

For Sublease

2375 Ford Boulevard

Châteauguay (Quebec)

\$12.20 NET



16,321 SF of industrial space for sublease on 60,896 SF of fenced land, with excellent access to Highway 30

Space Overview




Located in Châteauguay, Quebec, this property offers excellent access to Highway 30 and is less than 30 minutes from downtown Montreal and Montréal-Trudeau International Airport (YUL). The area provides tenants with access to a vast labour pool, numerous amenities, and industrial synergies. With flexible zoning, the space accommodates both light and heavy industrial uses. Additionally, the property features over 46,000 square feet of exterior storage space. This opportunity is available for sublease at below-market rates.



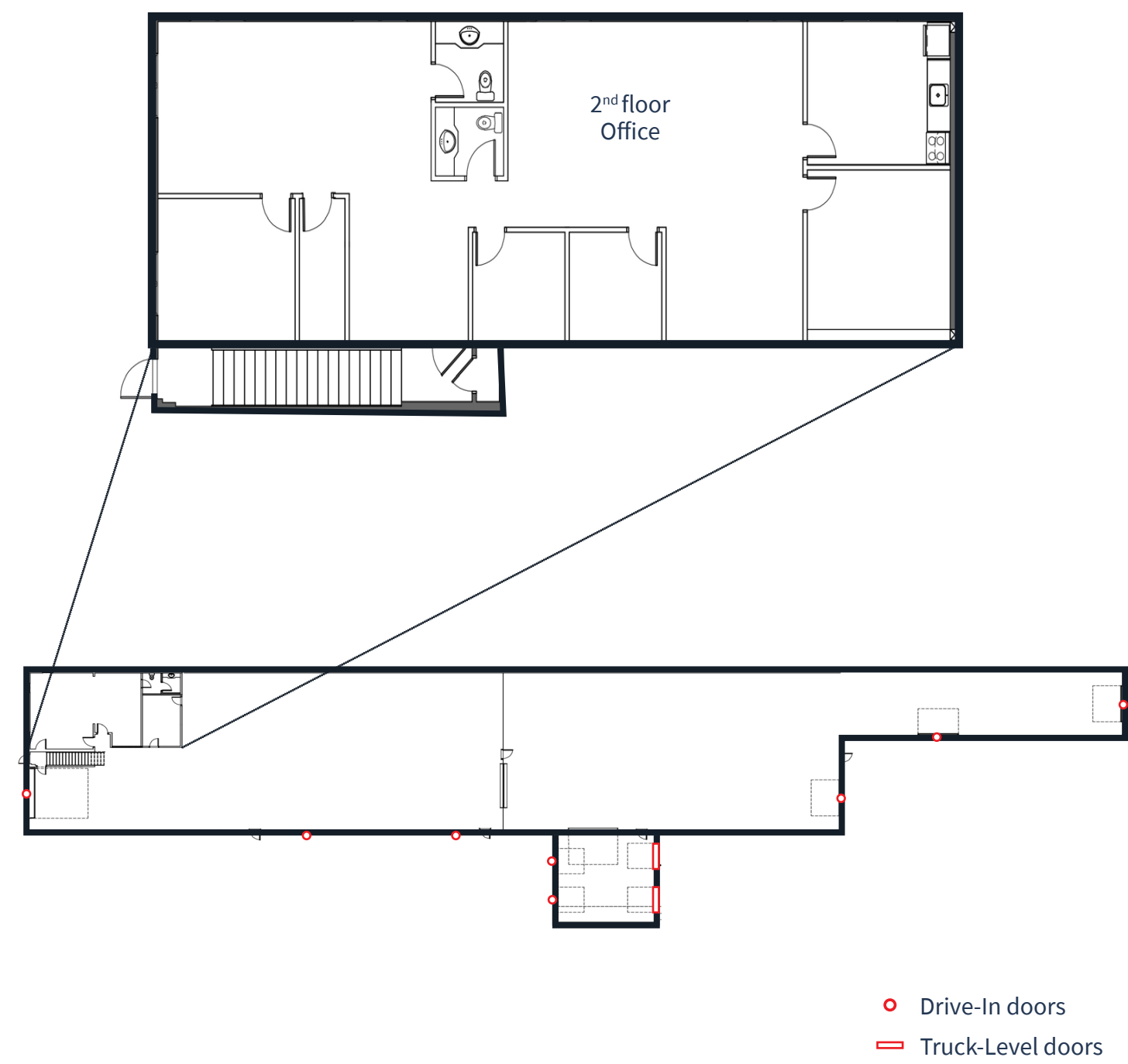
Space Details

Property	2375 Ford Boulevard, Châteauguay
Lot Numbers	2 867 803 / 5 023 645
Zoning	1-423
Land Area	60,896 SF
Land Coverage Ratio	4.2
Year Built/ renovated	1982/2020
Available Area	± 16,321 SF Office 1 st floor: 735 SF Office 2 nd floor: 1,833 SF Warehouse: 13,753 SF
Office Ratio	15.73%
Clear Height	21'
Available Doors	2 Loading-Docks 8 Drive-In doors
Parking	10 stalls
Yard	Fenced
Electricity	200 Amp, 600 V
Heating	Gas-fired units
Financial information	
Sublease Expiry	30 April 2026
Occupancy Date	Immediate
Sublease Net Rent	\$12.20 PSF
Add'l Rent	\$3.71 PSF (estimated)

