



FOR RENT

FREEZER AND
COLD STORAGE

Recent industrial building with over
85,707 square feet just steps away
from highways 10 and 30.

5250, J.A. Bombardier street,
Saint-Hubert, Qc J3Z 1H1

FEATURES



85 707 sq ft
Building area



**HACCP, SQF
AND CFIA**
certifications



2 freezing area
4 cold area



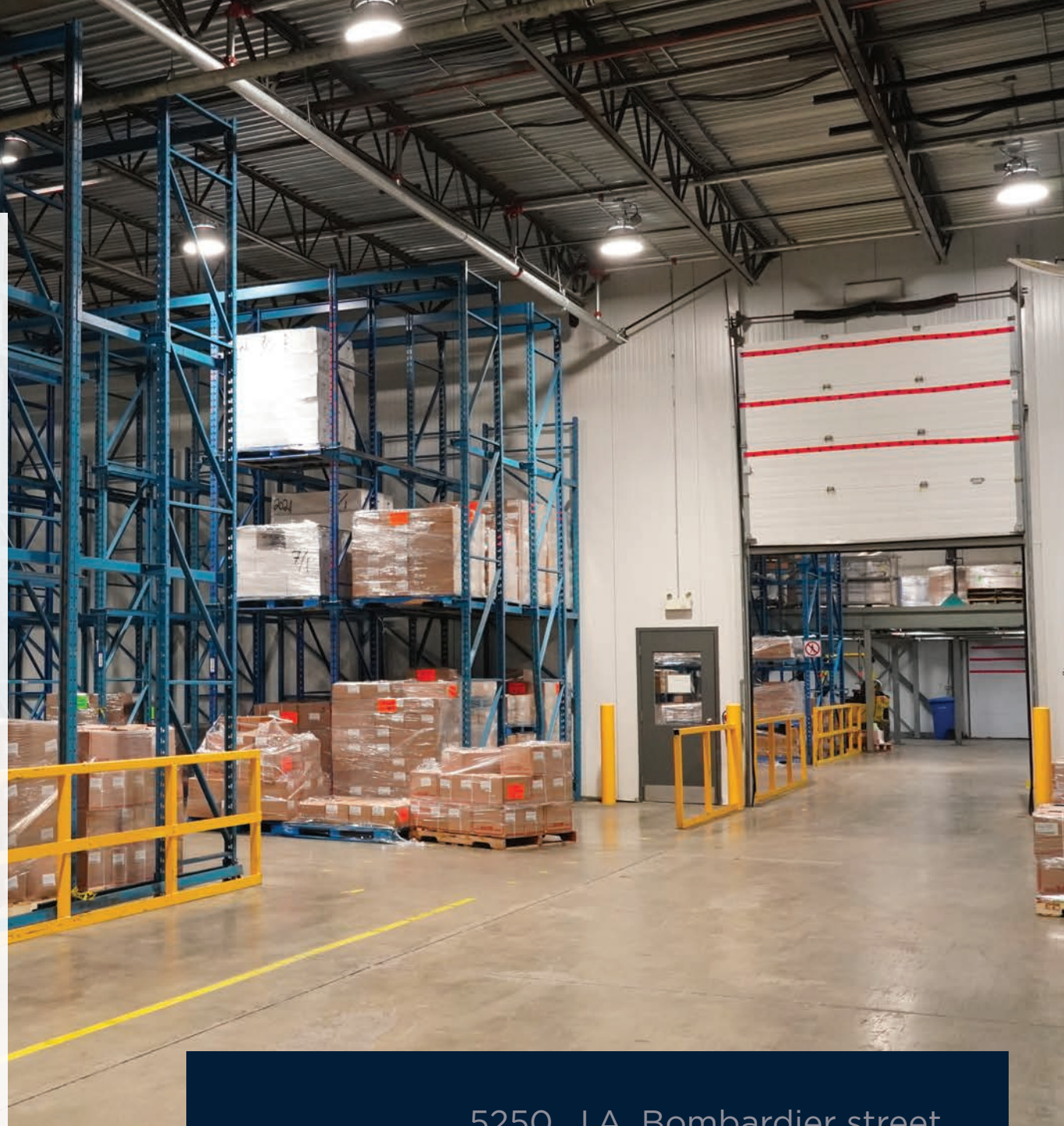
8 Shipping docks
1 ground door



2006
year of construction



22 feet high
clear height



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SUMMARY

DUMONT GROUP

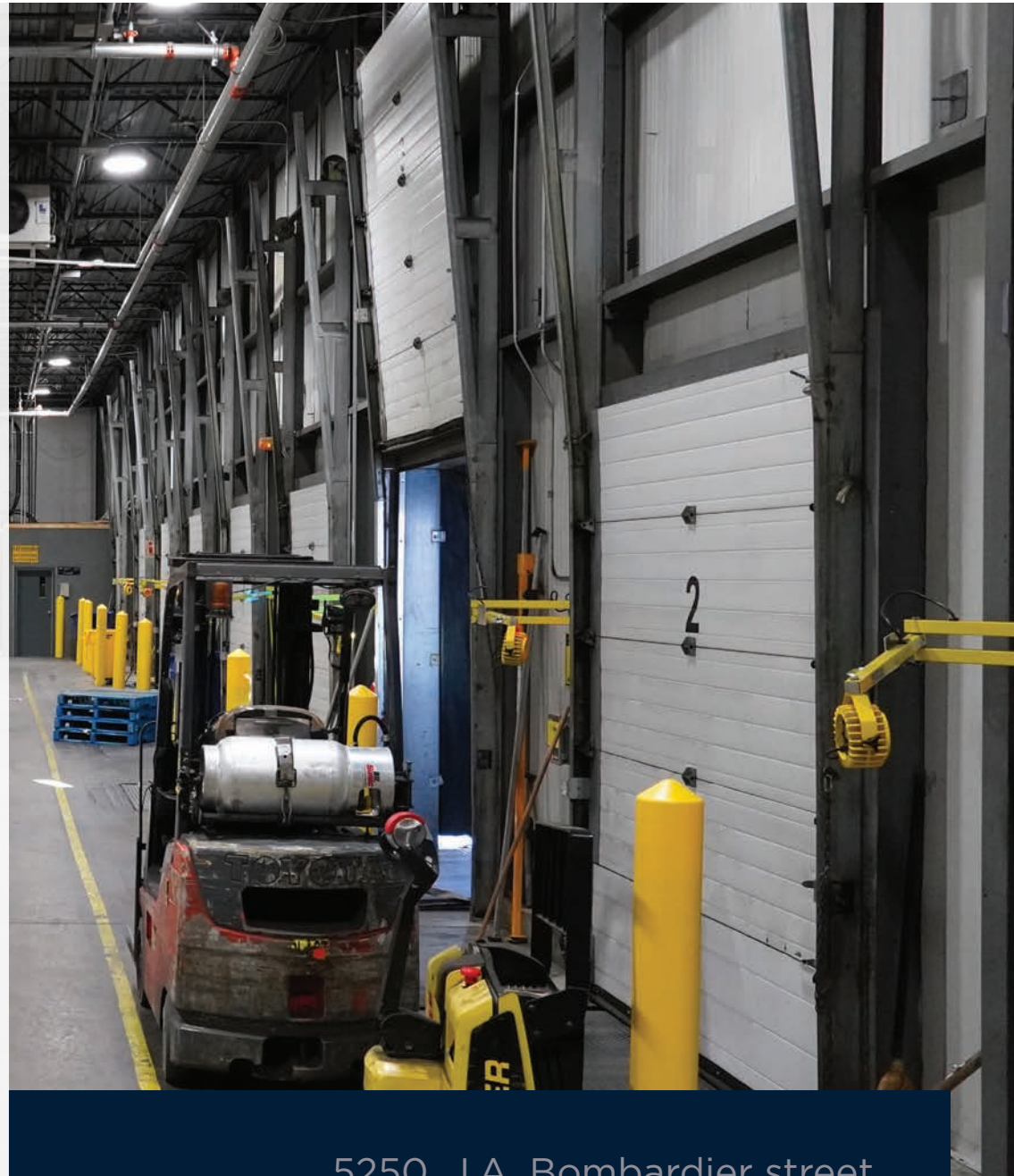
DUMONT GROUP Founded in 2014, Groupe Dumont is a private company in property management with a mandate to optimize business experience of its commercial and industrial partners. Thanks to its aim and cutting-edge industry standards through a team of experts with specialized experience and unique agility in its domain our priority is to make your daily life efficient and above all the most profitable.

THE BUILDING

Strategically located at the corner of highways 10 and 30, this building provides fast and efficient access to networks and The following complexes:

- 5 km** Station REM-Brossard
- 12.7 km** from Metro Longueuil
- 14 km** from Saint-Hubert Airport
- 20 km** from the Port of Montreal

Rare on the market and offering versatile spaces, this 85,707sq ft building has nearly 40,000 sq ft freezer space (-18 to -25 degrees) and close to 40,000 sq ft of temperature-controlled space (0-4 degrees) as well as a practical portion of office space. The building includes 8 loading docks in a refrigerated area, a parking space for a few trailers (cross dock), all guarded by a safety barrier at the entrance.

