



THIS IS RF INDUSTRIAL 6.0

AVAILABLE NOW FOR LEASE! FROM 80,000 TO 757,325 SF

900 TURNBULL ST. (BUILDING A) & 811 TURNBULL ST. (BUILDING B) | BEAUHARNOIS, QC

collierscanada.com



**ROSE
FELLOW.**





Building B

Building A

DISCOVER YOUR NEXT INDUSTRIAL SPACE

Located in The Beauharnois Industrial Park, the property stands out for its highly attractive geographic position. Located at the intersection of Highway 30 and Highway 236, it is crossed by CN rail network. The property is 15 minutes from the St. Lawrence Seaway thanks to the Port of Valleyfield which, by its direct access to Highway 30, promotes the exchange and transshipment of materials transported by rail, sea, and land. The location of the Beauharnois Industrial Park is one of the most strategic for companies wishing to be in the heart of the Quebec-Ontario-United States trade corridors.



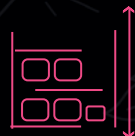
**Two
Buildings**



**Total Land Area
±1,979,692 SF**



**Total Area
of Buildings
±757,325 SF**



**Clear Height
40'**



**Access to Hwys
30 & 236**



**Slab Thickness
10.5"**



**Proximity To Port
Of Valleyfield**



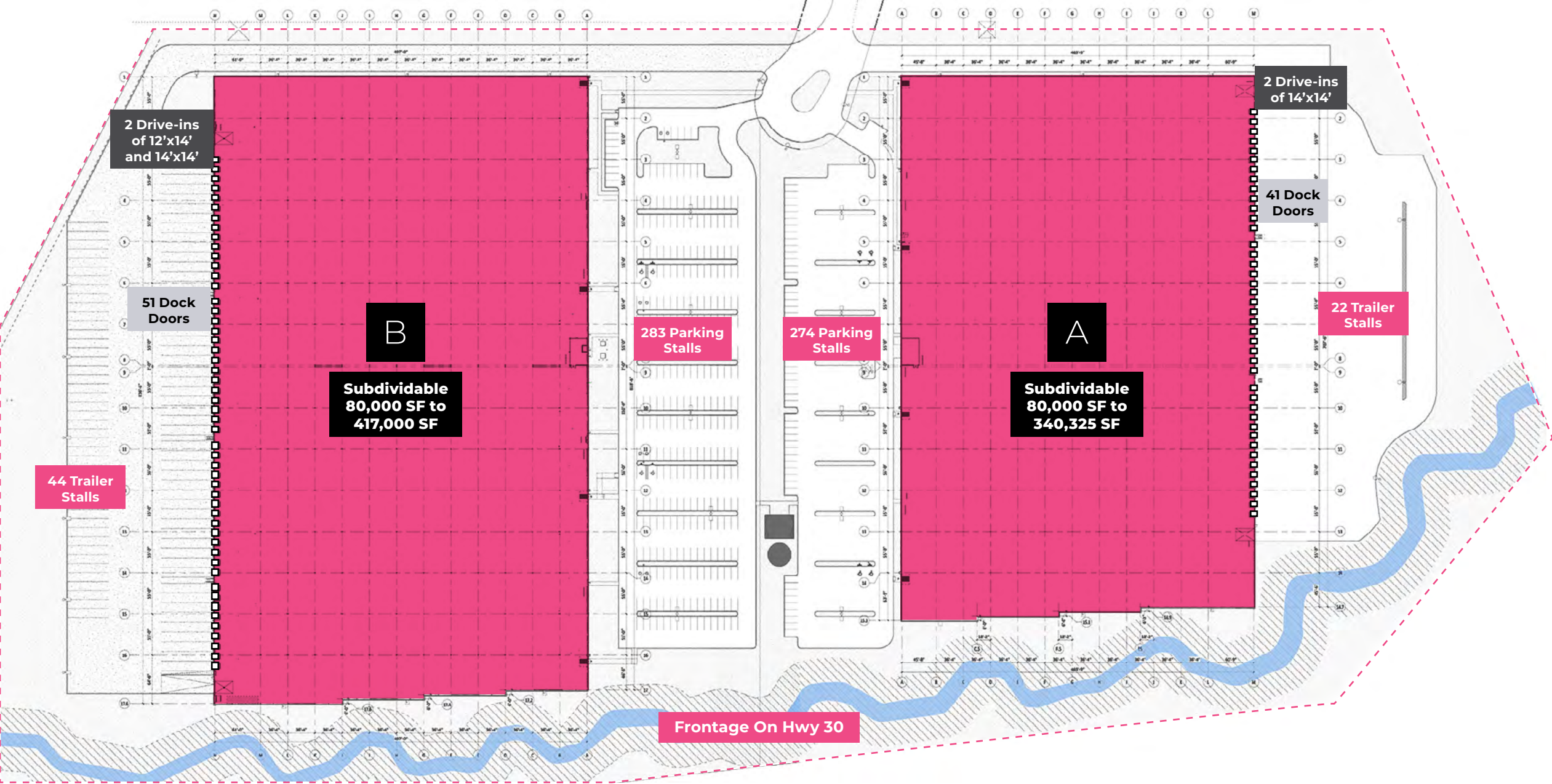
**Immediate
Occupancy**

AN EXCLUSIVE OPPORTUNITY

Address	900 Turnbull St. (building A) and 811 Turnbull St. (building B) - Beauharnois, QC	
Building Area	<div><div><div>• Building A: 80,000 - 340,325 SF</div><div>• Building B: 80,000 - 417,000 SF</div><div>• Office portion built to suit</div></div><div>Total: ± 757,325 SF</div></div>	
