



Colliers

# Industrial Development Opportunity For Sale

19 Mill Street, Beauharnois, Québec

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# Land features

## Description

Unique industrial development opportunity located in the industrial Beauharnois 45 minutes from Montréal. This ±750,000 SF of land offers the possibility for a built to suit or data centre property. With easy access to the city and the South Shore, this site is ideal for a distribution warehouse. Located only minutes away from Routes 132, 236 and Highway 30.

<b>Civic Address</b>	19 Mill Street, Beauharnois, Québec
<b>Legal Description</b>	Part of lot no. 4 715 461, Cadastre du Québec
<b>Zoning</b>	R-76 ,I-72 ,I-71
<b>Services</b>	Fully Serviced
<b>Municipal Evaluation</b>	Building: \$296,000 Land: \$250,400 Total: \$546,400

## Location Overview

Located along the St. Lawrence River, the City of Beauharnois offers a pleasant, safe, friendly and family living environment.

Since the opening of the new Highway 30, the City has experienced remarkable growth in residential, commercial and industrial development.

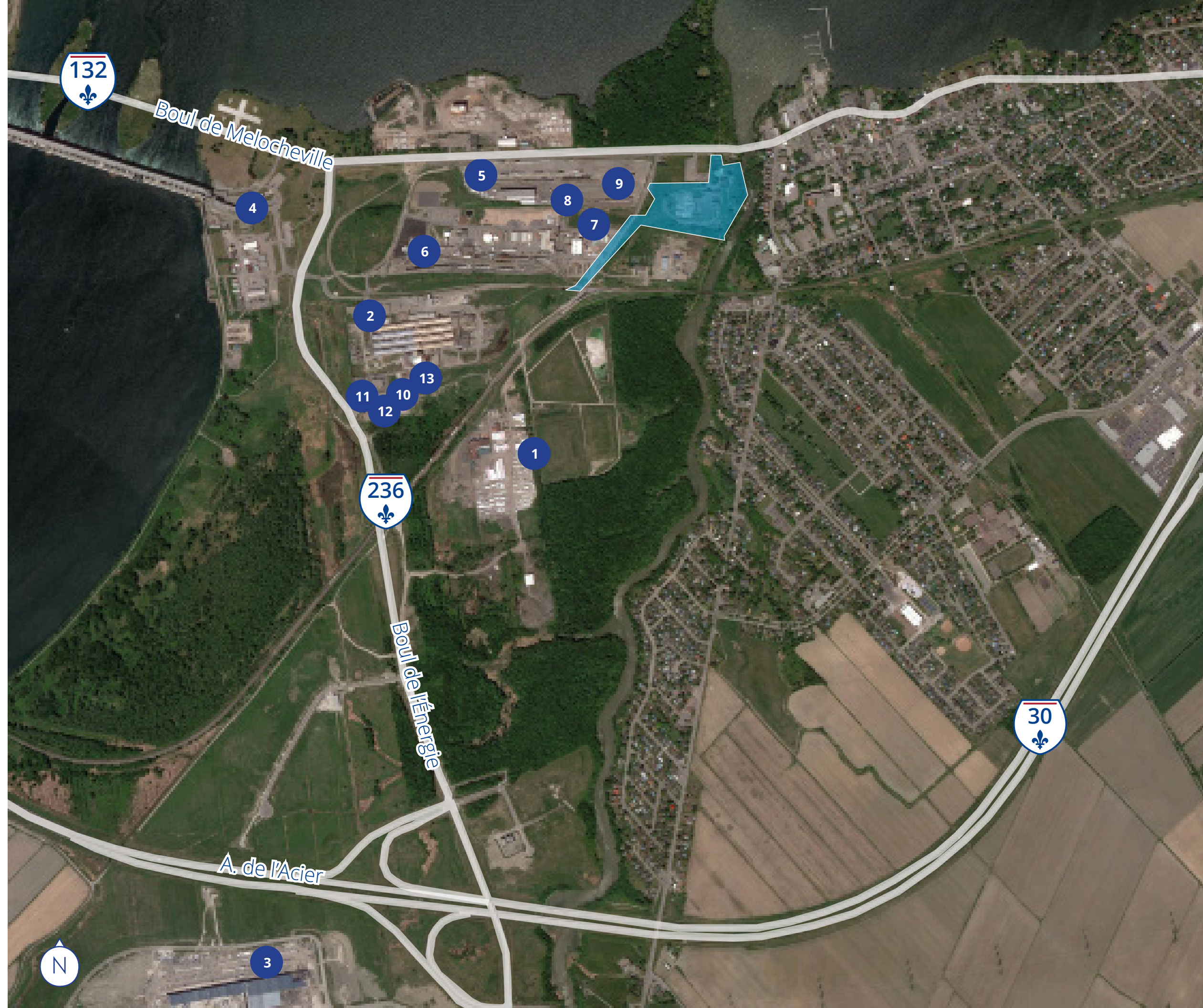
The diversity and quality of the services offered to citizens, the richness of our territory, the dynamism of the people here as well as the proximity to the major cities of our region make Beauharnois a city resolutely turned towards the future!

