



1450 Joliot-Curie Street, Boucherville, QC

Industrial Building For Sale or For Lease

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Property Overview

Located at **1450 Joliot-Curie in Boucherville**, this stand-alone industrial property is situated within an established industrial park, offering quick access to Highways 132, 30 and 20.

The building features 5 shipping doors and a fully fenced yard. This optimized layout is well suited for warehousing, distribution and manufacturing operations.

Property Assessment (2026)

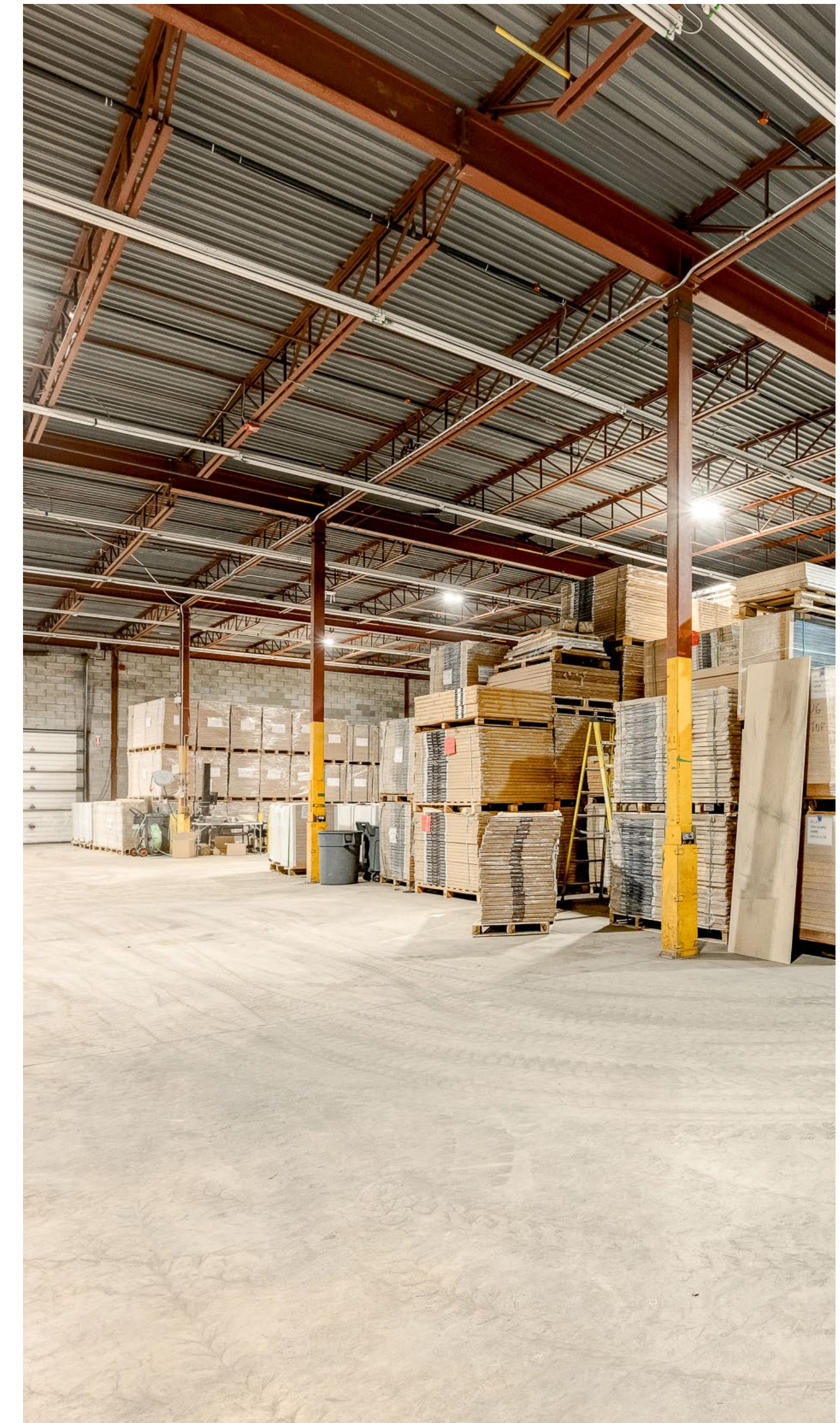
Building	Land	Total
\$2,589,800	\$713,900	\$3,303,700