Lot Area	<div><div><div>• Building A: 848,216 SF (19.47 ac)</div><div>• Building B: 1,115,178 SF (25.60 ac)</div></div><div>Total: ± 1,963,394 SF (45.07 ac)</div></div>	
Lot Numbers	6 510 050 & 6 510 051	
Parking	<div><div>• Building A: 274 vehicle stalls, 22 trailer stalls</div><div>• Building B: 283 vehicle stalls, 44 trailer stalls</div></div>	
Electrical	2,400 amp	
Clear Height	40'	
Slab	10.5" thickness throughout the entire building	
Shipping	<div><div>• 2 drive-in doors per building</div><div>• 41 dock doors building A, 51 dock doors building B, equipped with 35,000 lbs dock leveler</div></div>	
Marshalling Bay	<div><div>• Building A: 60'-9"</div><div>• Building B: 61'-0"</div></div>	
Column Span	36'4" x 55"	
Roof	TPO system	
Fire Suppression	ESFR sprinkler system per Code of Québec (chap. 1); National Building Code: NFPA	
Roof Lighting	LED system	
HVAC	<div><div>• Office: air conditioned with roof top units</div><div>• Warehouse: gas fired units to be provided</div><div>• Building B Warehouse: air conditioned</div></div>	
Zoning	Industrial, outside storage permitted	
Sustainability	<div><div>• LEED Silver Certification</div><div>• Building A: Carbon Zero Ready</div><div>• Building B: Carbon Zero</div></div>	



SUBDIVIDABLE LARGE-BLOCK



DIVISIBLE CONFIGURATIONS

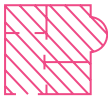


Building A

Block	Area	Measures
A1	100,000 SF	209' x 473'
A2	80,000 SF	162' x 473'
A3	80,000 SF	155' x 473'
A4	80,000 SF	170' x 473'
TOTAL	340,000 SF	473'x 696'

Building B

Block	Area	Measures
B1	110,000 SF	233' x 413'
B2	80,000 SF	152' x 413'
B3	110,000 SF	229' x 413'
B4	110,000 SF	221' x 413'
TOTAL	417,000 SF	413'x 835'