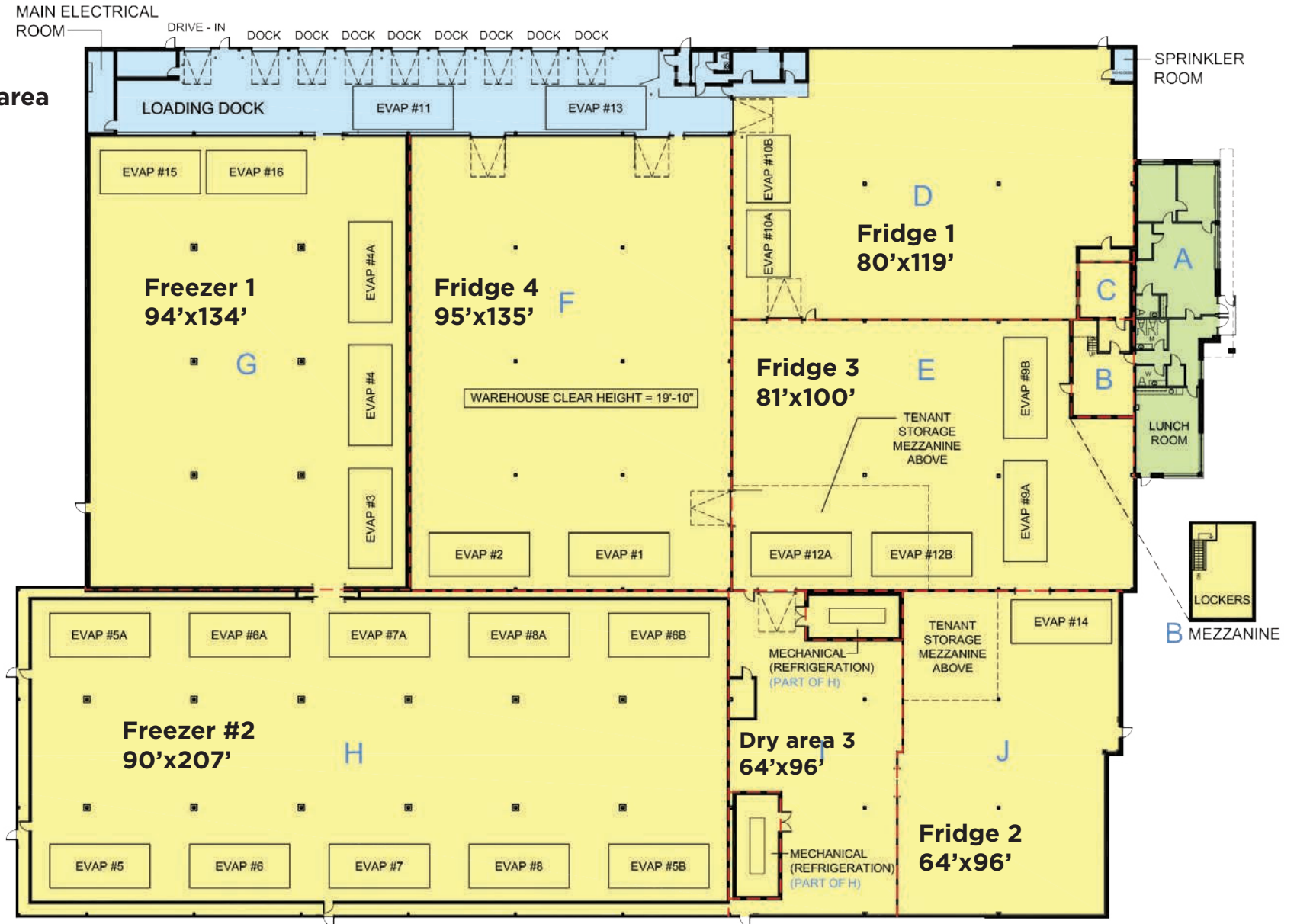


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514-447-9358 | leasing@groupedumont.com

PLANS

Receiving / shipping cold area
24' x 182'



- OFFICE AREA
- WAREHOUSE AREA
- BUILDING SERVICE AREA
- DEMISING LINES



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TECHNICAL OVERVIEW

Property Features:

Building: 85 707 pi²
Office space: 2 386 pi²
Warehouse: 81 802 pi²
Land: 170 042 pi²

