



For Lease

Claude-Audy Street, Saint-Jérôme | QC

New industrial building offering lease spaces from **± 7,685 SF** to **± 30,940 SF**. Featuring **± 32'** clear height, units can be configured to suit your needs. Strategically located near Highway 15.

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Space Features



Availability
Q4 2026



Net Rental Rate
Contact the brokers



Operating Costs
To be determined



Utilities
At the tenant's expense

Year Built	2026
Clear Height	± 32'
Column Spacing	± 50' × ± 29' irr.
Number of Floors	1 + mezzanine
Space Dimensions	± 50' × ± 123'
Shipping per Unit	1 truck-level door with leveler (8' × 9') 1 drive-in door (12' × 14')
Electrical Service per Unit	200 A 600 V
Air Conditioning	Office
Heating	Gas unit heater
Lighting	LED
Sprinklers	Yes
Zoning	Industrial IE-333
Parking spaces	± 4 spots per unit

Highlights



Easily accessible via Highway 15



32' clear height



Located in the Saint-Jérôme industrial district area



Excellent shipping and receiving area



Floor drains



Electric vehicle charging stations



Photos of the Building Under Construction



Plan of the Units

Available for Lease Together or Separately

Space Areas	Ground Floor	Mezzanine	Total Area
Unit A	± 6,189 SF	± 1,599 SF	± 7,788 SF
Unit B	± 6,107 SF	± 1,578 SF	± 7,685 SF
Unit C	± 6,107 SF	± 1,578 SF	± 7,685 SF
Unit D	± 6,184 SF	± 1,598 SF	± 7,782 SF
Total	± 24,587 SF	± 6,353 SF	± 30,940 SF