Contiguous
units can be
combined



Office spaces
as required

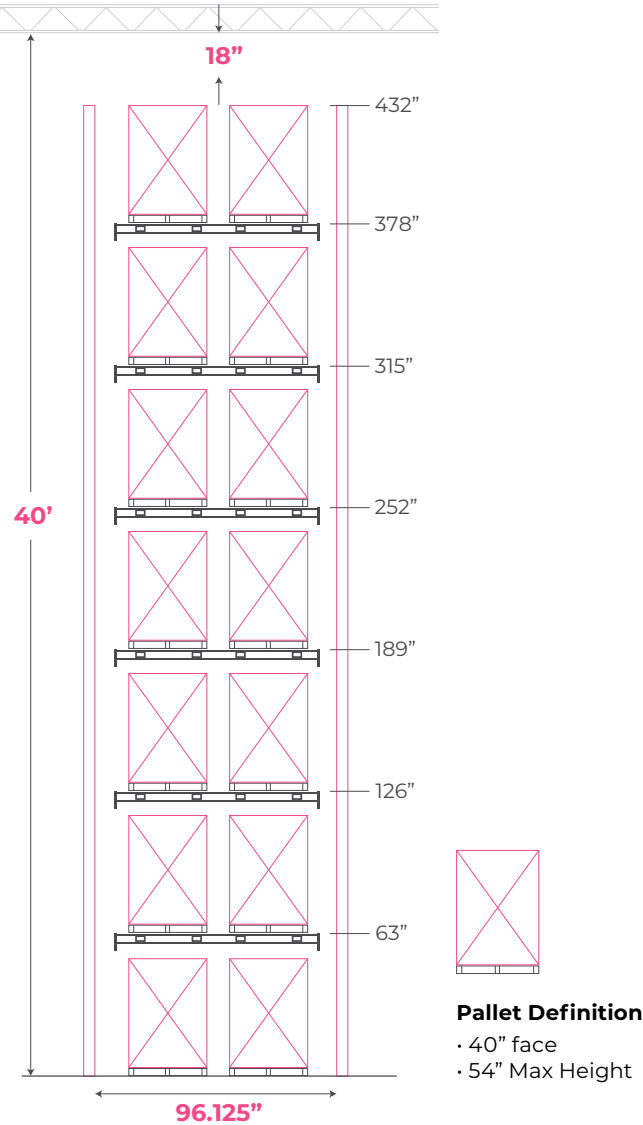


Unit rent
on demand

SUPERIOR PALLET CAPACITY

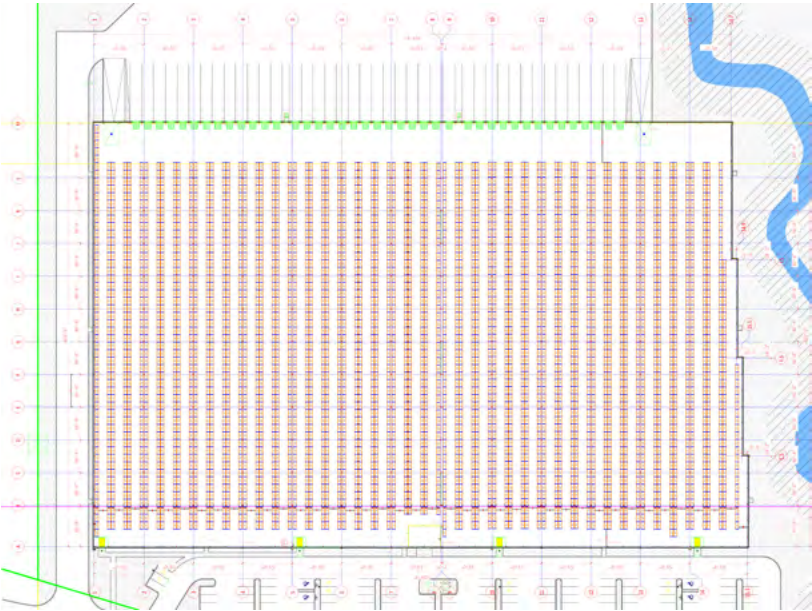
40' Clear Capacity

14 Pallets Per Racking Bay



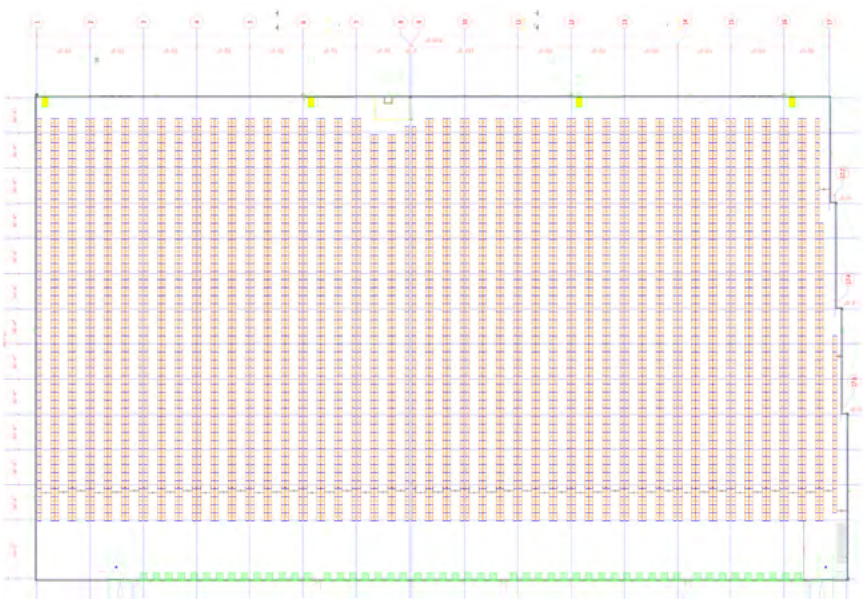
Building A Rack Layout

52,234 pallet positions



Building B Rack Layout

62,286 pallet positions

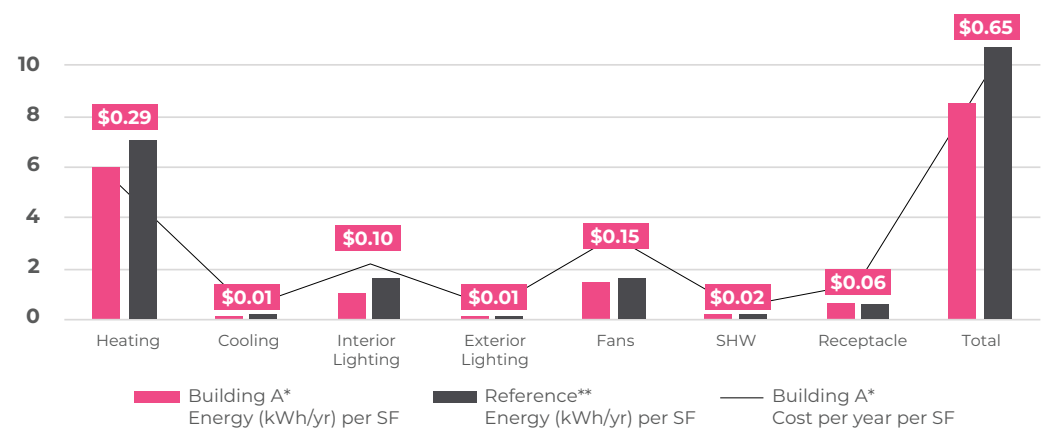


THE BENEFITS OF A CERTIFIED CARBON ZERO BUILDING

Building B is Certified Carbon Zero, while Building A has been designed to accommodate features that will enable a transition to zero-carbon operations in the future. Both buildings, which have already achieved LEED Silver certification, allow a path to zero-carbon operations and offer the potential to pursue the CaGBC Zero Carbon Performance Certification in the future. A certified Carbon Zero industrial building includes specific provisions for zero-carbon operations and development. These provisions include all envelope, electrical infrastructure prepared for a electrification of mechanical systems.

