

540 - 542 DE L'INDUSTRIE JOLIETTE

AREA : 15,299 SQ. FT.

PMML

FOR SALE



John Shaghoury

Team Anthony Harchaoui
VP

Real Estate Broker, B.Sc.

📞 514-502-6369



john.shaghoury@pmml.ca

PMML.CA



BUILDING TYPE

Detached

BUILDING CATEGORY

Light Industrial

PROPERTY DESCRIPTION

Establish your business in this industrial building strategically located on a lot of over 86,000 sq. ft. in Joliette, with direct access to major roadways. The building is entirely vacant and ready to be configured according to your operational needs. Its flexible configuration, ground-level doors, loading docks, and efficient circulation can support a wide variety of industrial uses. Significant electrical capacity is in place to meet the needs of your equipment and growth.

HIGHLIGHTS

- ✓ Industrial lot of over 86,000 sq. ft. • Open and flexible configuration • Ground-level
- ✓ doors and loading docks • Significant electrical capacity • Quick access to major
- ✓ roadways • Opportunity for owner-occupant

ASKING PRICE :

\$2,675,000

+ GST/PST

ADDITIONAL INFORMATION

Industrial zoning I02-060. No flood zone. Usual public utility servitudes.

Previous environmental studies completed.

Electric heating, alarm system, and smoke detectors in place.

The sale is made without legal warranty of quality, at the buyer's risk.



540 - 542 de l'Industrie, Joliette



BUILDING DESCRIPTION

General Information

Cadastral number 4 993 378

Total Municipal Assessment

Total Municipal Assessment 903 600 \$

Municipal Land Assessment 481 200 \$

Municipal Building Assessment 422 400 \$

Construction

Clearance Height 12'

Number of Storeys 1

Type of Building Detached

Type of Construction Concrete and steel

Year of Construction 1959

Building Dimensions 215 x 119 irr.

Concrete slab on ground

Features

Plumbing To be verified

Condition of Roof Asphalt and gravel (2019)

Electrical Panels Circuit breakers

Exterior Siding Brick

Condition of Doors/Windows To be verified

Electromechanical System

Lighting Temporary LED (to be redone)

Fire System Smoke detectors

Security System Alarm system

Existing Facilities Central air conditioner

Building type

Detached industrial building offering a flexible configuration for an owner-occupant. Building immediately vacant allowing for quick occupancy and a layout adapted to operational needs.

Parking

Number of Parking Spaces 50 spaces

Area

Gross area (including the mezzanine) 15 299 sq. ft.

Leasable Surface Area including the mezzanine and basement 15 299 sq. ft.

Land Surface Area 86 326 sq. ft.

Ground-floor building area 15 299 sq. ft.

Average Surface Area / Unit 7 650 sq. ft.



FEATURES

Sprinklers

No sprinkler system

Condition of Roof

Asphalt and gravel (2019)

Loading Docks

1 existing dock (possibility of a 2nd depending on layout)

Electrical Panels

Circuit breakers

Electrical Power

600 amps / 600 volts

Ground Level Door

11

Overhead Cranes

No

Heating System

Electric furnace

Exterior Siding

Brick

Environmental Report

Update to be done

Plumbing

To be verified

Service Contract

To be verified

Hot Water System

Independent tanks

Outdoor Storage

To be verified

Condition of Doors/Windows

To be verified





