

Colliers



1100, rue des Cascades, Châteauguay, QC

Industrial Building Located Near Highway 30

FOR SALE OR FOR LEASE

Vincent Iadeluca*

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Property Overview

Located at **1100, rue des Cascades in Châteauguay**, this stand-alone industrial building is positioned within a well-established industrial area, offering convenient access to Highways 30, 132 and the Mercier Bridge.

The location provides efficient connectivity to Montréal and the South Shore.

Property Assessment (2026)

Building	Land	Total
\$1,933,400	\$530,100	\$2,463,500

Property Taxes (2026)

Municipal	School	Total
\$42,517.55	\$1,642.74	\$44,160.29

Total Area	± 14,500 SF
Warehouse Area	± 12,500 SF
Office Area	± 2,000 SF
Land Area	± 35,665 SF
Clear Height	24'
Shipping	2 TL 1 DI
Power	600A / 600V
Lighting	LED
Lot Number	5 022 309
Year Built	2007
Zoning	Zone I-422 Light Industrial



Recent
Renovations



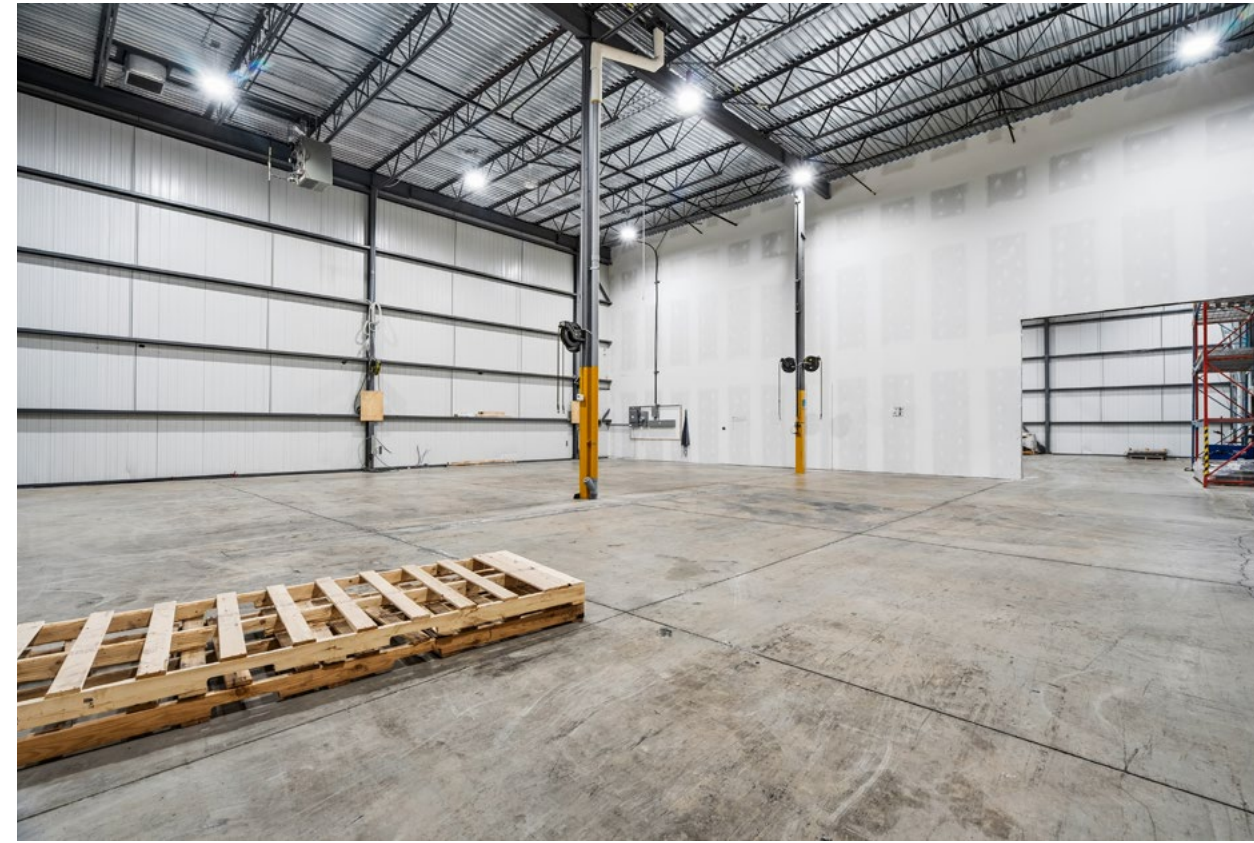
Sale Price / Lease Rate
Contact broker



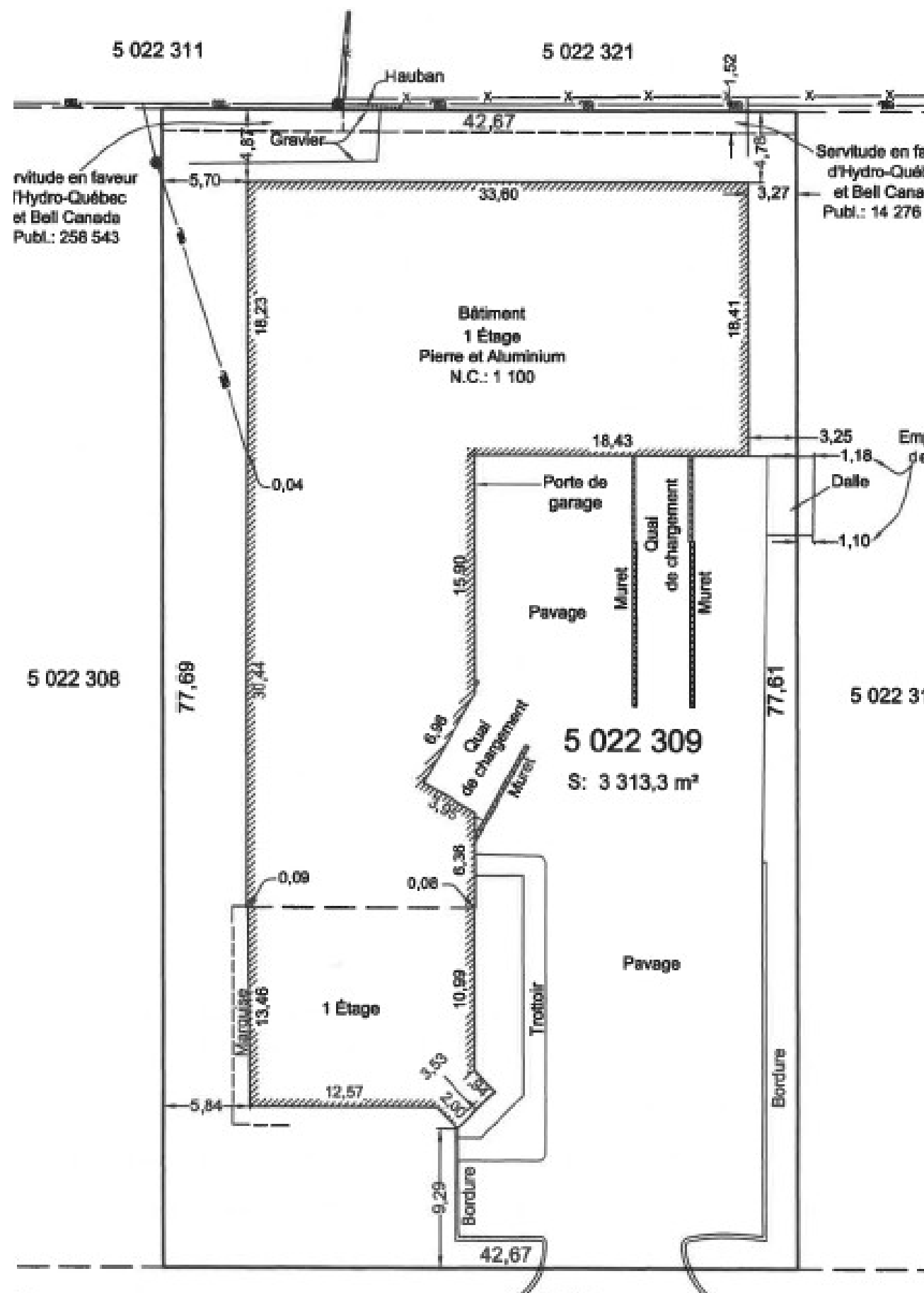
Availability
60 Days



Property Photos



Certificate of Location



Rue des Cascades



Key Destinations:

	Highway Network
Highway 30	500 M 01 min
Road 132	4.3 KM 04 min
	City
Montreal	11.1 KM 16 min
	Airport & Bridge
Montréal-Trudeau	21.1 KM 27 min
Mercier Bridge	9.6 KM 14 min



The Colliers logo consists of the word "Colliers" in a white serif font, positioned above a horizontal bar with three colored segments: yellow, red, and blue.

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