Building A | Zero Carbon Ready

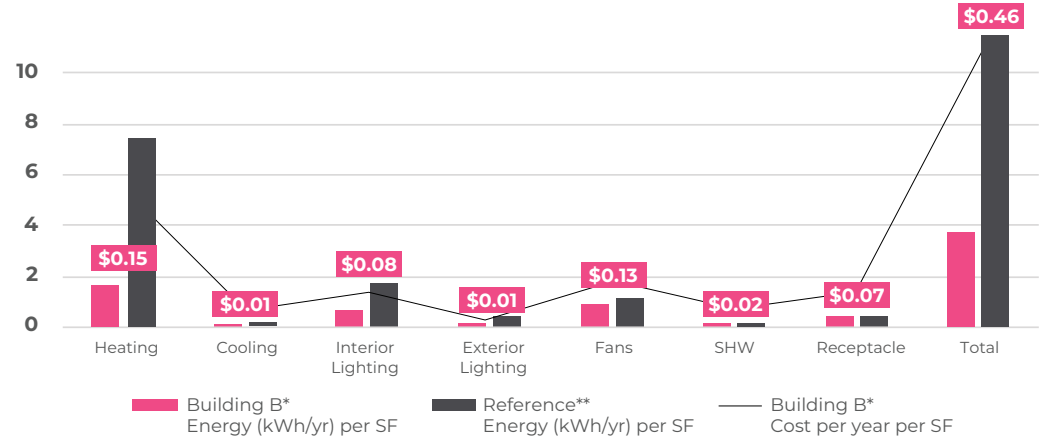
With a total projected annual energy cost of \$221,360* totaling up to **\$1,106,800** over 5 years, Building A is designed to operate **~21% more efficiently**. This results in significant savings to tenants, in comparison to national and provincial guidelines for energy efficiency**.



* Following the simulation of the proposed design of Building A
** In comparison the National Energy Code of Canada (NECB 2015) as modified by Quebec Construction Code, Cht 1.1- Energy Efficiency

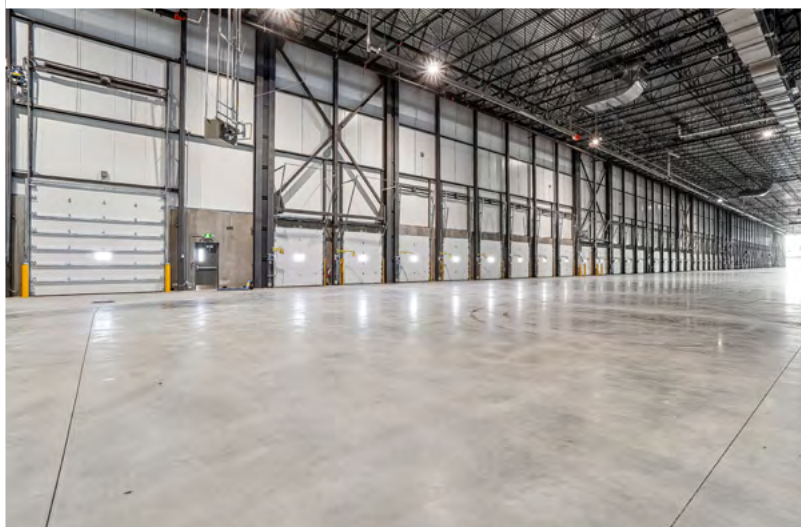
Building B | Zero Carbon Design Certified

With a total projected annual energy cost of \$190,644* totaling up to **\$953,220** over 5 years, Building B is designed to operate **~46% more efficiently**. This results in significant savings to tenants, in comparison to national and provincial guidelines for energy efficiency**.



* Following the simulation of the proposed design of Building B
** In comparison the National Energy Code of Canada (NECB 2015) as modified by Quebec Construction Code, Cht 1.1- Energy Efficiency

FIRST-CLASS INDUSTRIAL SPACE



BEAUHARNOIS: UNLEASH THE POTENTIAL

A strategic location to get your business up and running.

The City of Beauharnois is focusing on its industrial expansion. Not only there is an ideal proximity to major communications infrastructure networks, but the city also offers various economic advantages.



Expansive Economy

The City of Beauharnois boasts several powerful assets: geographic positioning, a major communications infrastructure network, ideal accessibility, proximity to North American markets, a remarkable living environment, and a young, active, and growing population.

The region's strong potential for innovation and its employability pool contribute to its economic dynamism and attractiveness.

