

# FOR LEASE

730 DELAGE STREET  
LONGUEUIL, QC



INSTITUTIONALLY MAINTAINED INDUSTRIAL SPACE



**FRANÇOIS LETOURNEAU**  
+1 514 567 2057  
[francois.letourneau@jll.com](mailto:francois.letourneau@jll.com)

**DOMINIC BONIN**  
+1 514 206 3595  
[dominic.bonin@jll.com](mailto:dominic.bonin@jll.com)

**CHRISTINA BACHNER**  
+1 514 582 2747  
[christina.bachner@jll.com](mailto:christina.bachner@jll.com)







# OPPORTUNITY

730 Delage Street is a single-tenant freestanding industrial facility offering 67,161 square feet of highly functional industrial space. The Property features outstanding physical attributes, including 24-foot clear ceiling heights, an 8% office-to-warehouse ratio, three loading docks, and four drive-in doors.

In addition, the Property offers quality office finishing over two floors, allowing the space to be more cost-effective compared to market alternatives. The building provides sufficient employee parking with 52 stalls.

Strategically located in the heart of Longueuil's industrial park, the Property offers the incoming tenant outstanding access to the GMA's primary transit network (Route 132 and Highway 20) and is ideally positioned for efficient access to the Ontario and the Northeastern US markets.

## PROPERTY SPECIFICATIONS

-  **AVAILABLE AREA**  
67,161 SF
-  **CLEAR HEIGHT**  
24'
-  **YEAR BUILT**  
2004
-  **LOADING**  
•3 Loading Docks  
•4 Drive-in Doors
-  **OFFICE RATIO**  
8% (~5,200 SF)
-  **PARKING**  
52
-  **POWER**  
600V/400A
-  **COLUMN SPAN**  
41' X 47'
-  **SPRINKLERS**  
YES
-  **LIGHTING**  
UPGRADING TO LED

## FINANCIAL DETAILS

**LOT NUMBER**  
2 588 568

**ZONING**  
I21-103

**ASKING RENT**  
\$13.95

**ADD'L RENT**  
\$2.08

**TAXES**  
\$2.71

**OCCUPANCY**  
APRIL 2025



# LOCATION

Longueuil is the second-largest city in the Greater Montréal Area (GMA) and provides a favourable business environment.

Longueuil's industrial park provides a strategic location to several bridges, tunnels, and major transportation arteries, including public transit allowing users to utilise multiple transport options.

Longueuil provides a synergetic and favourable business environment. The city has a strong economic base, with diverse industries such as aerospace, tech companies, and research centers contributing to an innovative and diverse economy. Longueuil also boasts numerous green spaces and recreational amenities, adding to the city's quality of life for its residents and workforce.



