



Colliers

3280 Marconi Street | Mascouche, QC

For Sale and For Lease

Food-grade industrial building of **± 62,971 SF** on a **± 94,775 SF** lot, ideally suited for distribution, located near Highways 25 and 640.

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Accelerating success.

HIGHLIGHTS



Space available for owner-occupiers



Direct access to Highways 25 and 640



Refrigerated warehouse (2°C) and frozen (-18°C)



Facade sign



Up to ± 30' clear height



Outdoor and indoor alarm and camera systems





DE LA GARE AVENUE

MARCONI STREET

BUILDING FEATURES

Lot number	5 050 698
Zoning	IA-318
Year built	1988 Renovation: 1991, 2001, 2014
Electric entry	600 A 600 V
Shipping	<ul style="list-style-type: none">• 10 truck-level doors with leveler (8'x8')• 1 drive-in door (10'x8')
Column spacing	± 18 to ± 43' irr.
Clear heights	± 17' to ± 30'
Heating	Electric (office)
Air conditioning	Office
Lighting	LED Halogen Fluorescent
Sprinklers	Yes
Parking	± 25 spaces

TAXES

Municipal (2026)	\$115,189
School (2025-2026)	\$3,156
Total	\$118,345

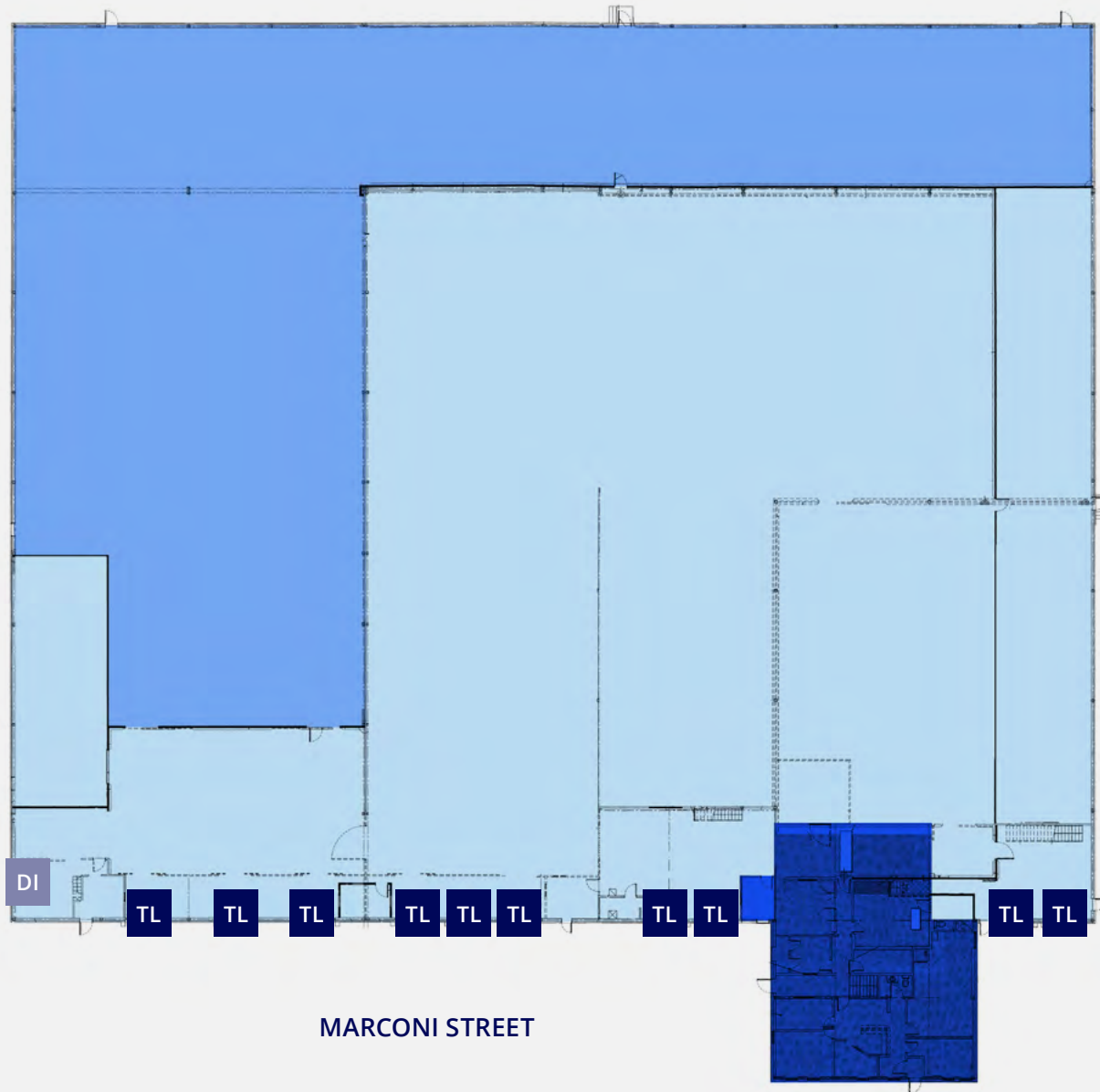
BUILDING PLAN

LEGEND

- Office area
- Refrigerated warehouse at 2°C
- Frozen warehouse at -18°C
- TL Truck-level door
- DI Drive-in door

