



For Lease

Industrial Space Ideal for Distribution Center

Option to subdivide into two spaces of 40,636 SF and 68,916 SF

**789-799 Jean-Paul-Vincent Blvd,
Longueuil | QC**

Featured Benefits



Yard of $\pm 12,500$ SF available



Clear Height of 24'



Minutes from highways 20, 30 and 132



Property Overview

Civic Address 789-799 Jean-Paul-Vincent Blvd, Longueuil

Zoning I-21-097

Total Area ± 109,552 SF

Office Area ± 3,607 SF

Warehouse Area ± 105,945 SF

Clear Height 24'

Shipping 17 TL | 3 DI

Electricity 1400 A / 1200V

Lighting LED, T5

Heating Gas

Sprinklers Yes

Availability Immediate

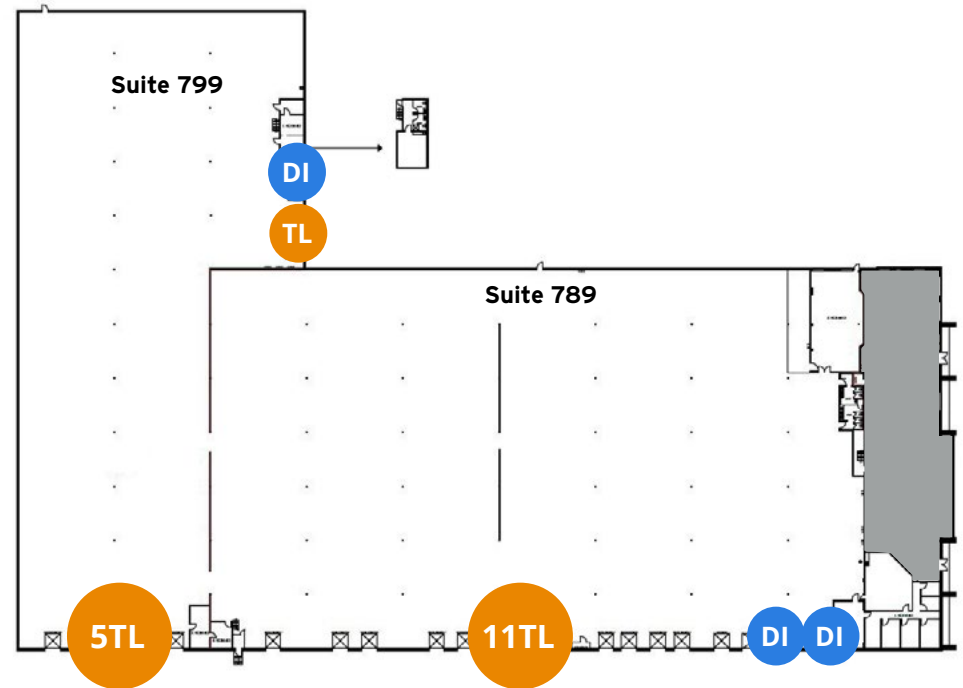
Notes Yard of ± 12,500 SF available



Asking Rental Rate:
Contact the broker



OPEX 2024:
\$3.56/SF



JEAN-PAUL-VINCENT BLVD

Property Overview

Civic Address 789 Jean-Paul-Vincent Blvd, Longueuil

Zoning I-21-097

Total Area ± 68,916 SF

Office Area ± 2,333 SF

Warehouse Area ± 66,583 SF

Clear Height 24'

Shipping 11 TL | 2 DI

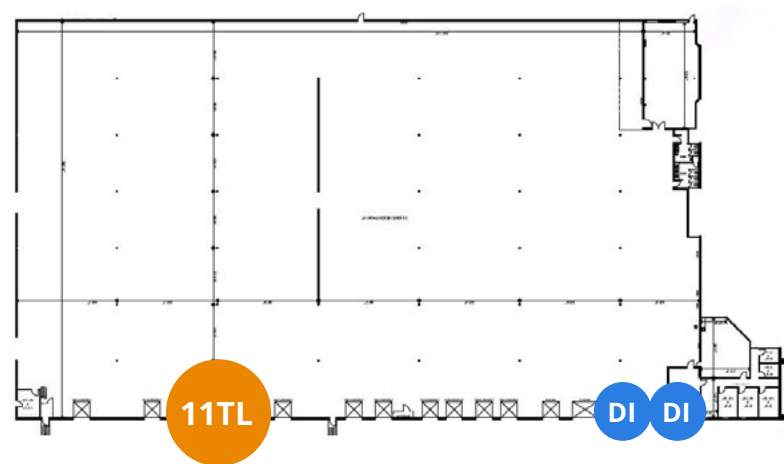
Electricity 1400 A / 1200V

Lighting T5

Heating Gas

Sprinklers Yes

Availability Immediate



JEAN-PAUL-VINCENT BLVD



Asking Rental Rate:
Contact the broker



OPEX 2024:
\$3.56/SF

Property Overview

Civic Address 799 Jean-Paul-Vincent Blvd, Longueuil

Zoning I-21-097

Total Area ± 40,636 SF

Office Area ± 1,274 SF

Warehouse Area ± 39,362 SF

Clear Height 24'