# Area Map

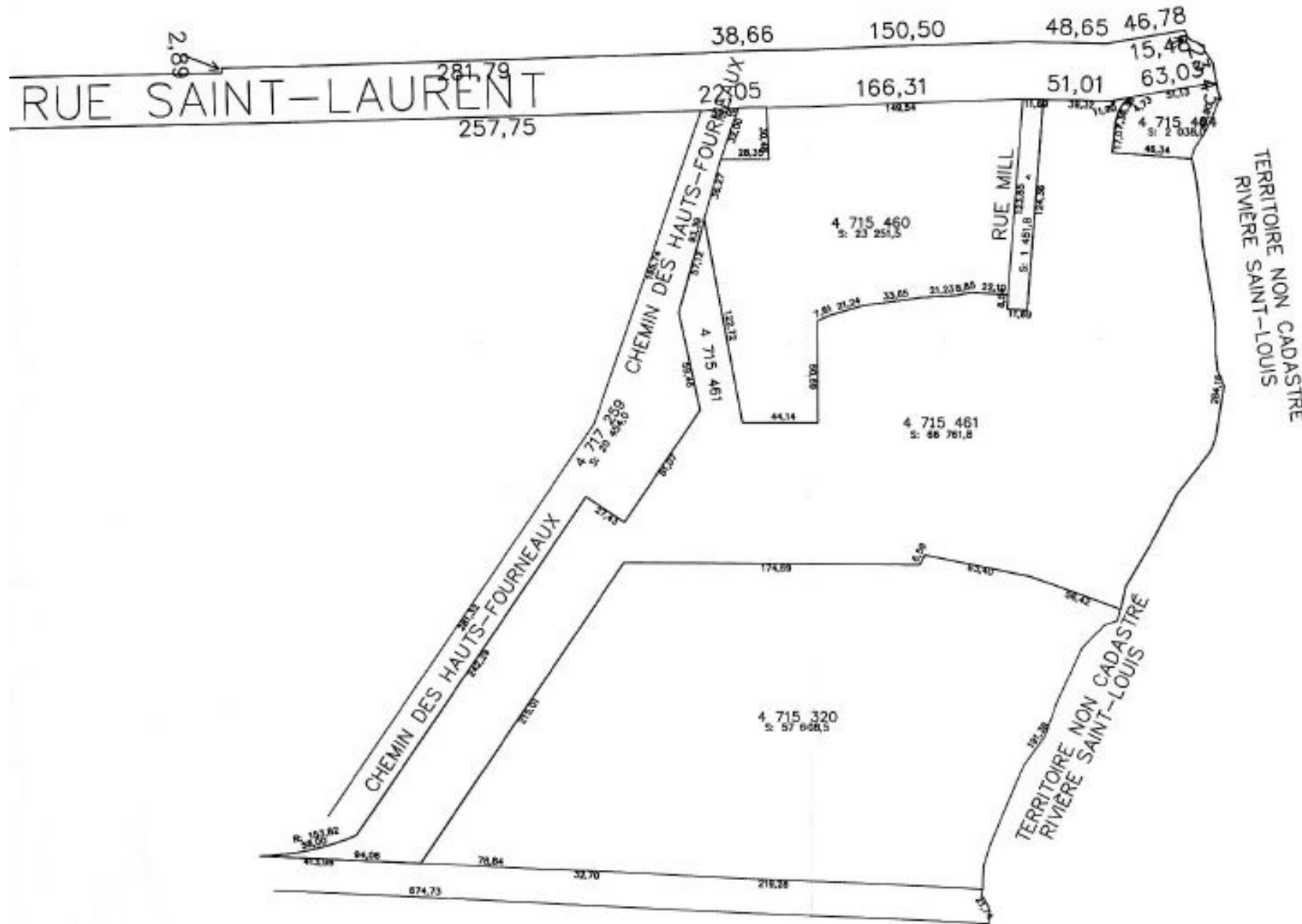
1	Industrial Park	1.6 km   4 Mins
2	OVHcloud Data Centre	2.2 km   4 Mins
3	Ikea Distribution	5 km   8 Mins
4	Hydro-Québec Power Plant	1.8 km   4 Mins
5	Axiall Canada	2.7 km   5 Mins
6	Brenntag Canada	2.4 km   4 Mins
7	Chemtrade	1 km   2 Mins
8	Chemtrade Logistics	1 km   2 Mins
9	Csx Transflo	400 m   2 Mins
10	Les Balances Leduc & Thibault	2.6 km   4 Mins
11	Construction and Expertise	2.5 km   4 Mins
12	Environor	2.5 km   4 Mins
13	Nomad Airstream	2.5 km   4 Mins