Property Taxes (2026)

Municipal	School	Total
\$71,515.81	\$1,798.79	\$73,314.60

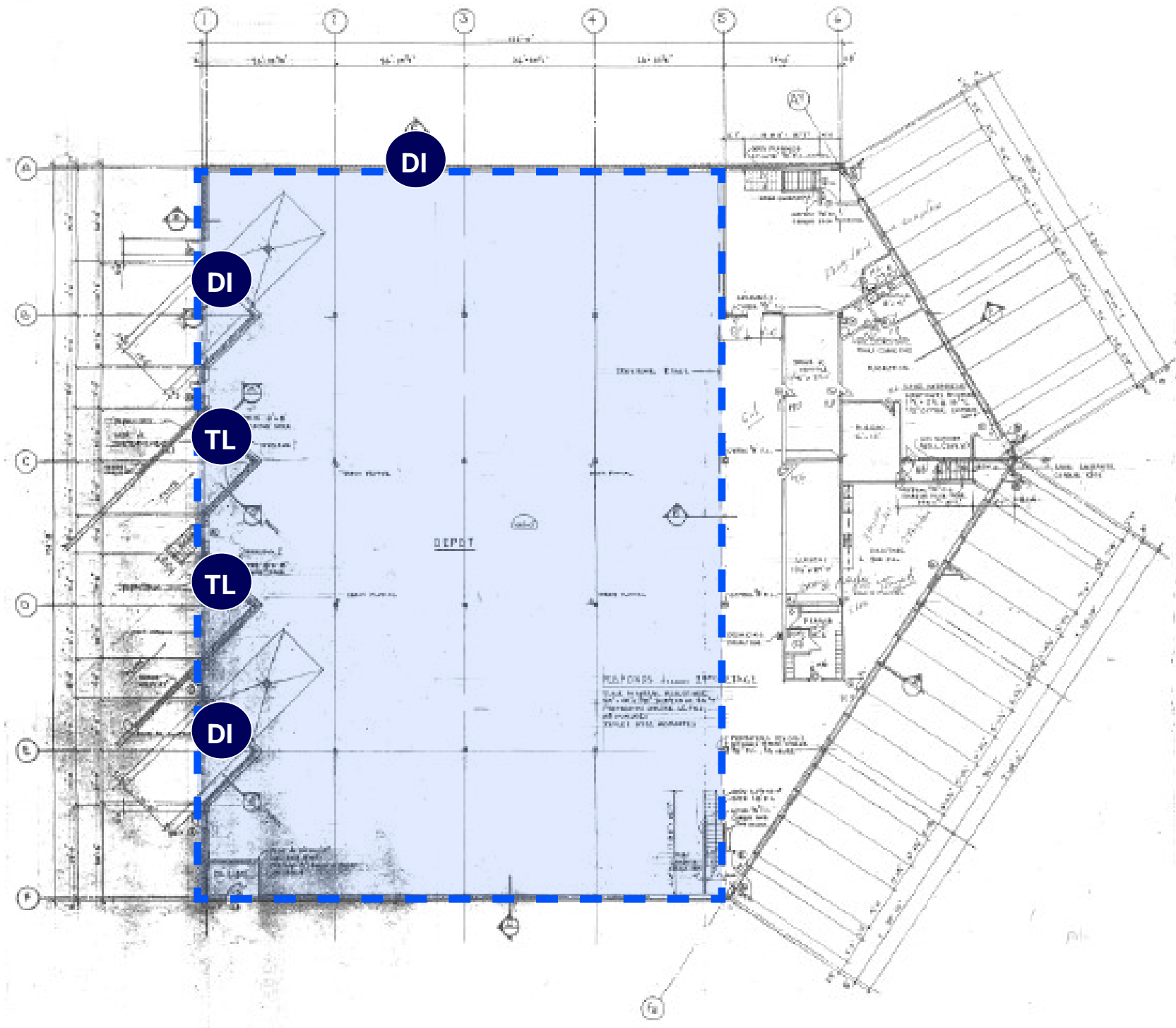
Lot Number	2 508 431
Year Built	1991
Total Area	± 26,823 SF
Warehouse Area	± 15,998 SF
Office Area	± 5,388 SF
Mezzanine Area*	± 5,437 SF
Land Area	± 51,229 SF
Clear Height	18'3"
Shipping	2 TL 2 DI (14' x 10') 1 DI (12' x 14')
Power	600 A / 600 V
Sprinklers	Yes
Heating	Gas
Availability	August 1, 2026
Asking Price Lease Rate	Contact brokers