The region's high-quality environment is ideal for companies in the metallurgy, chemicals, environment and recycling, transportation, and logistics, trade and tourism, telecommunications, and IT sectors.



Growing Investment Cluster

For industrial projects, the cost of financing in the City of Beauharnois is 8% lower than other major centers. To encourage the creation and support of viable businesses in the city, the City of Beauharnois launched the RTA Diversification Fund.

The RTA Fund is designed to encourage the emergence of a more diversified industrial sector in Beauharnois and the surrounding area and to create and sustain employability.

Source: City of Beauharnois website



Maritime Connections

With a 24-minute drive time, Beauharnois takes advantage of its proximity to the industrial port zone of Salaberry-de-Valleyfield.

The Port of Valleyfield is a hub for intermodal transport and a key service point for the Canadian Far North.

With an experienced stevedoring service, a large volume of high-quality raw water available for industrial use, and a total of 22,500 square meters of storage space, the Port of Valleyfield maintains a prominent position in Canadian industry.



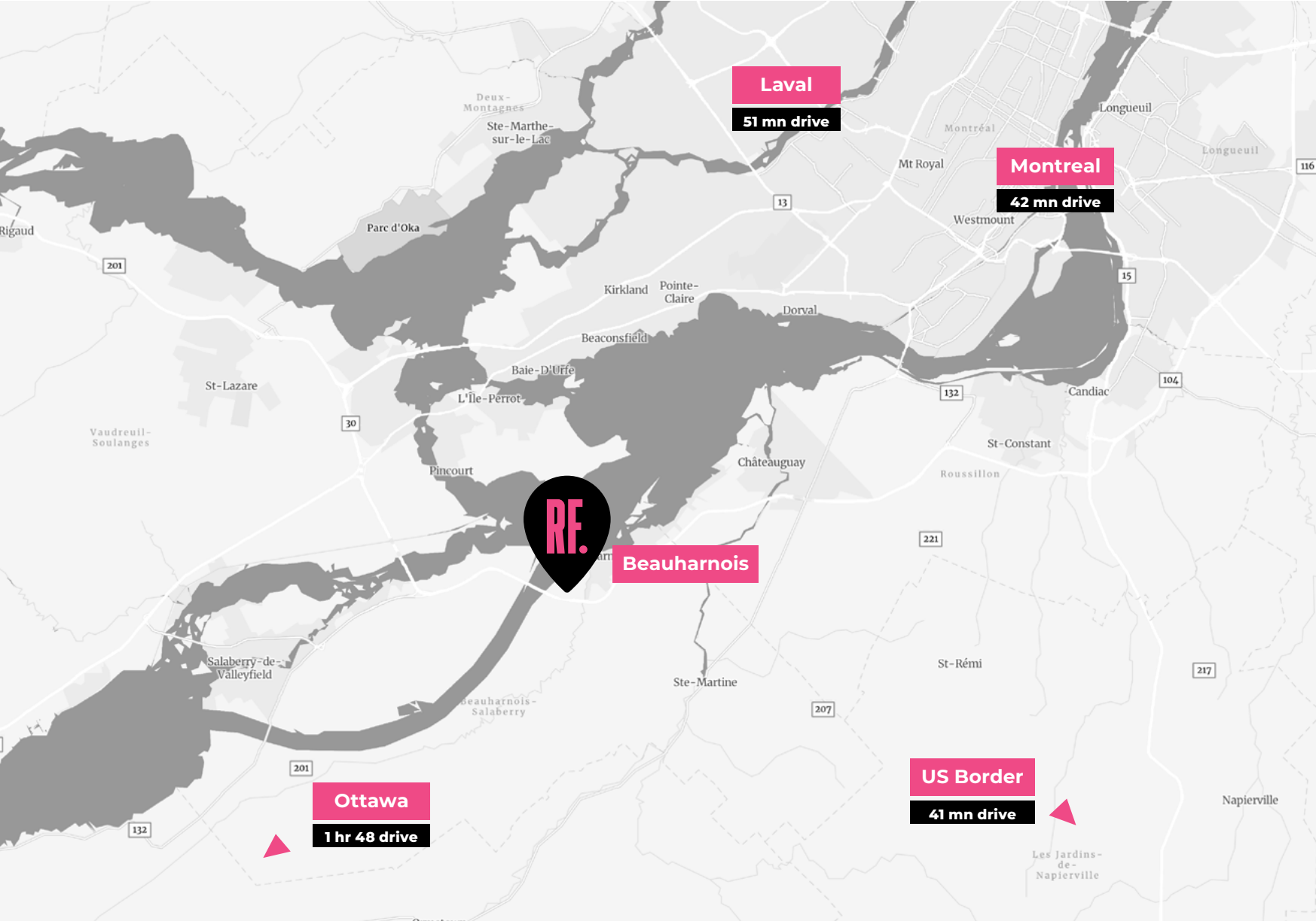
Multimodal Connectivity

The Beauharnois Industrial Park stands out for its highly attractive geographic location.

Located at the crossroads of Highway 30 and Route 236, it is crossed by the CSX Transportation rail network. It is 15 minutes from the St. Lawrence Seaway, thanks to the Port of Valleyfield, which, with its direct access to Highway 30, facilitates the exchange and transshipment of materials transported by rail, sea, and land.

The Beauharnois Industrial Park is strategically located for companies that want to be at the heart of the Quebec-Ontario-US trade corridors.

STRATEGICALLY LOCATED



DEMOGRAPHICS BEAUHARNOIS

Total Population	13,449 (increase expected of 24% in 2041)
Total Households	5,800 (increase expected of 30% in 2041)
Median Household Income	\$61,835
Main Industrial Sector	Construction