DI

Drive-in Door

TL

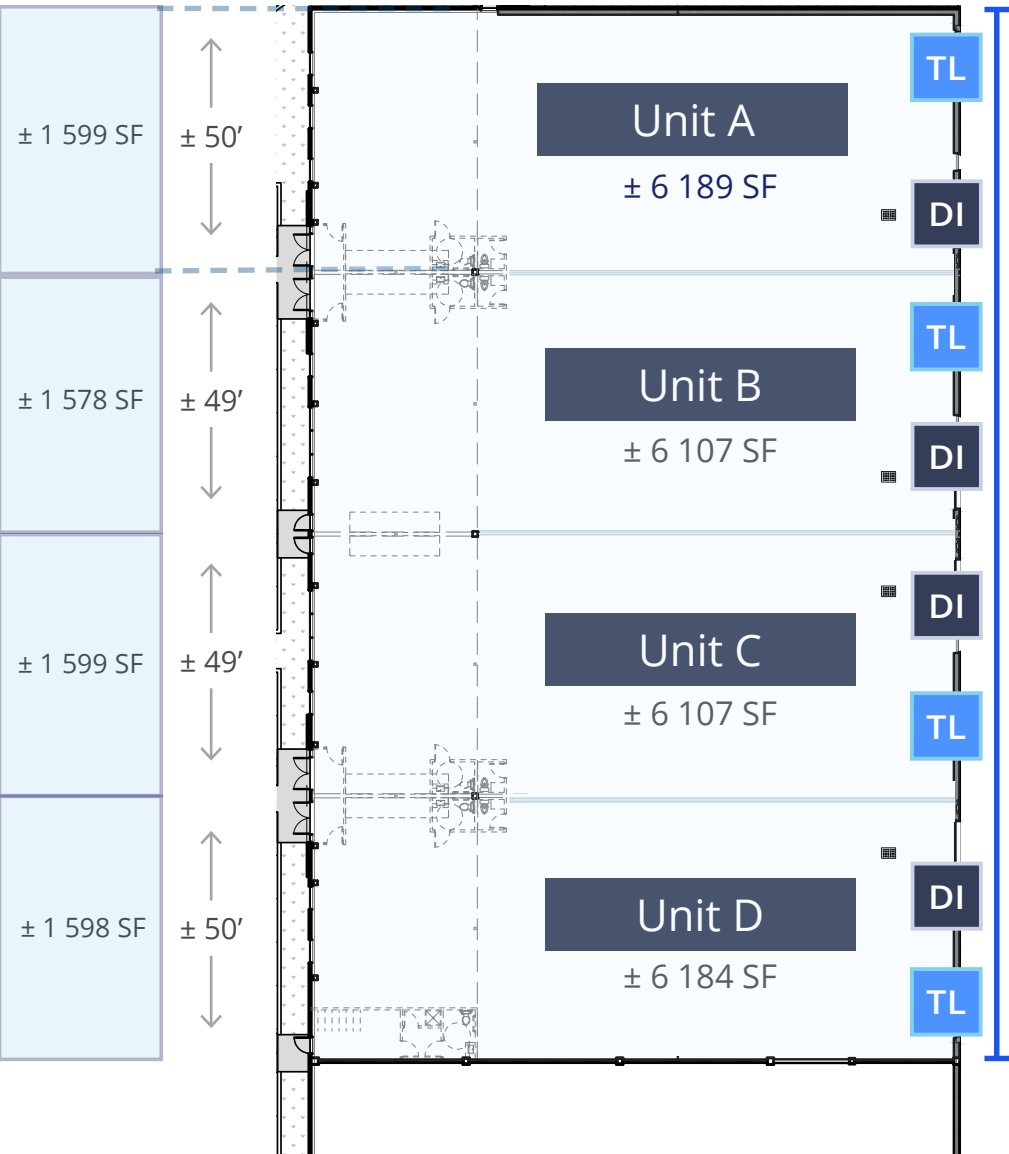
Truck-Level Door with Leveler

Mezzanine

Ground Floor

← ± 30' →

± 123'



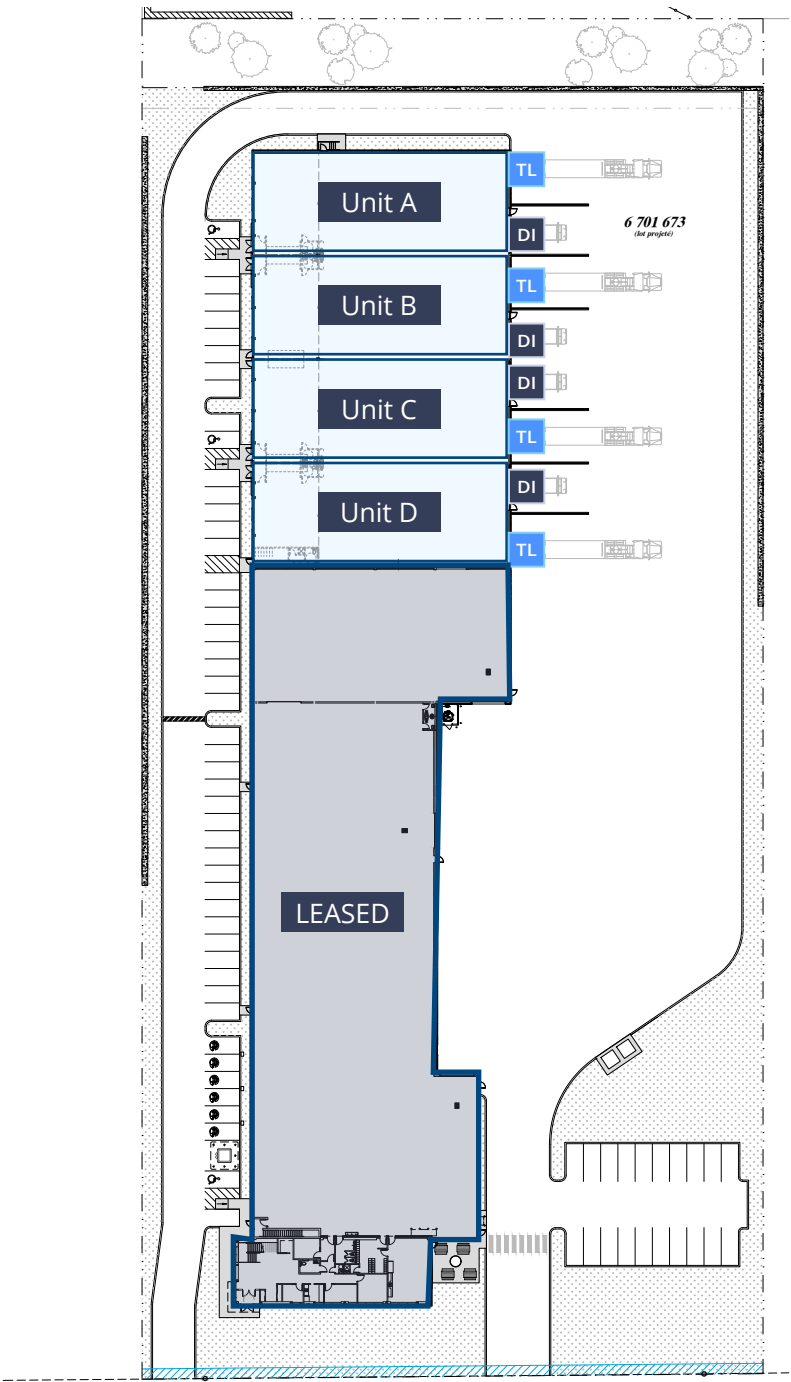
± 198'