Building Type	Detached Industrial
Dimensions	258 ft depth x 356 pi front
Column Spacing	32 pi x 34 pi
Clear Height	22 pi
Shipping Docks	8 + 1 ground door
Warehouse Refrigeration	KE2 evaporator and evaporative cooling
Warehouse Freezing	CO2 pack, heated floor
Dry Warehouse Heating	HVAC-lectricity
Office Heating	HVAC-lectricity
Shipping Dock Heating	Evaporator, aero-therm
Security Access	Security barrier

Municipal Information:

Lot	4 640 949
Zoning	C5, I1, I2, I3, P1

Financial Information:

Municipal Taxation 2023	226 560,89\$
School Taxation 2022-2023	7482,68\$
Total Taxation	234 043,57\$



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Security barrier

8 shipping docks

1 ground door

Trailer or light truck parking

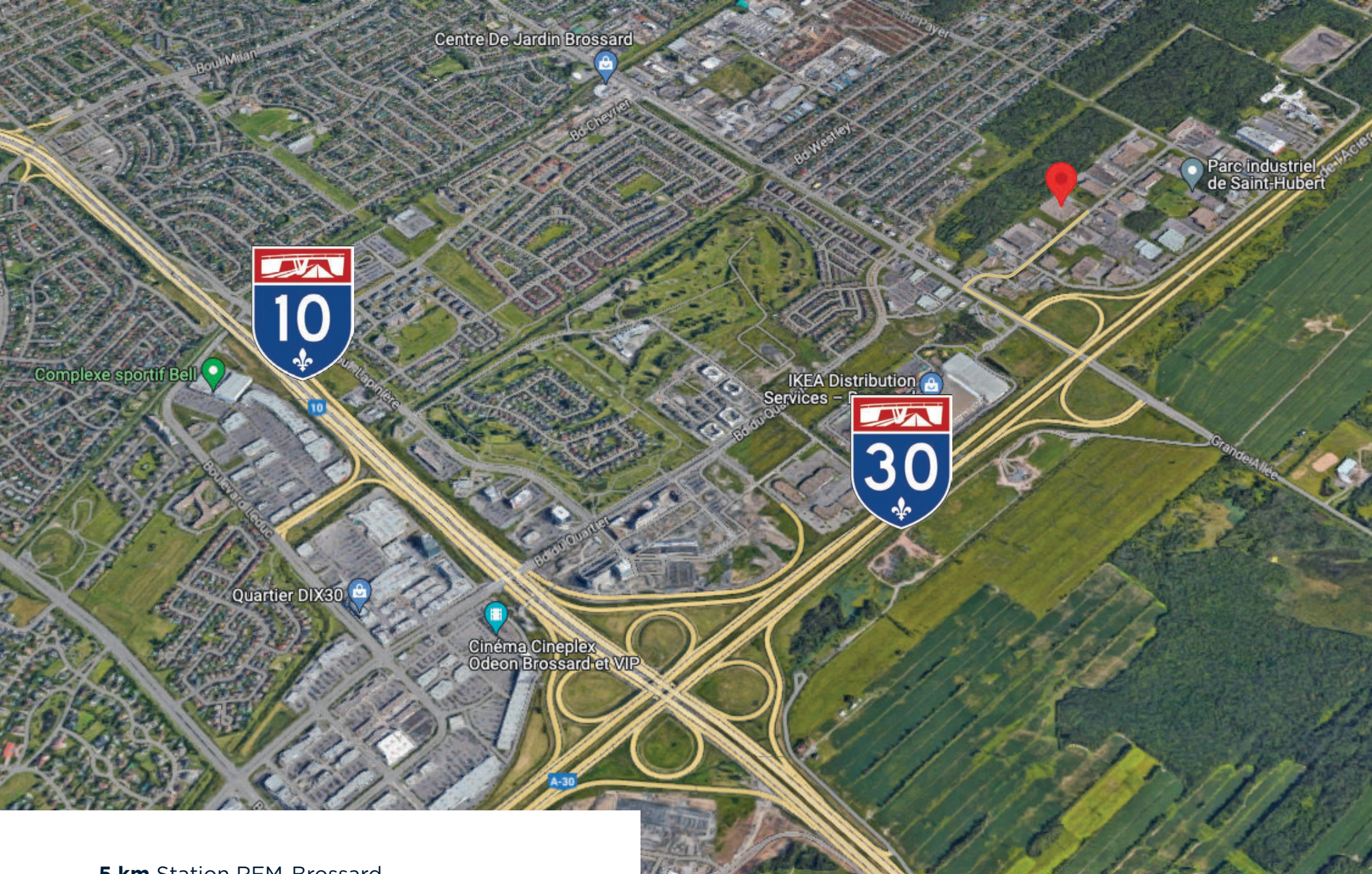
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