## Travel Distances

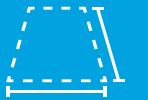
Highway 132	2.5 km   3 Mins
Highway 236	1.5 km   3 Mins
Highway 30	2.8 km   5 Mins
Montreal	37 km   40 Mins
Dorion Train Station	25 km   23 Mins



# Certificate of Location



Usage code	2919
Zoning	R-76 ,I-72 ,I-71
Frontal measurement	175,58
Depth measurement	284,16
Cadastral number	4 715 461



**± 750,000**  
SF available



Opportunity to acquire adjacent neighboring lands of  
**± 250,000 SF**

Asking price: Please contact us

# Property **Location**

## THE CITY OF BEAUHARNOIS IS A STRATEGIC LOCATION TO START YOUR BUSINESS PROJECT

The Local Development Centre Beauharnois-Salaberry offers a support and accompaniment service as well as organized training in addition to the seven programs and investment funds to support the economic development and sustainability of local businesses. Any entrepreneur who caresses a business project on the territory and is motivated by the achievement of conclusive results can benefit from the services of the CLD Beauharnois-Salaberry.

### Features

- ✓ Strategic geographical positioning;
- ✓ Excellent service: Highway, air, rail, marine;
- ✓ Strategic motorway junction;
- ✓ Advantageous land prices;
- ✓ Significant savings in operating costs;
- ✓ Highly competitive business environment;
- ✓ Large pool of skilled labour;
- ✓ 8% lower cost of financing compared to other major centres (industrial projects);
- ✓ Adapted transport infrastructure;
- ✓ Advantageous tariffs on electricity and gas;
- ✓ Reliable energy sources; stability of gas and electricity supply due to proximity to infrastructure;
- ✓ Wide range of local suppliers;
- ✓ Sustainable development at the heart of the City's concerns.



# Beauharnois

The City of Beauharnois benefits from powerful assets: geographical position, significant communication infrastructure network, ideal accessibility, proximity to North American markets, remarkable living environment, young, active and growing population.

The strong potential for innovation and the pool of employability promote the region's economic dynamism and attractiveness. Its quality environment is conducive to the establishment of companies in metallurgy, chemicals, environment and recycling, transport and logistics, trade and tourism, telecommunications and IT.

## Main access routes

- Highway 132
- Highway 236
- Highway 30, exits 17,22 and 26



## Transportation nearby

- Rail service (CSX),
- Ports of Valleyfield and Montreal,
- Montreal-Trudeau Airport
- Road axes (Highways 10, 20, 30 and 40).



## America at your fingertips

- Ontario (43km)
- United States (72km)
- Maritimes (580 km)



## Services

- Electricity 13.2 kV
- Natural gas
- Alternative energy sources
- Sewers, aqueduct
- Optical fiber
- Industrial water
- Rail service, etc.



# Demographics

## Current Population



9,236

Total Population



45.0

Total Population  
Median Age

## Current Households



4,156

Total Households



2.2

Avg Persons Per  
Private Household



CA\$77,105

HH Average Income  
(Current Year \$)



CA\$62,995

HH Median Income  
(Current Year \$)

## Current Labour Force



62.8%

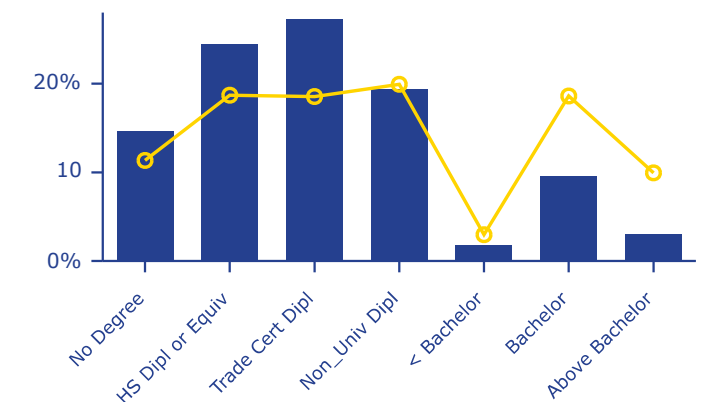
Labour  
Participation Rate



87.1%

Labour  
Employment Rate

Population (25to 64) by Education Attainment





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