* Possibility to convert mezzanine into office space or for additional storage

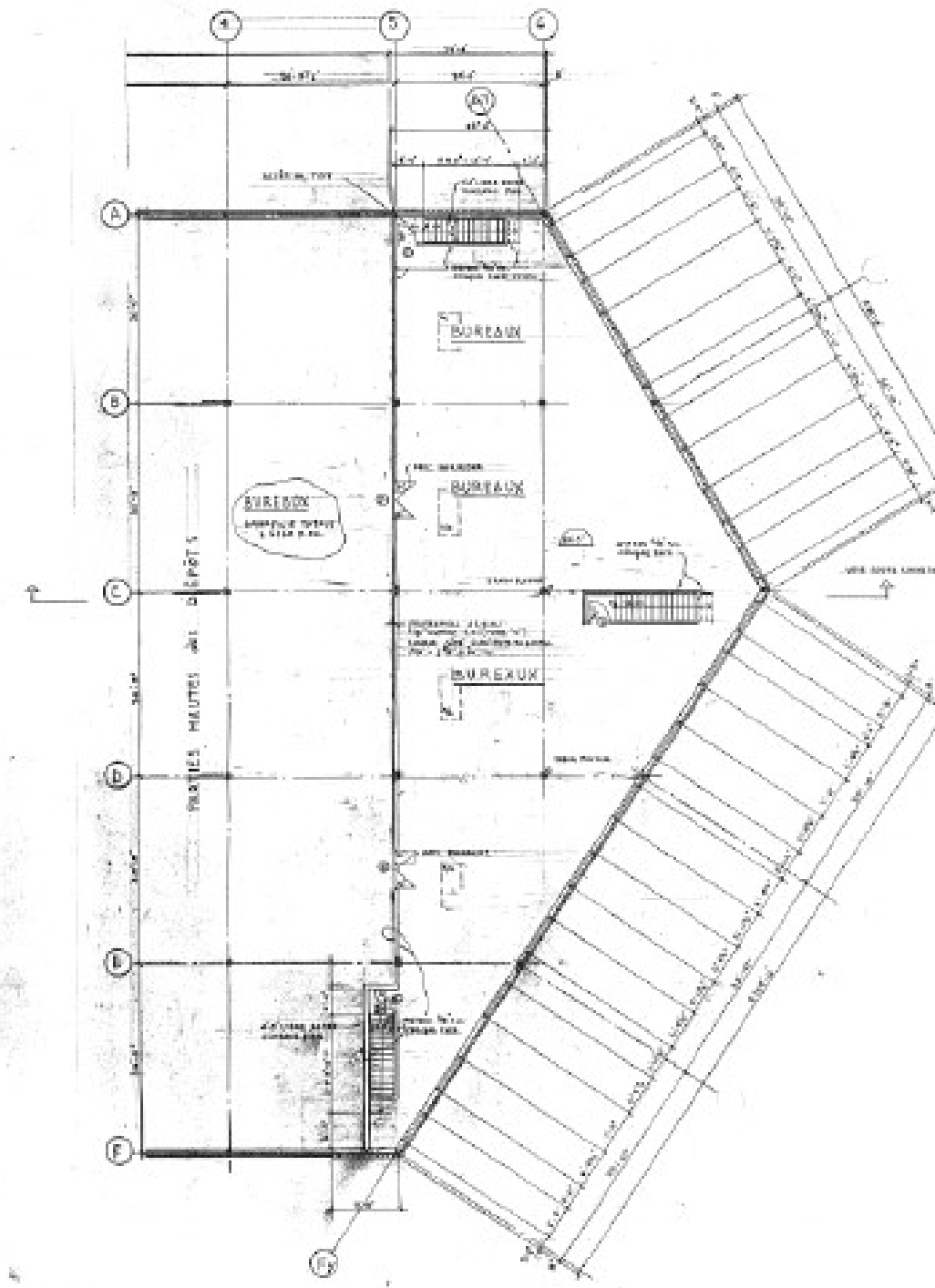


Site Plan

