

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

Available Space

2000 Croissant Joseph-Armand-Bombardier



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Key Features

2000 Croissant Joseph-Armand-Bombardier incorporates a range of optimized features designed to support business operational performance.



Available Space
From 76,414 sq. ft.
Up to 308,700 sq. ft.



Clear Height
Warehouse
Up to 32'

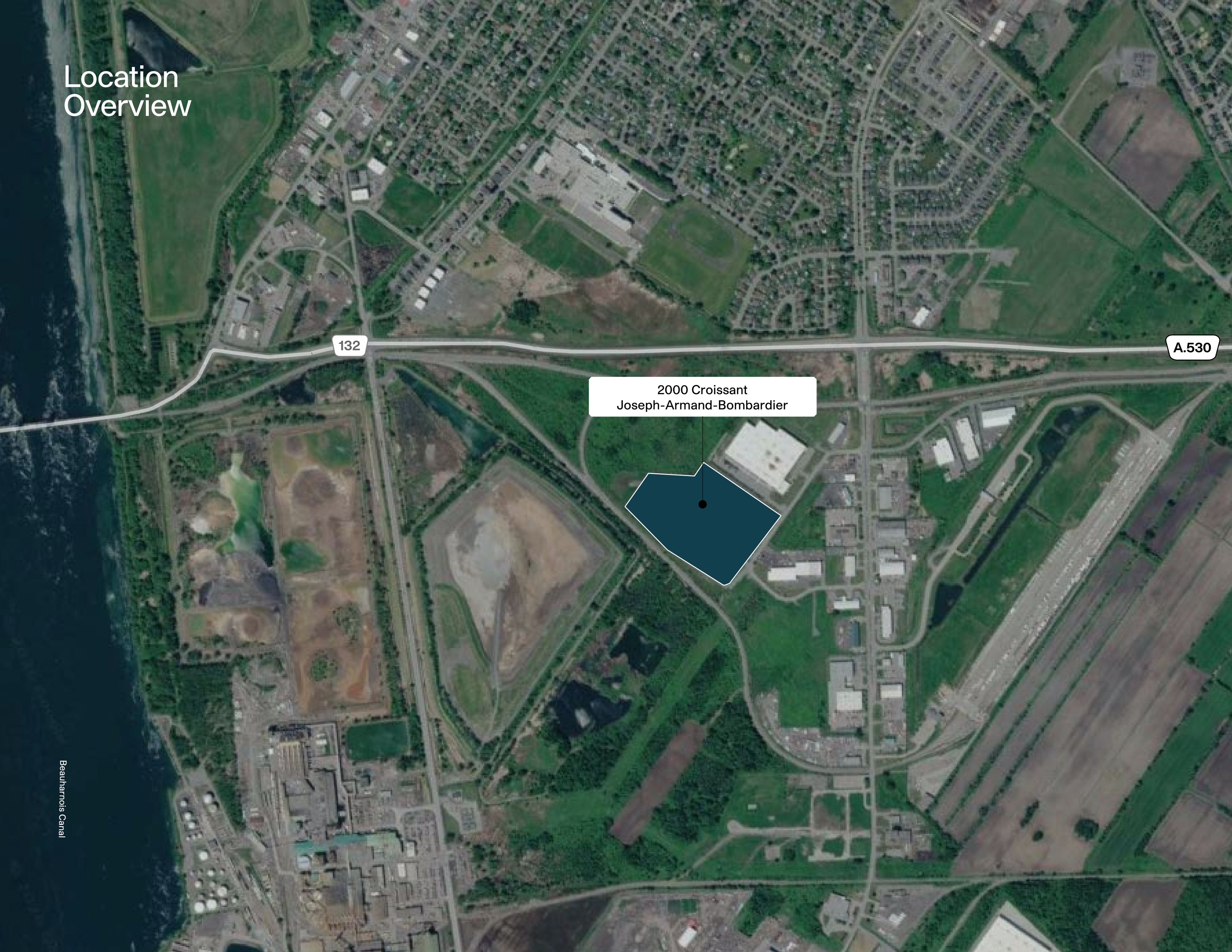


Available
Immediately

Year of construction	2022
Total Building Area	308,700 sq. ft.
Potential Units	4
Units Starting From	76,414 sq. ft.
Parking	145 spaces
Potential truck parking	96 spaces
Clear Height	32'-0"
Fire Protection	ESFR sprinkler system
Building Electrical Service	2000 A
Warehouse Lighting	LED
Drive-In Garage Doors	2
Dock Leveler	28



Location
Overview



132

A.530

2000 Croissant
Joseph-Armand-Bombardier

Beauharnois Canal



Relevant Informations

Sustained Population Growth

Industrial Hub

Industrial and logistics hub with a deep-water port and rail network.

Skilled Workforce

Strong regional labor pool attracting workers from multiple municipalities.