AREA AND DIMENSIONS

Office area	GF: ± 3,947 SF
	Mezzanine : ± 3,947 SF
Warehouse area	Total: ± 55,077 SF
	Refrigerated area: ± 30,603 SF
	Frozen area: ± 24,474 SF
Total building area	± 62,971 SF
Land area	± 94,775 SF
Building dimensions	± 262' x ± 255' irr.
Land dimensions	± 308' x ± 308'



OFFICE SPACE DESCRIPTION

GROUND FLOOR

- 7 closed offices
- Meeting room
- Kitchenette
- Storage room
- 2 restrooms

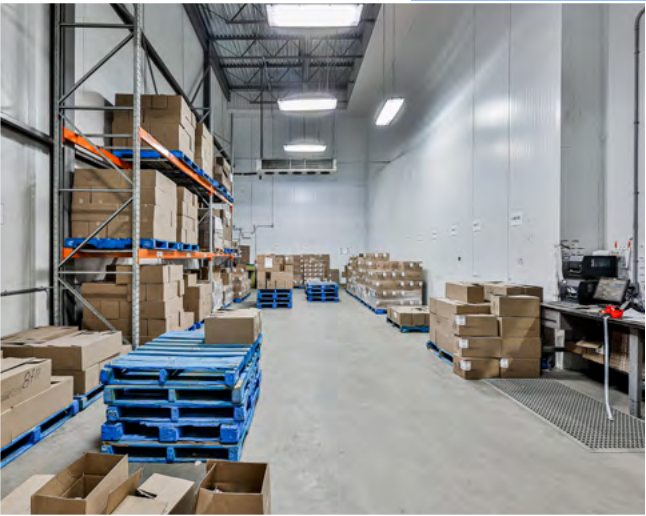
2ND FLOOR

- 2 closed offices
- Dining room
- Server room
- Cloakroom
- Cafeteria
- Storage room
- Storage room
- 2 restrooms

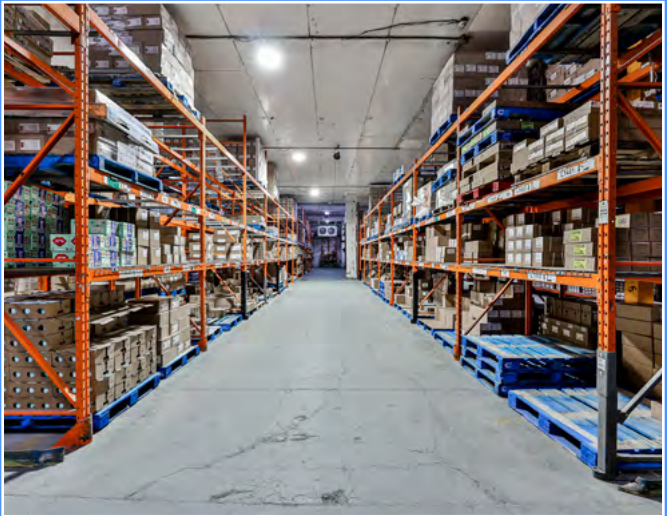


WAREHOUSE PHOTOS

REFRIGERATED AREA



FROZEN AREA



OUTSIDE
PHOTOS



MASCOUCHE OVERVIEW

Mascouche is experiencing remarkable economic growth. The city is actively modernizing its infrastructure and attracting major investments.

The Mascouche industrial park is home to more than 90 businesses and 1,000 jobs on 80 hectares, offering a strategic location **near highways 640 and 25 and the Mascouche train station.**

Source : Ville de Moulin, MRC Les Moulins



LOCATION AND SURROUNDING INDUSTRIES



HIGHWAY 640

HIGHWAY 25

DE LA GARE AVENUE

 Pavlescompte

 JFP

 MEQUALTECH

MARCONI STREET

 VITA XPERT

 BESSER
Trusted Since 1904

 SPLL

Déménagement expert  Inc.

 JDM MARQUAGE Router Inc.

 J-AIR CLIMATISATION

 DÉNEIGEMENT KPM

 Plomberie DBP



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