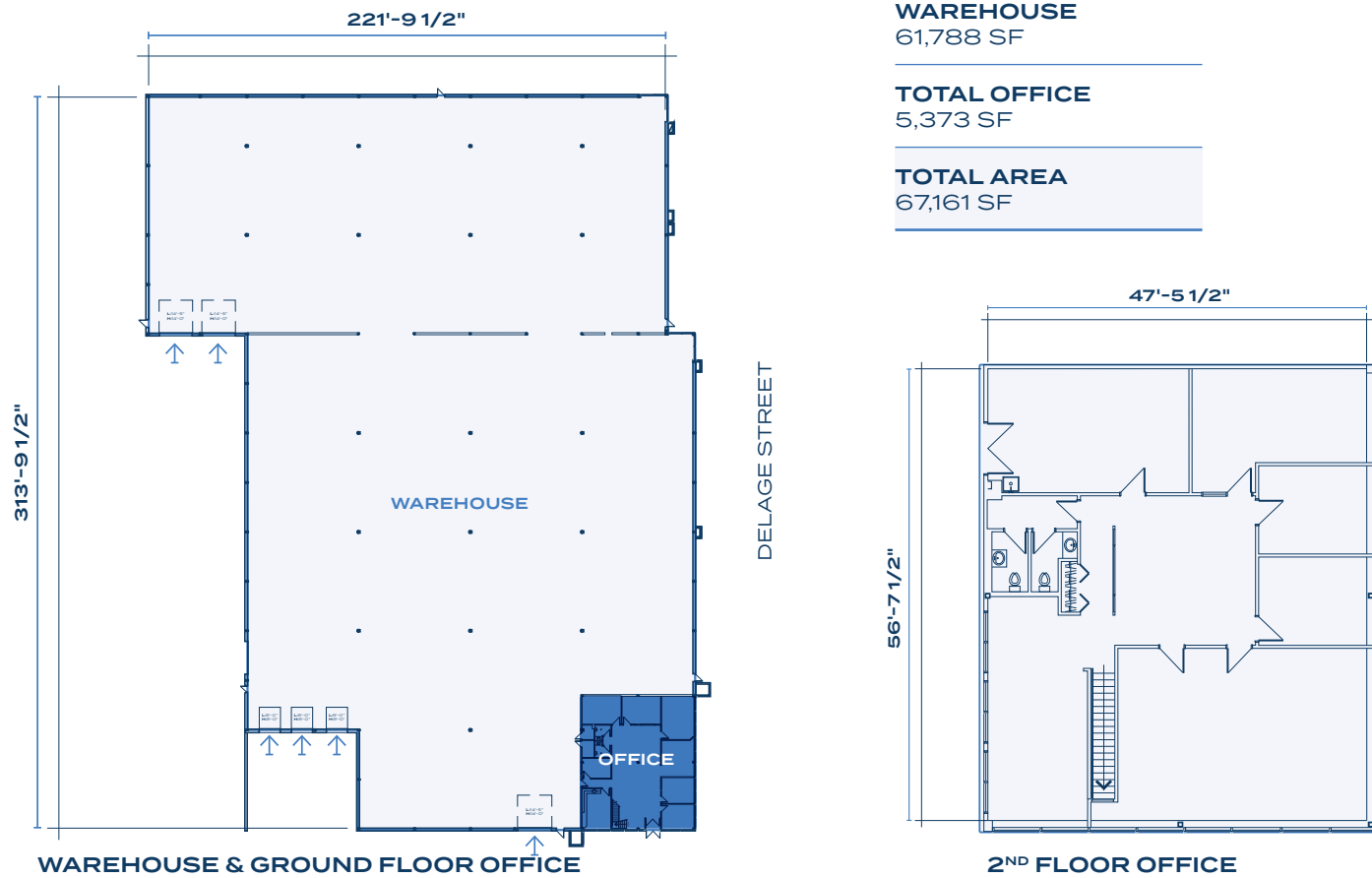
# SITE PLAN

## INDUSTRY SECTORS

The property is suitable for various types of light manufacturing industries which continue to experience growth and innovation.

- ✓ Warehousing & Logistics
- ✓ Light Manufacturing
- ✓ Food & Beverage
- ✓ Light Assembly

## 730 DELAGE



## PROPERTY IMAGES



# FOR LEASE

730 DELAGE STREET  
LONGUEUIL, QC

## CONTACT THE TEAM

**FRANÇOIS LETOURNEAU**

Senior Vice President  
& Managing Director  
Commercial Real Estate Broker

+1 514 567 2057  
francois.letourneau@jll.com

**DOMINIC BONIN**

Senior Vice President  
Sales Representative

+1 514 206 3595  
dominic.bonin@jll.com

**CHRISTINA BACHNER**

Associate  
Sales Representative\*

+ 1 514 582 2747  
christina.bachner@jll.com

\*Not a licensed real estate broker.

**JLL MONTRÉAL**

1 Place Ville Marie, Suite 3838  
Montréal, Québec, H3B 4M6  
Jones Lang LaSalle Real Estate Services, Inc.

[jll.ca](http://jll.ca)

© 2024 Jones Lang LaSalle IP, Inc. All rights reserved. Information set out herein (the "Information") has not been verified by Jones Lang LaSalle Real Estate Services, Inc., Brokerage and any and all of its real estate agents/staff, and to all other divisions of the company (collectively "JLL"). JLL does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Given the limitations of the investigations, inquiries and verification that JLL have undertaken, the reliability of this Information must be treated with a suitable degree of caution and neither JLL or any of their affiliates accept any liability or responsibility for the accuracy or completeness of the information contained herein and no reliance should be placed on the information contained in this document. JLL does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from JLL.

