




For Sale














100% Leased Corporate Industrial Flex
Head Office with rail access

200 de Singapour Street
Saint-Augustin-de-Desmaures (Québec)

18,000 SF

 **JLL** SEE A BRIGHTER WAY

Property Overview

	Total GLA	18,000 SF
	Office	9,900 SF
	Warehouse	8,100 SF
	Shipping	6 D-I (8' & 14') 1 T/L
	Clear Height	18.5'
	Sprinklers	ESFR
	Year built	2022 - 2023
	Lot Number	6 268 618
	Land Area	251,309 SF
	Parking Stalls	62
	Zoning	IA-6
	Electric Capacity	600 A / 600 V
	Rail Access	Yes

Taxes

	Municipal	\$ 212,673
	School	\$ 6,138





Investment Highlights



Strategic Rail-Connected Distribution Hub

This property features dedicated rail infrastructure with direct on-site access, delivering substantial operational cost savings for logistics-intensive operations. It includes specialized exterior tank storage systems designed to efficiently receive rail shipments that seamlessly integrate with distribution operations, resulting in a strategic competitive advantage and optimized supply chain solution that enhances operational efficiency.



Newly Constructed Property

This purpose-built facility was completed in 2023 to serve as Solugaz's headquarters and state-of-the-art gas distribution center. The new generation construction significantly reduces future capital expenditure exposure, providing investors with predictable ownership costs and minimal near-term maintenance requirements.



Stable and Predictable Long-Term Triple Net Lease

The property benefits from a creditworthy tenant with 9 years remaining on their initial 15-year lease term. Solugaz's commitment to this location reflects multiple operational advantages including proximity to downtown Quebec (10 minutes), direct rail access that reduces shipping costs, and purpose-built infrastructure designed for their specific operations with room for future expansion.



Exceptional Development Potential

The property sits on a large land parcel with flexible zoning that accommodates both rail access and outdoor storage—a rare combination in the market. With only a 7% building-to-land ratio, the site offers substantial expansion opportunities for the existing tenant or future users across a wide range of industrial applications.



Strategic Location

The Francois Leclerc Industrial Park boasts a strategic location with excellent access. It is situated along the Félix-Leclerc Highway (Autoroute 40) and offers easy access to major transportation routes, including Highway 138 and Route de Fossambault. This positioning makes it a gateway to markets in Eastern Canada and the United States. The park is also just a 10-minute drive from the Quebec City bridges.

Location Overview

This property was built to be the head office of Solugaz, a major supplier of propane gas in Quebec. The strategic sites includes the development of a railway transshipment center, a crucial project to ensure the supply of more than 15,000 customers. Completed in two phases, project manager HarveyCorp has delivered the railway transshipment center and the multifunctional 18 000 square foot building. Solugaz has a lease (initial 15-year term) with net annual rent indexed every year to CPI. The transshipment activities have already started with the completion of Phase I.

Competitor	Address	Estimated distance to Property
Supérieur Propane	2425 Jean-Gauvin Street, Québec	~15 km
Filgo-Sonic	2250 Jean-Gauvin Street, Québec	~6 km
Budget Propane	3215 Maricourt Street, Québec	~14 km



Legend

Parc industriel François-Leclerc

Population Saint-Augustin-de-Desmaures
21,048 (+6.7 % since 2020)

Québec Bridge
13 min | 15.5 km

Jean-Lesage International Airport
13 min | 10.5 km

Québec Downtown
26 min | 20.4km

Tenant Overview

Solugaz is a Quebec-based company specializing in the distribution of propane gas, has solidified its footprint in the Capitale-Nationale region with the inauguration of the new, multi-functional center in Saint-Augustin-de-Desmaures. The facility, located at 200, rue de Singapour, represents a significant investment of \$15 million and marks the company's sixth place of business.

This new branch caters to a wide range of clients, including the residential, commercial, industrial, and agricultural sectors. Solugaz offers a comprehensive suite of services, from the sale and installation of propane-powered appliances to the delivery and refilling of propane tanks. Their product offerings include a variety of gas appliances such as heaters, barbecues, stoves, industrial heating solutions and vehicle gas conversion systems.

Founded in 1993 in Clermont, Charlevoix, Solugaz has grown significantly over its 32-year history. Originally known as Propane Charlevoix, the company rebranded to Solugaz in 2007 to better reflect its expanding operations across Quebec. Today, the company serves over 15,000 customers and employs around 80 people.

Solugaz is consolidating its position through strategic partnerships, notably with Harnois Energies (a growth alliance in 2022) and distribution agreements with CANAC hardware stores. Recent agreements, such as the 2025 agreement with Propane MM, aim to strengthen its regional presence.



10 years
Remaining to the lease

2 x 5 years
Renewal Options

For more information

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