Shipping 6 TL | 1 DI

Electricity 1400 A / 1200V

Lighting LED

Heating Gas

Sprinklers Yes

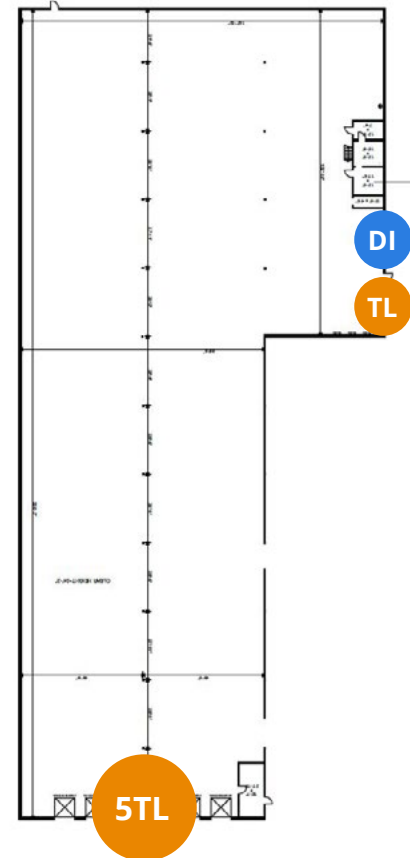
Availability Immediate



Asking Rental Rate:
Contact the broker

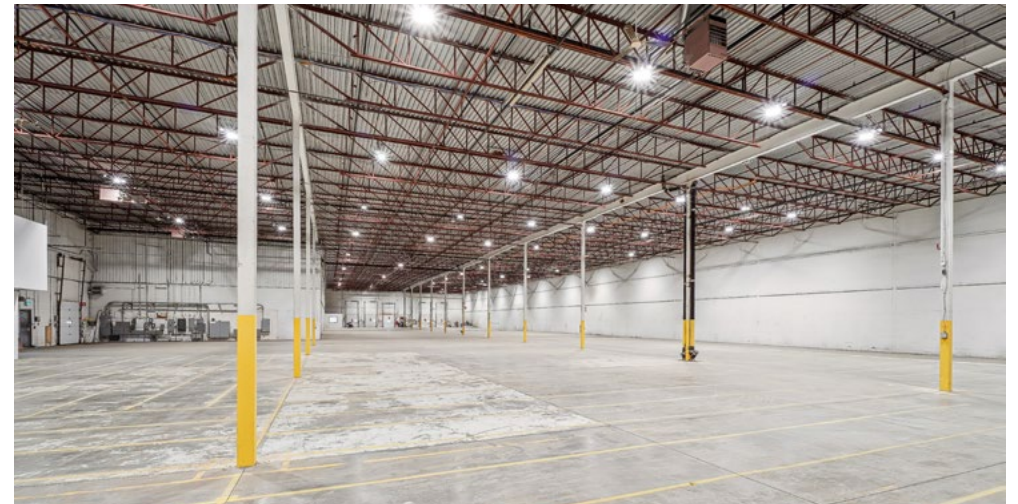
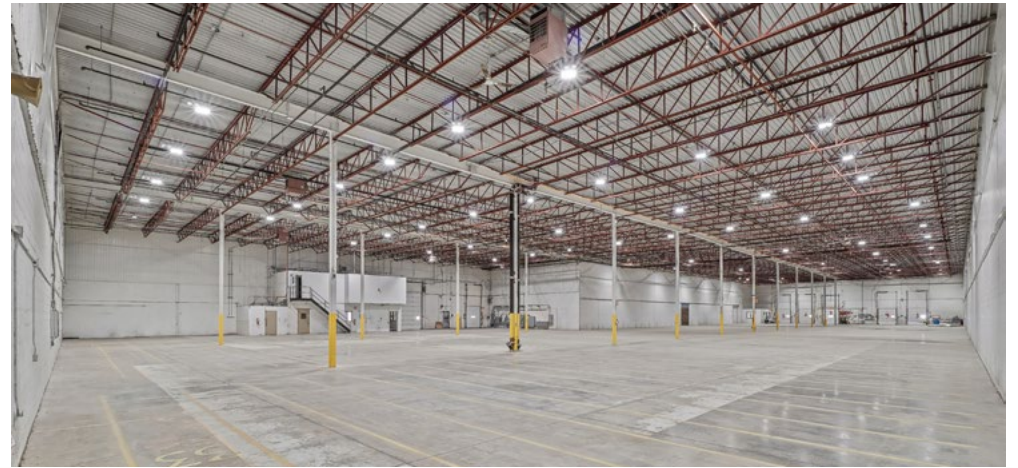


OPEX 2024:
\$3.56/SF



JEAN-PAUL-VINCENT BLVD

Property *Photos*



Nearby Amenities



789-799 Jean-Paul Vincent,
Longueuil, QC

- 1 Réno-Dépôt
- 2 RBC Royal Bank
- 3 Allô! Mon Coco
- 4 Le Belle et la Boeuf
- 5 Boustan
- 6 Familiprix
- 7 Pizzeria George
- 8 Restaurant Chez André
- 9 Yuzu Sushi Express
- 10 IGA

- **Highway 20**
1 km | 2 minutes
- **Highway 132**
4.5 km | 5 minutes
- **Bus 20, 123**
2 minutes
- **Metro Station | Longueuil**
7.9 km | 13 minutes
- **Montreal International Airport**
32.3 km | 30 minutes



Our Team



Pure Industrial is one of Canada's leading providers of industrial real estate.

Headquartered in Toronto, with offices in Montreal, Quebec City, and Vancouver, Pure Industrial owns and operates a portfolio of over 40 million square feet of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Our strategic focus has enabled us to develop and refine our unique industrial real estate offering in order to serve the needs of customers, with premium industrial real estate in locations that are critical for the Canadian supply chain, from the first mile, to the last.

Pure prides itself on its professional and customer service-oriented team, building long-term relationships with tenants based on providing highly-responsive, personalized service.

pureindustrial.ca

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