Claude-Audy Street

Plan of the Certificate of Location



- DI Drive-in Door
- TL Truck-Level Door with Leveler



Claude-Audy Street

Nearby Industries



Land on Claude-Audy Street, Saint-Jérôme

- 1 Moulures M Warnet Inc.
- 2 Groupe Noddem Inc.
- 3 Z-TRAUQ INC.
- 4 Hamelin J Industries
- 5 Maxi-Forêt
- 6 ICC Compagnie de Cheminée Industrielle Inc.
- 7 Les Industries Pandrol Inc.
- 8 Laboratoire Bermocosm Inc.
- 9 Meubles Foliot



Close to Several Amenities



Montreal-Mirabel International Airport (YMX)
12 minutes



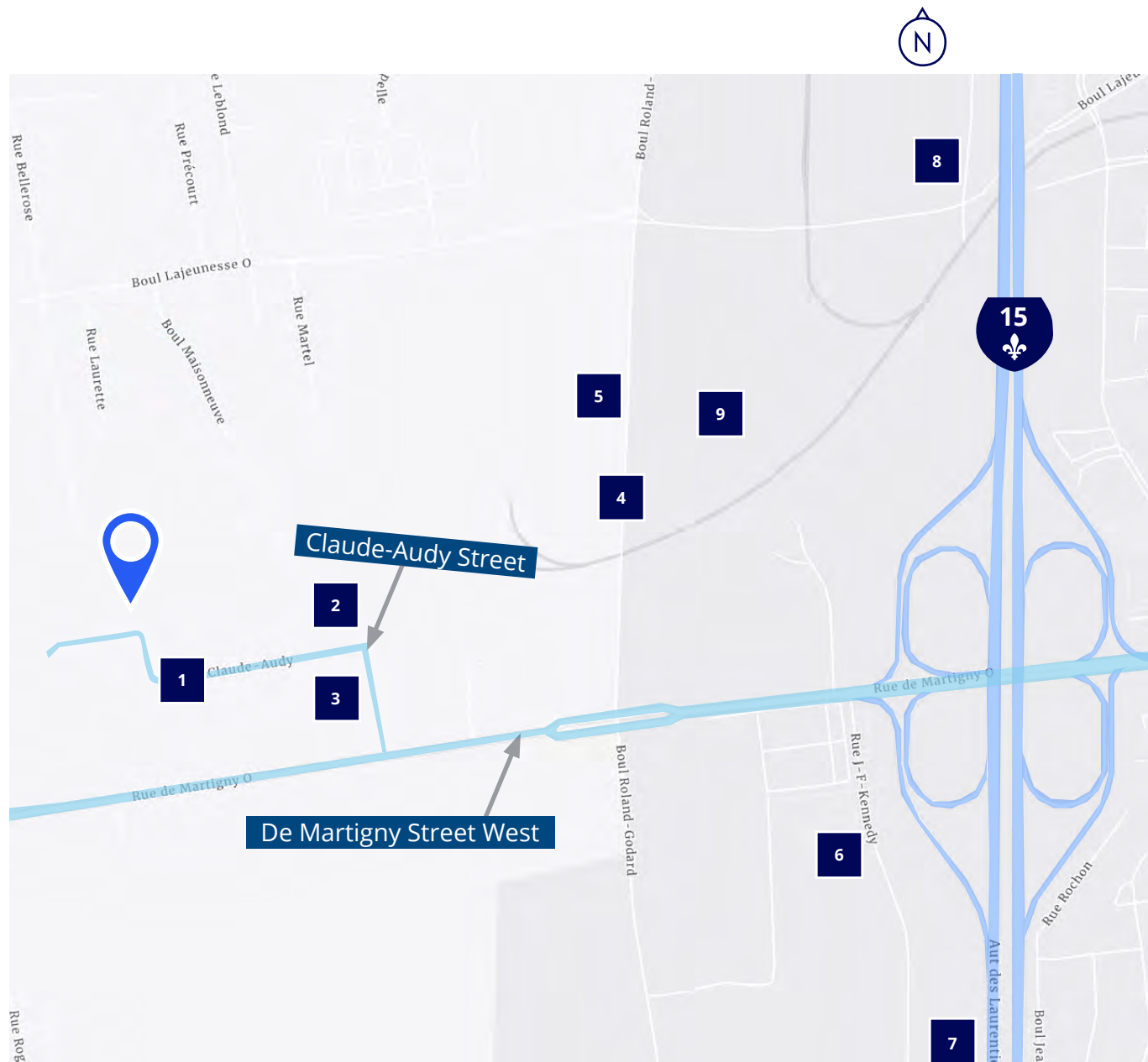
Laval
20 minutes



Montreal
26 minutes



Montreal-Trudeau International Airport (YUL)
35 minutes





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