



# ECO PARK

**STANSTEAD**

## BUSINESS OPPORTUNITY

FOR LEASE | FOR SALE | BUILD-TO-SUIT

A pad-ready, phased industrial park on the Québec-Vermont line with direct A-55 / I-91 access and Hydro-Québec power.



### PROPERTY AT GLANCE

**Location:** Rue Industrielle (extension), Stanstead, Qc

**Lots:** 6 628 435 (7.95 ac) + 6 628 436 (7.47 ac)

**Site Area:** 671,719 sq ft — 15.4 acres / 6.24 ha

**Zoning:** Industrial I11 (select commercial uses permitted).

**Power:** Hydro-Québec – Clean, low-cost hydroelectricity



### BUILDING PROGRAM AND USAGE

Phase	Usage
1	Warehouse / Distribution
2	Warehouse / Distribution
3	Build-to-suit
4	Power-gated flex (subject to Hydro-Québec's approval)



### WHY STANSTEAD

Montreal: **158 km (1.5 hours)**

Quebec City: **285 km (3 hours)**

Boston, MA: **360 km (3.5 hours)**

New York, NY: **594 km (6 hours)**

- Cross-border edge
- Shovel-ready, flexible construction

### TENURE

**Lease | Purchase | Build-to-suit | Sale-leaseback**

Multiple options available upon discussion

Flexible footprints, lots and buildings can be combined to fit occupier.

**CONTACT US**

**Simon Salvail**  
[s.salvail@ligna-systems.com](mailto:s.salvail@ligna-systems.com)  
 (819) 919-5394

Indicative & confidential. Areas, pad locations, pricing and timing are conceptual, pending engineering and Hydro-Québec power confirmation. E.&O.E. · June 2026.