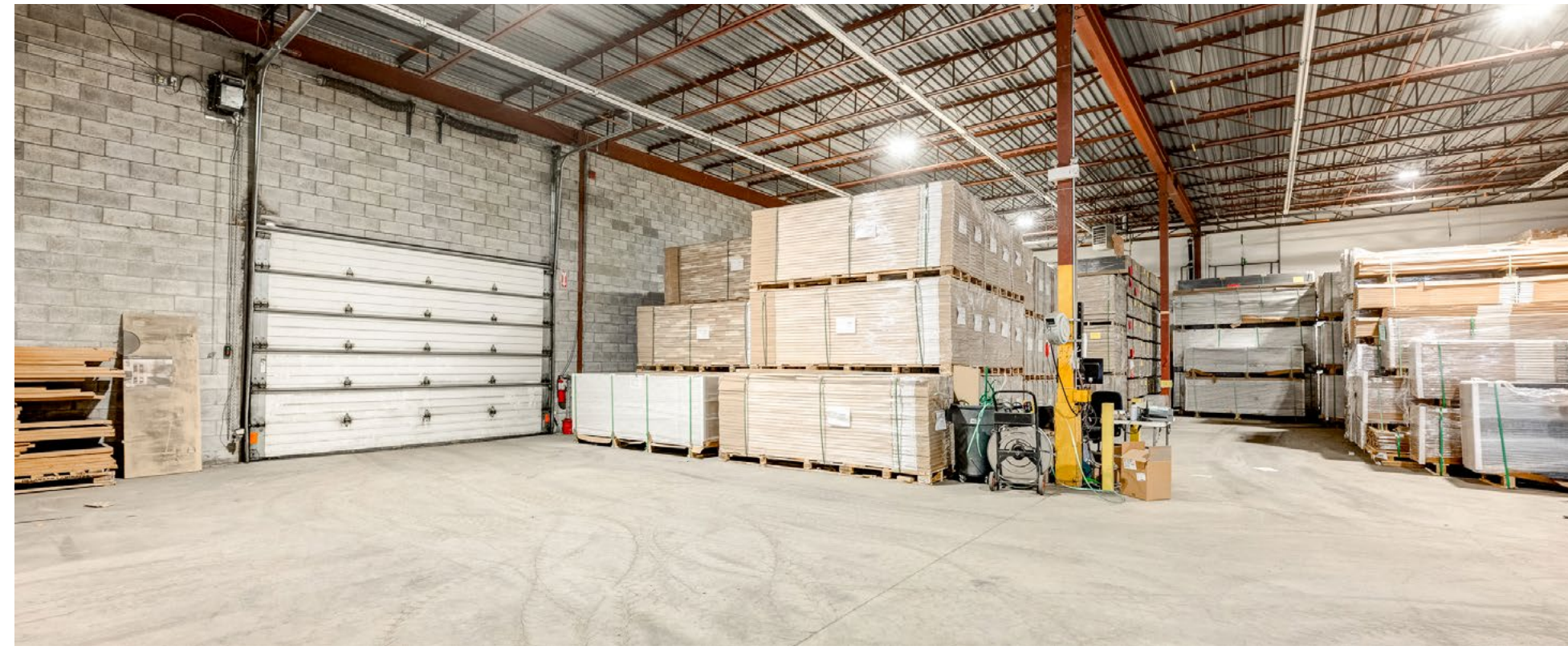
Ground Floor



Mezzanine



Property Photos





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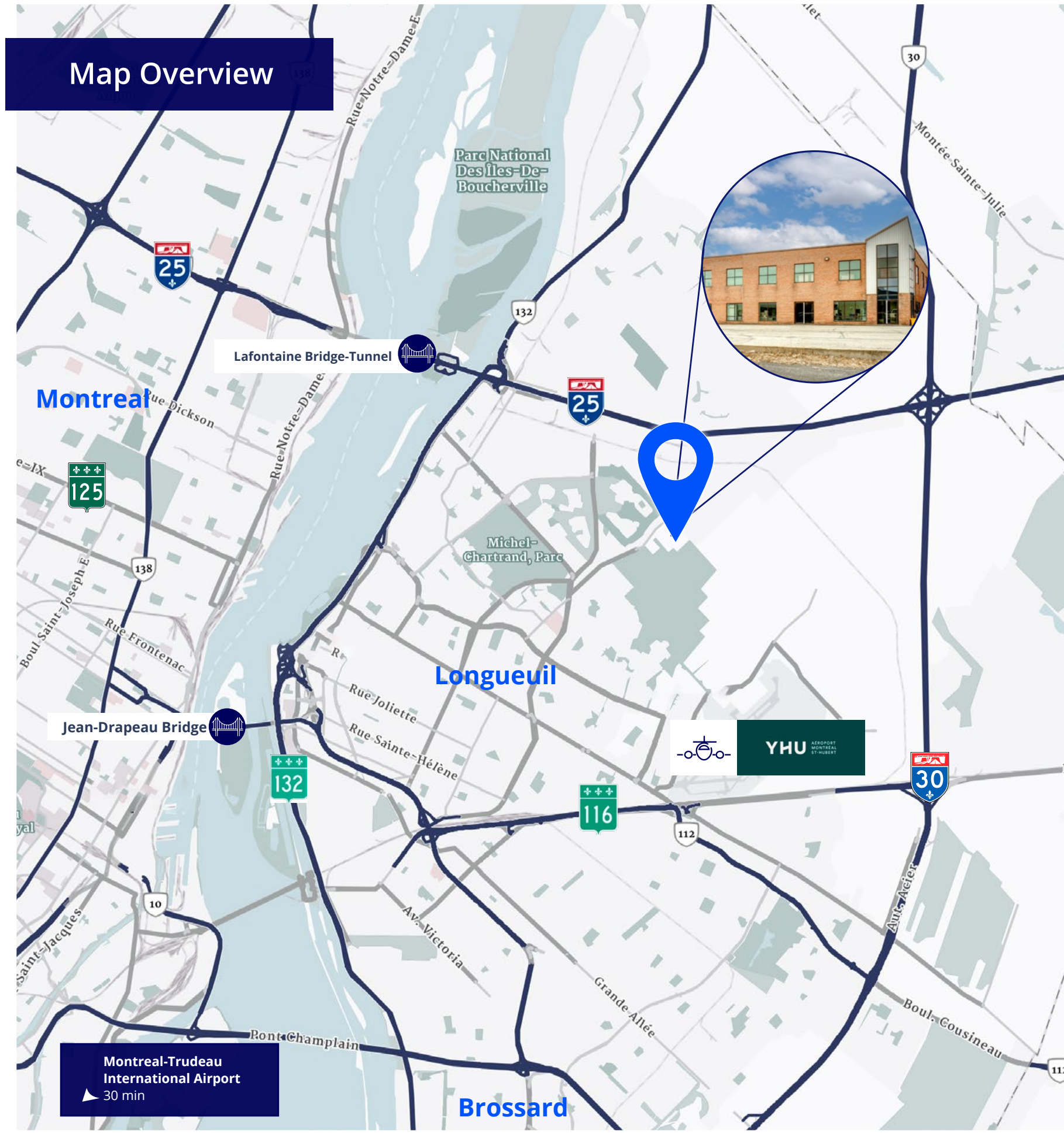
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Highway 25	4 min
Highway 30	8 min
Longueuil	12 min
Downtown Montreal	15 min