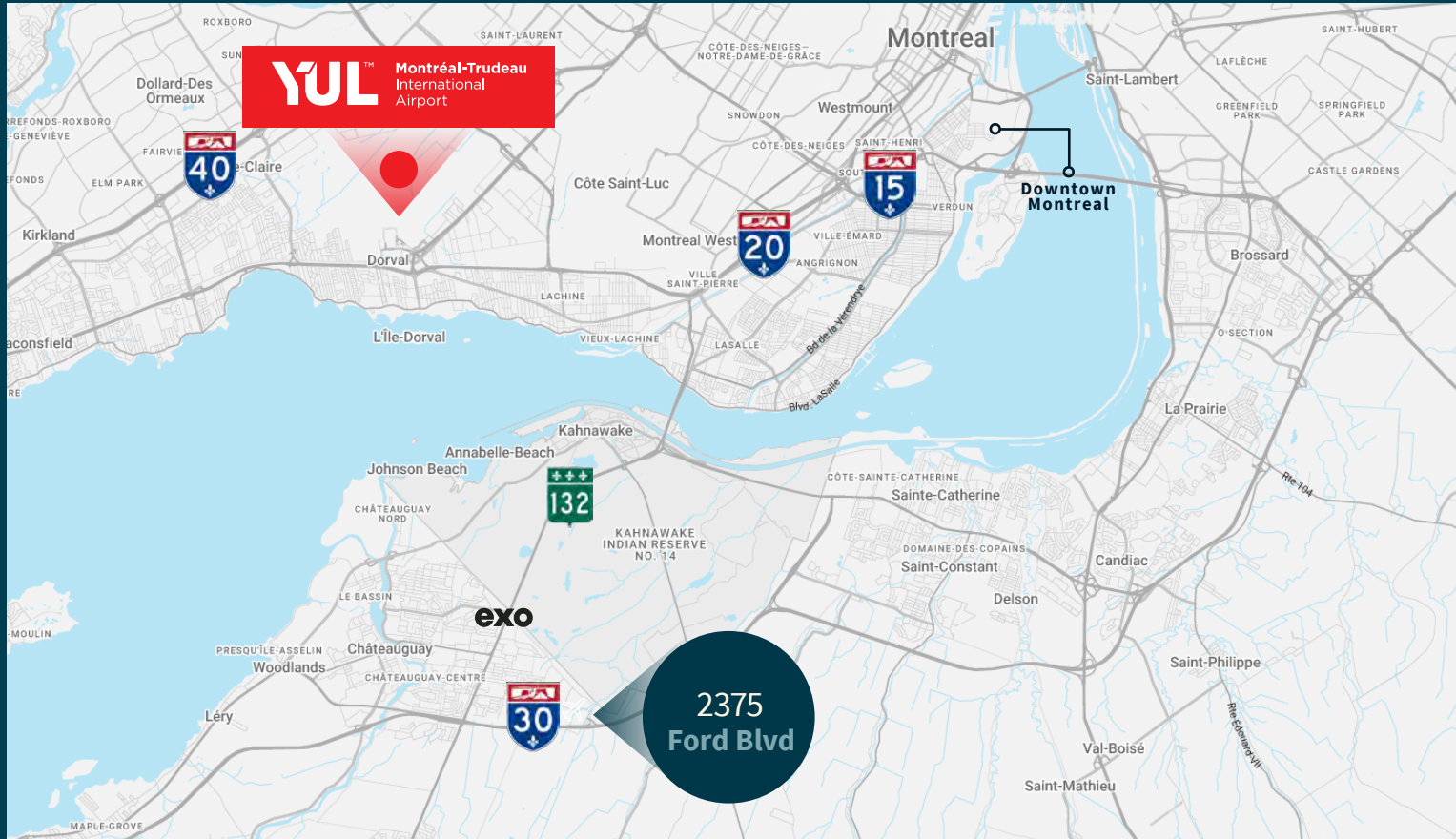


- 
Fully fenced yard ideal for exterior storage
- 
Access to highway 30
- 
Recently renovated space

Site Plan



2375 Ford Boulevard Châteauguay (Quebec)



For more information, please contact:

Frédéric Seigneur*
Executive Vice President
Real Estate Broker
+1 514 793 2403
frederic.seigneur@jll.com

Christina Bachner
Associate
Commercial Real Estate Broker
+1 514 582 2747
christina.bachner@jll.com



*Real Estate Broker acting with the business corporation Immobilier Frédéric Seigneur Inc.
Jones Lang LaSalle Real Estate Services, Inc. (Real Estate Agency)

This publication is the sole property of Jones Lang LaSalle and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication. Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party. Copyright © Jones Lang LaSalle IP, Inc. 2025