Exceptional Accessibility

Direct access to Highways 30, 20, and 530, linking Québec, Ontario, and the U.S.

Comprehensive Amenities

Full range of services: retail, dining, institutions, and modern industrial zones.

Site Location Overview

The Strategic Location for Your Operations in Salaberry-de-Valleyfield

Route 132	1.9 km
Route 201	6.7 km
Highway 530	6.9 km
U.S. Border	39 km



Building Plan

Unit 01	77,194 sq. ft.
Unit 02	77,478 sq. ft.
Unit 03	76,414 sq. ft.
Unit 04	76,891 sq. ft.

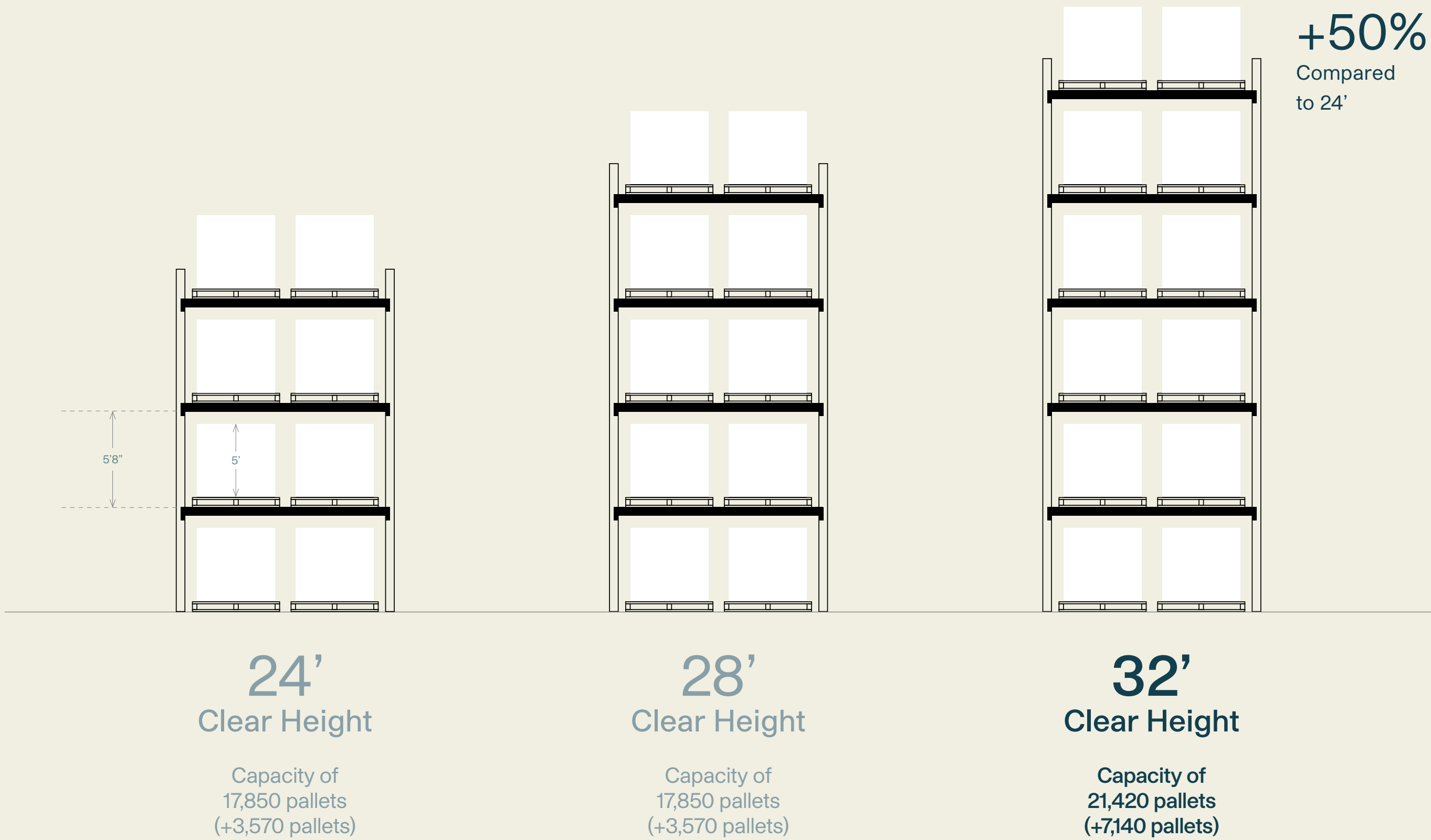


Optimized Clear Height Maximized Space

32'

Racking Layout Comparison

Capacities are calculated based on the available clear heights and a 5'-8" rack opening designed for 5-foot-high pallets. Calculations are based on a 200,000 sq. ft. area.



Contact Us



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