



FOR SALE

Industrial land for sale
in Lévis






1000 chemin Olivier
Saint-Nicolas, Québec



263,556 SF



Property Overview

The JLL Québec team is delighted to offer you an industrial land for sale, with an area of 263,556 SF. This site offers a strategic location suitable for various industrial uses such as manufacturing, processing, or warehousing. Its positioning provides efficient access to major transportation routes and various regional markets.

	Total Area	Lot 1: 35,686 SF Lot 2: 181,897 SF Lot 3: 45,973 SF
	Lots Numbers	6 666 800 – 6 666 801
	Zoning	I0440
	Permitted Uses	Commercial, industrial
	Description	Undeveloped land, partially covered with sand and/or vegetation

Financial Details		
	Asking Price	\$3,425,000 (excluding taxes)
	Ratio Price/SF	\$12.99 / SF

Economic and Industrial Environment

Lévis area: growing hub, benefiting from major infrastructure projects (for example expansion of industrial zones and improvement of road access).

Presence of major regional employers (Desjardins, Chantier Davie, specialized manufacturing companies).

Dominant activities: food processing, metal fabrication, logistics, wholesale trade, distribution.

Competitive advantage: lower land costs than the north shore while maintaining an excellent logistics network.

Demographic Analysis

(Estimated data based on 2021 censuses and 2024 projections)

Lévis population: ~150,000 inhabitants (annual growth >1%).

Workforce: high education level, low unemployment rate (below the provincial average).

Economic Attractiveness

- **Immediate proximity** to the provincial capital (Quebec City) while avoiding urban congestion.
- **Multimodal logistics:** road, rail, air, port — suited for exporting companies and interprovincial trade.
- **Labor market:** pool of more than 800,000 people in the greater metropolitan area (Quebec City – Lévis).
- **Sustained growth of the industrial sector** thanks to the strategic position on the St. Lawrence and regional economic vitality.

Logistics Accessibility

Road Access:

- **Highway 20 (Jean-Lesage):** approximately 2 minutes by car, directly connected to major east-west corridors (Montréal – Québec City – Maritimes).
- **Highway 73:** via the Lagueux interchange and Pierre-Laporte Bridge, providing quick access to the north shore and Highway 40.
- **Secondary roads:** Chemin Olivier serves as a local link to surrounding industrial parks and commercial zones.

Railway Access:

- **Canadian National Railway (CN) line:** present in the Lévis area – marshalling yard a few kilometers away, offering freight transport throughout North America.
- Connection possibilities via Lévis or Québec City logistics centers according to industrial needs.

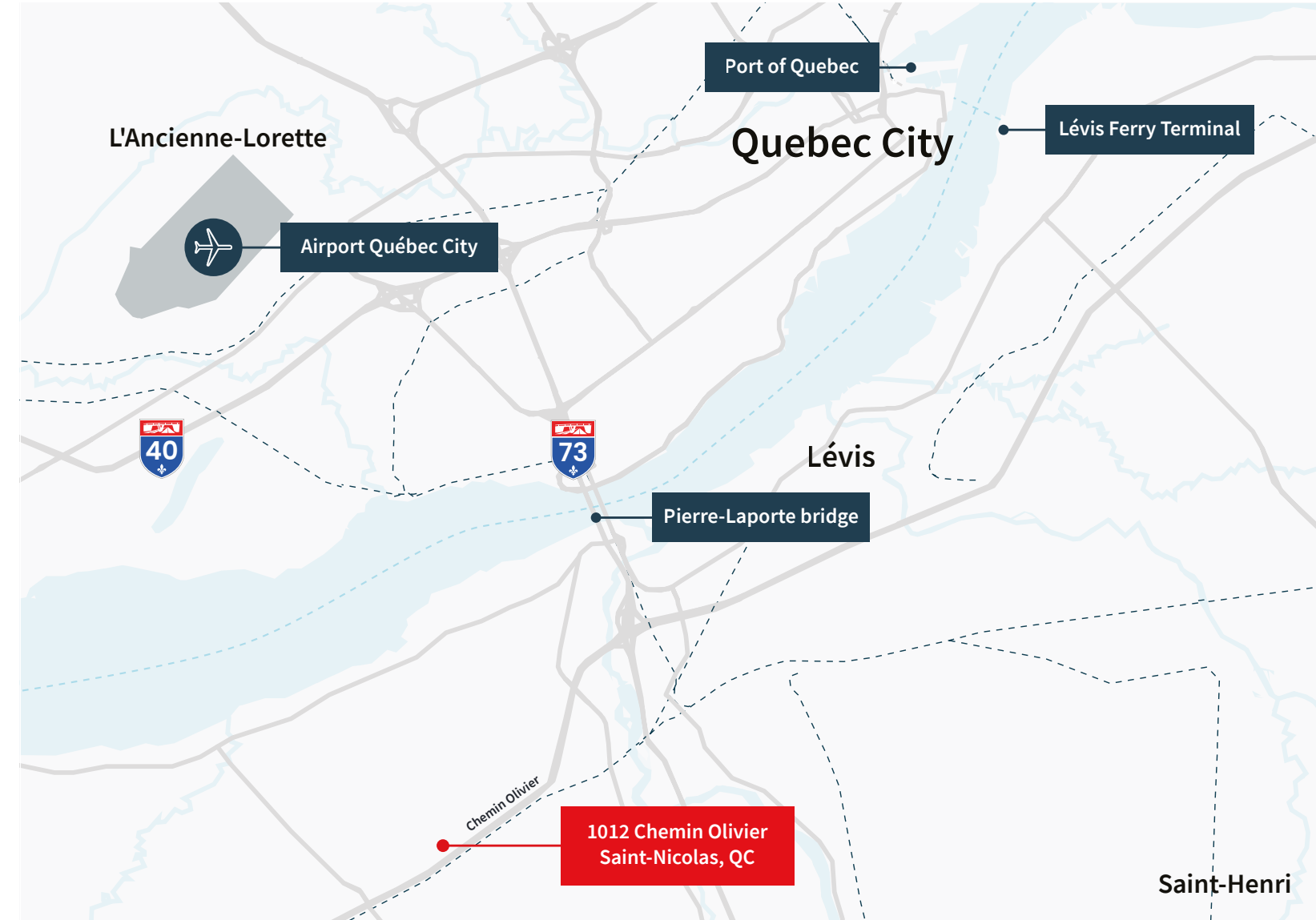
Aerial Access :

- **Jean-Lesage International Airport (YQB):** ±20 km / 20 minutes, offering domestic and international cargo and passenger flights.

Port Access:

- **Port of Québec:** ±20 km by road, facilities suitable for solid bulk, liquid bulk, and containerized cargo.
- **Lévis Terminal:** smaller capacity but strategic river access on the St. Lawrence.

- Canadian National Line (CN)
- Ferry



For more information

Mathieu Veilleux*

Senior Vice-President

mathieu.veilleux@jll.com

+1 418 570 4925

**Chartered Real Estate Broker acting with the business corporation Mathieu Veilleux Inc.*

Miguël St-Pierre*

Senior Associate, Brokerage

miguel.st-pierre@jll.com

+1 581 996 8107

**Commercial Real Estate Broker acting with the business corporation Miguël St-Pierre Inc.*

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. 2026