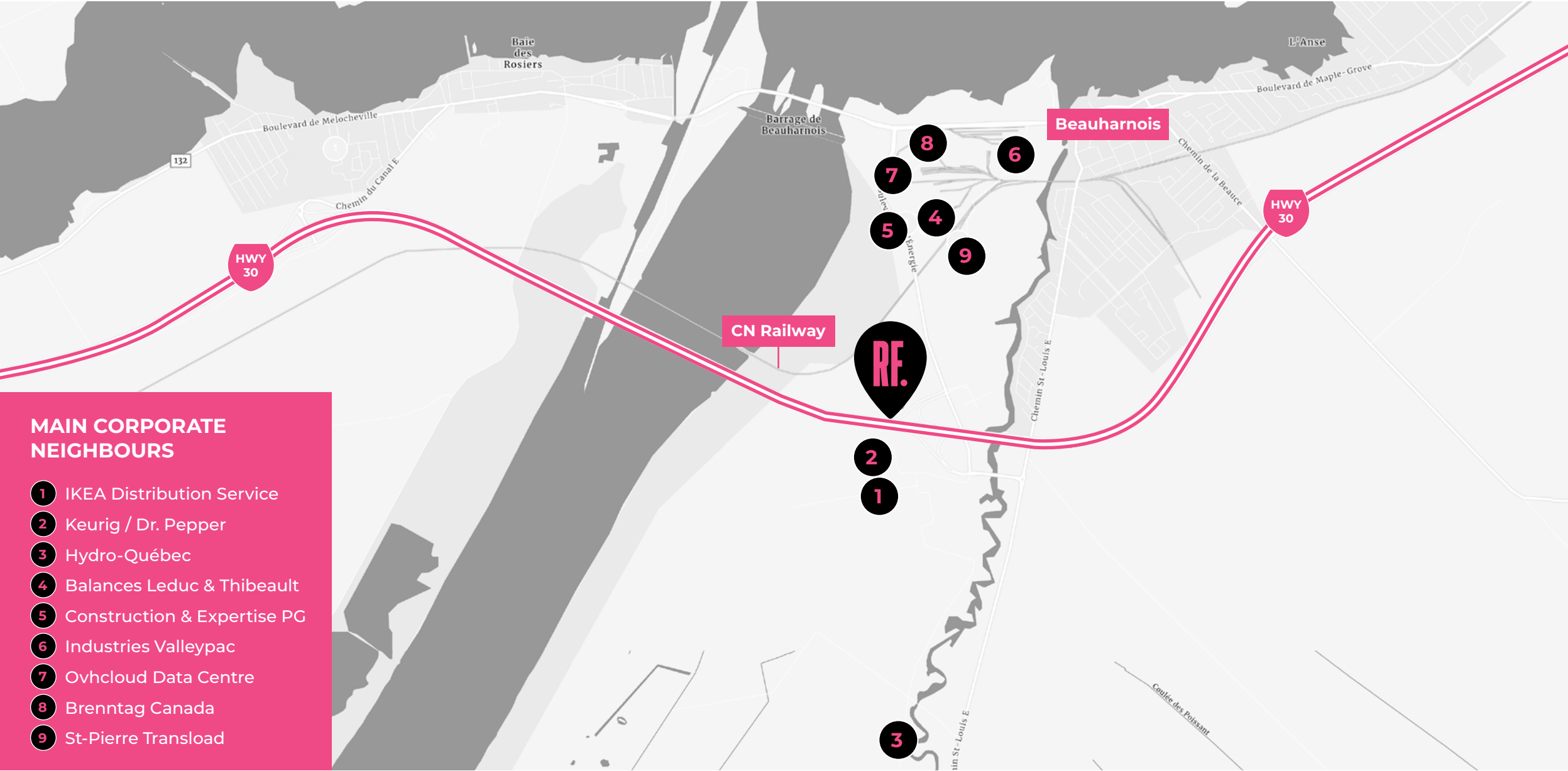
Source: City of Beauharnois website



DRIVING TIMES

Border Ontario-Quebec	42 min	58 km
Technoparc Montreal	40 min	53 km
Fedex Terminal	40 min	50 km
Montreal International Airport	35 min	39 km
Canada Post Distribution Centre	35 min	40km
Cadillac Fairview Shopping Centre	35 min	44 km
UPS Distribution Centre	35 min	37 km
Port Of Valleyfield	24 min	22.5 km

A FLOURISHING INDUSTRIAL HUB





ROSEFELLOW.

The Rosefellow. approach

Whether it is ground-up construction or transforming dated and uninspiring buildings into luxury residential and/or industrial assets, Rosefellow. strives to deliver a unique and exceptional living/working experience to its valuable users.

Their operational policies ensure that they can consistently deliver, maintain, and maximize value for their clients and partners.

At Rosefellow., the team is constantly adapting to a fast-changing world of design.

They keep devising new and advanced ways of developing and managing their assets to deliver optimum value to their investors while also creating an

exceptional experience for the end users.

Therefore Rosefellow. is becoming a premier real estate developer Canadians turn to first, and how they intend to remain so.

Sustainability

Sustainability has been at the heart of Rosefellow. since day one. They are continuously partnering with leading manufacturers, universities and engineers to pioneer new approaches and technologies that elevate the efficiency and value of every building and investment.

At Rosefellow. sustainability is not a means to an end, but an ongoing practice that fosters communities and cities.

BUILDING SUCCESS TOGETHER



Many of the world’s most innovative and successful companies choose us when they need trusted, expert advice. The foundation of our service is the strength and depth of our specialists.

As industrial market leaders, our project team understands the distribution and logistics industry inside and out. You can depend on our ability to draw on years of direct experience in the local market, long term relationships and comprehensive market insight. Whether you are a local firm or a global organization, we provide creative solutions for all your real estate needs.

ROSEFELLOW.

We’re a real estate development and management agency that does things differently. With our experience, passion, and desire to improve and redefine both innovation and excellence, we bring a lot to the table for your projects.

Over the years, we’ve become a leader in real estate development and management by focusing on integrity, sustainability, and innovation, both in our projects and in our relationships with our clients, partners, and employees.



Inspired by a rich history of over 100 years’ real estate leadership, BGO seeks to help investors and stakeholders realise value from the built environment in the world’s premier real estate markets today.

Combining a true on the ground presence in global markets with sophisticated analytics, insightful research, and industry-leading sustainability commitments, our buildings, and the communities they nurture are poised to be the settings for the next great chapters of our shared history. Operating in 27 cities worldwide, with a team of 1,400+ employees, BGO is ready for what’s next.





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