

1001 Chemin Alexis-Sauvageau, Châteauguay, QC, Canada

Available Space

Écoparc Châteauguay 30



MONTONI

Key Features

Space Available Immediately 438,643 sq. ft.

2025

Year built

32' & 40'

Warehouse
clear height

42

Up to 42 loading
dock doors

5

Up to 5
drive-in doors

197

Parking spaces
for cars



Parking spaces
for trucks available

This property offers spaces starting at 51,547 sq. ft.,
with availability of up to 438,643 sq. ft.



A Strategic Location For Your Growth



50km

Located close to the U.S. border and within easy reach of the Ontario border, offering strategic access to North American markets.



12km

from Montréal and in close proximity to Highways 30 and 132.



Access

Direct access to major transportation corridors, with close proximity to 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, at the heart of the Montérégie region and close to Montreal, Ontario and the United States.



25 900

people in the labour force

A diverse workforce concentrated in sales and services, particularly in transportation, machinery, business and administration.



69 000\$

median after-tax income

A local market with growing purchasing power, up 10.6% since 2015.



1 050+

businesses

A growing economic ecosystem, supported by an expanding industrial park and a strategic road network, with convenient access to Greater Montreal's port, rail and intermodal infrastructure.

Industrial Projects Where Profitability Meets Sustainability



*Compared with the ASHRAE 90.1 reference building.

A Space Designed For Your Operations



5 to 42

Loading dock doors per unit



197

Parking spaces for cars



Trucks

Ample truck parking available



Unit 1

Unit 2

Unit 3

Unit 4

Unit 5

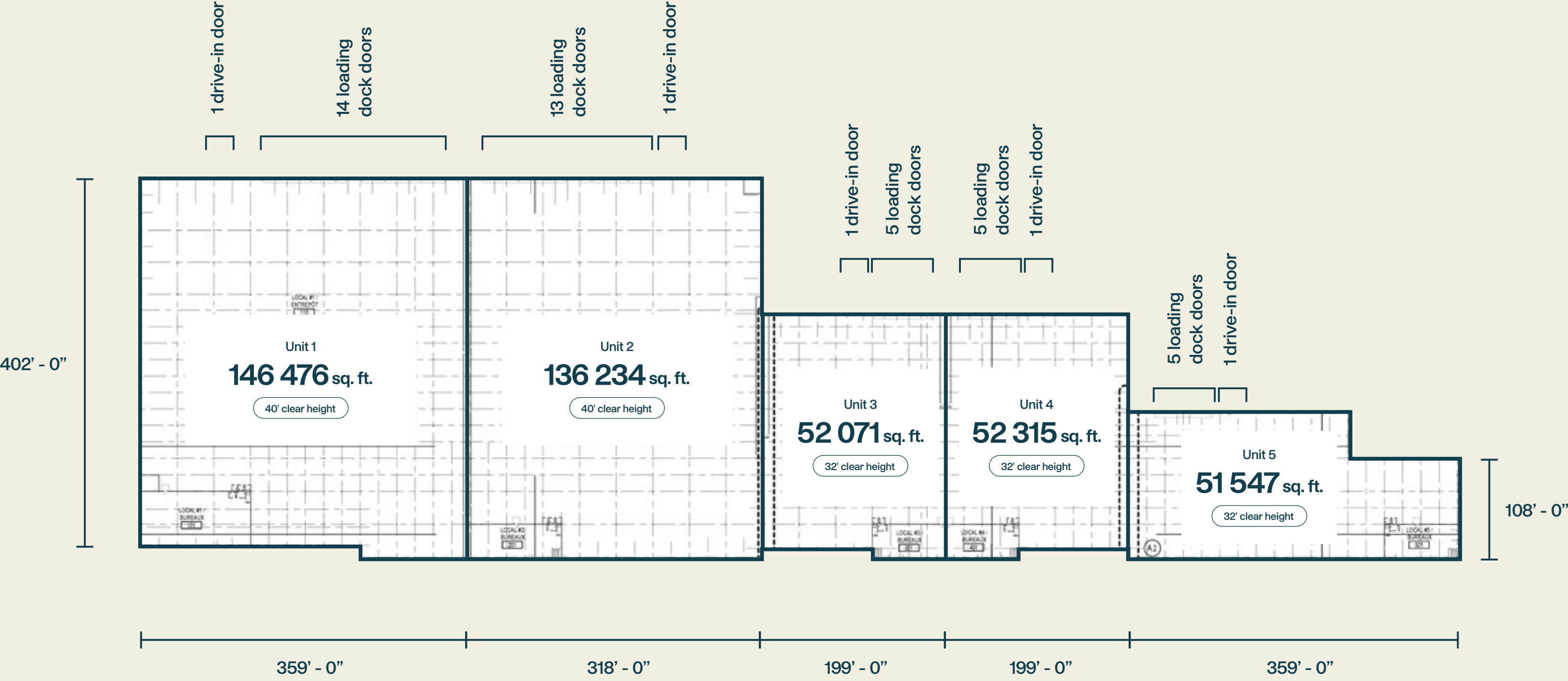
138

30

249'-0"

