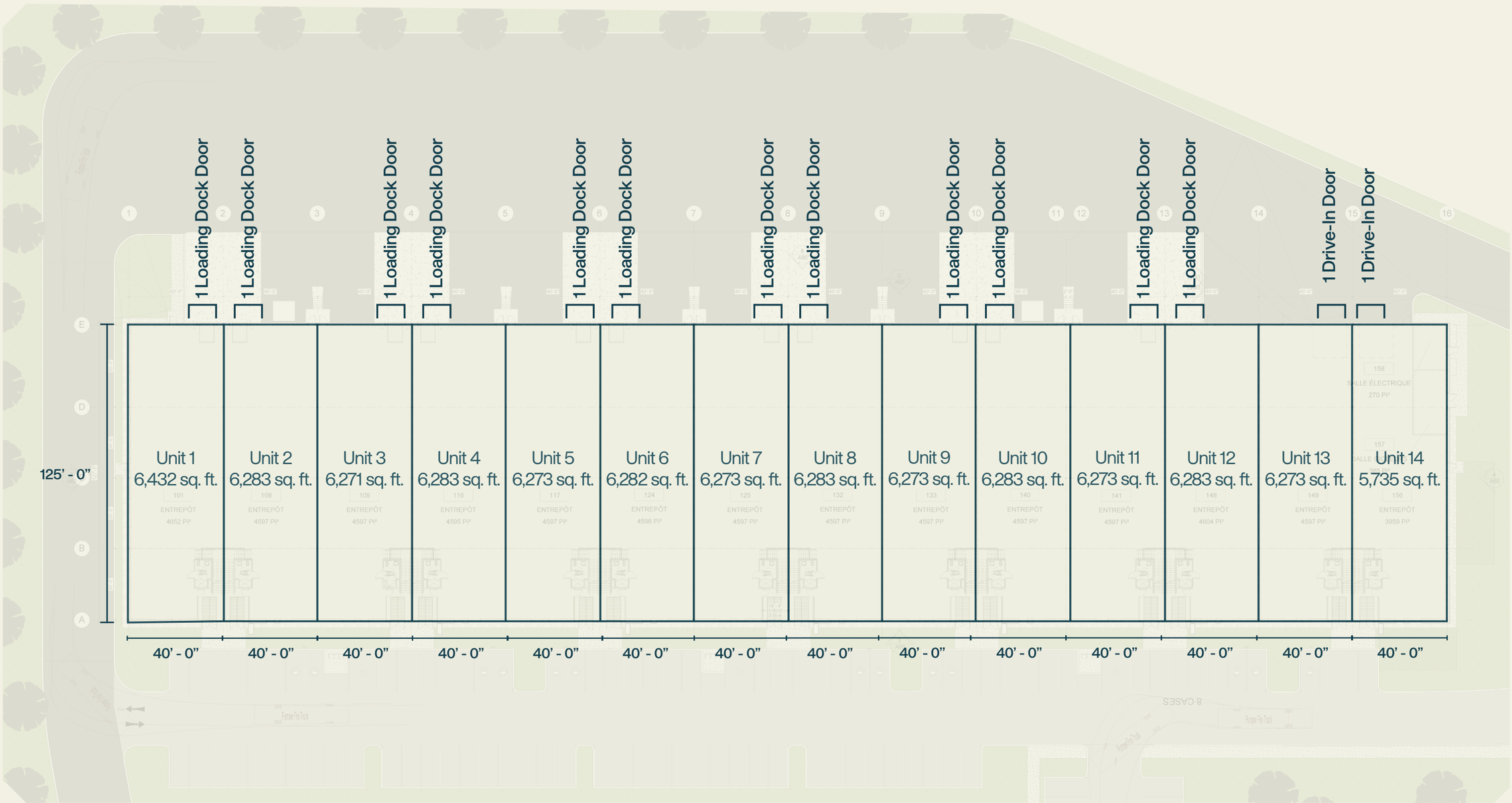
Car Parking Spaces

2

Drive-In Doors



Building Features and Floor Plan



Optimized Height, Maximized Space

Racking Layout Comparison

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



20’
Clear Height

Capacity
311 Pallets

24’
Clear Height

Capacity
357 Pallets
(+46 Pallets)

28’
Clear Height

Capacity
403 Pallets
(+92 Pallets)

MONTONI

+29%
Compared to 20’

Industrial Projects Combining Profitability and Sustainability

15%
Energy Savings

30%
Reduced Potable Water Consumption

Green
Spaces for Employees

Improved
Productivity Through Natural Light and Outdoor Views

Condos Industriels Châteauguay

Discover a Space Designed to Support Your Business Growth









Contact us



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