1434'-0"

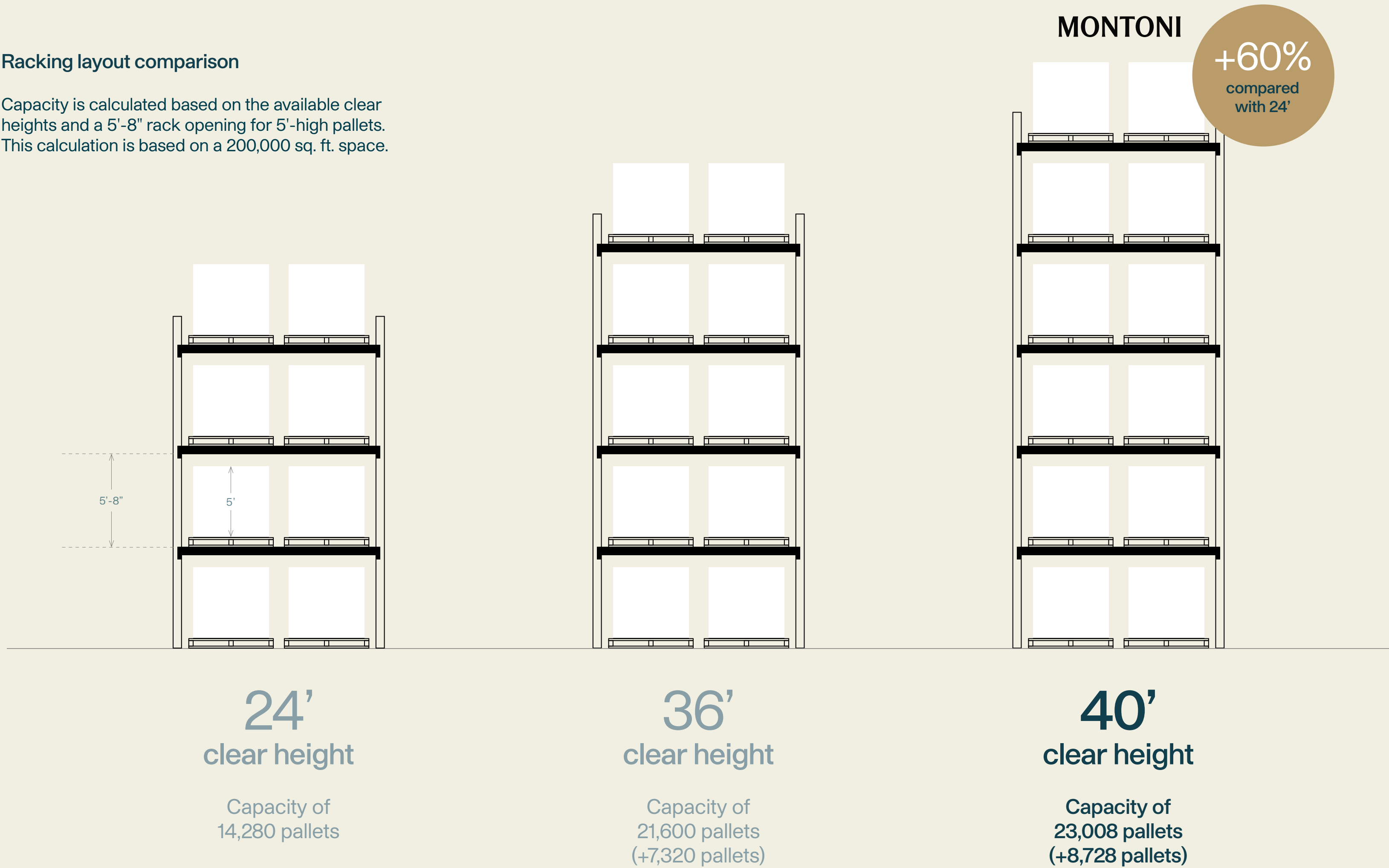
Building Features & Floor Plan



Optimized clear height, maximized space

Racking layout comparison

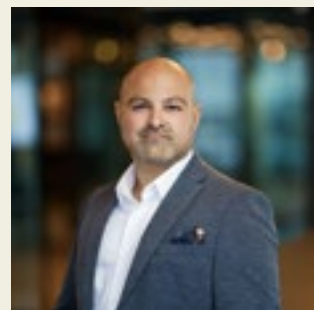
Capacity is calculated based on the available clear heights and a 5'-8" rack opening for 5'-high pallets. This calculation is based on a 200,000 sq. ft. space.



Discover a Space Designed to Grow with Your Business



Contact Us



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