

For Sale

CBRE

LAND FOR INDUSTRIAL DEVELOPMENT

3,569,271 sq. ft.

1418 Route de l'Aéroport, Québec, Québec



The Land

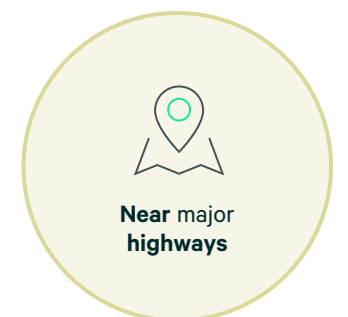
Exceptional land of 3,569,271 sq. ft. for industrial development located at 1418, Route de l'Aéroport, ideally situated in the heart of Québec City. Close to all services and major city infrastructure, it also offers easy access to nature with several nearby parks and green spaces. This redevelopment site presents outstanding potential for a variety of projects. Route de l'Aéroport and Boulevard Wilfrid-Hamel are well served by the transportation network, providing quick connections to major highways, making it a strategic location for businesses.



PROPERTY OVERVIEW

Lot	2 163 348 & 2 163 349
Area	3,569,271 sq. ft. 82 Acres
Property Type	Industrial Land for Sale for Development
Sale Price	On Demand
Usage	Industrial
Zoning	Industrial - C40 - I1 - I2 - I3

ADVANTAGES



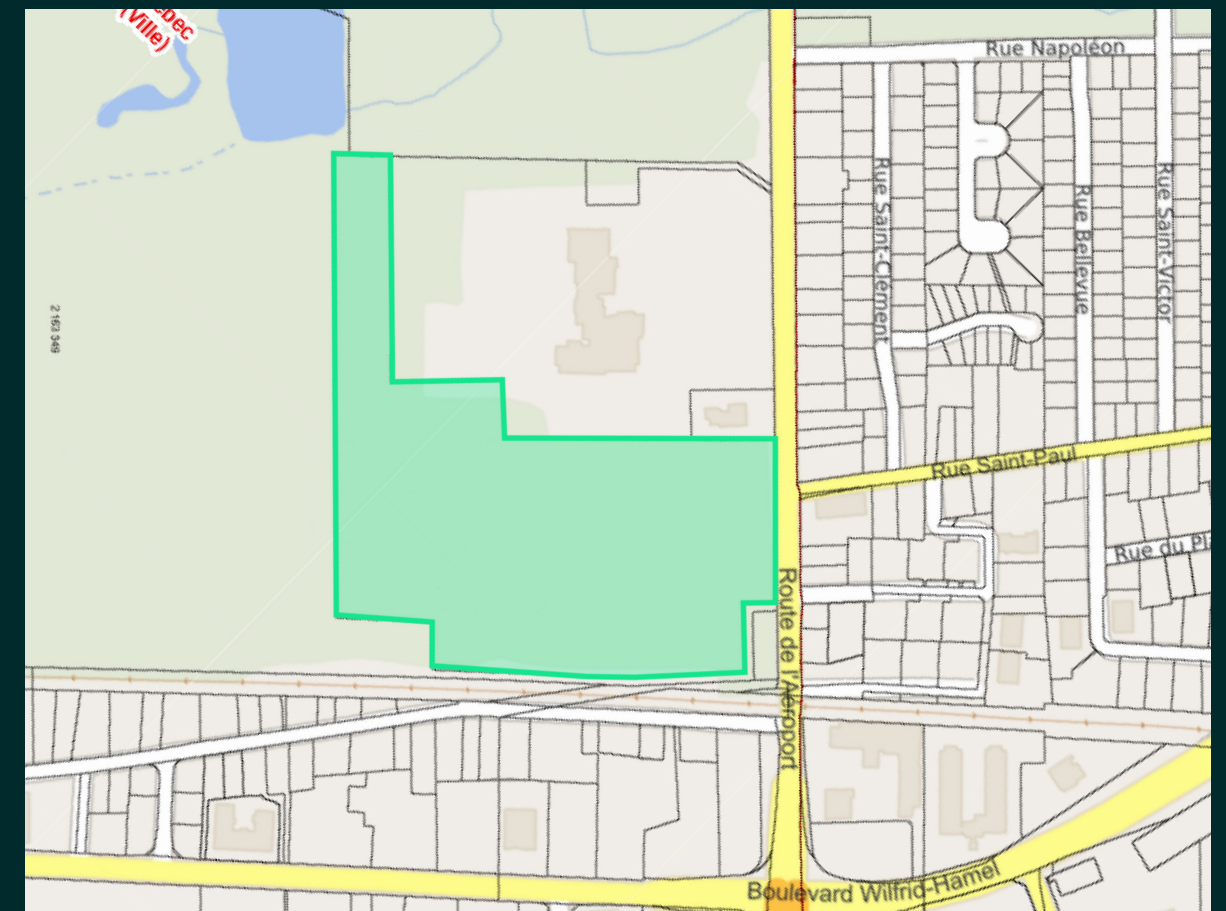
Adjacent Land

Lot 4 785 379

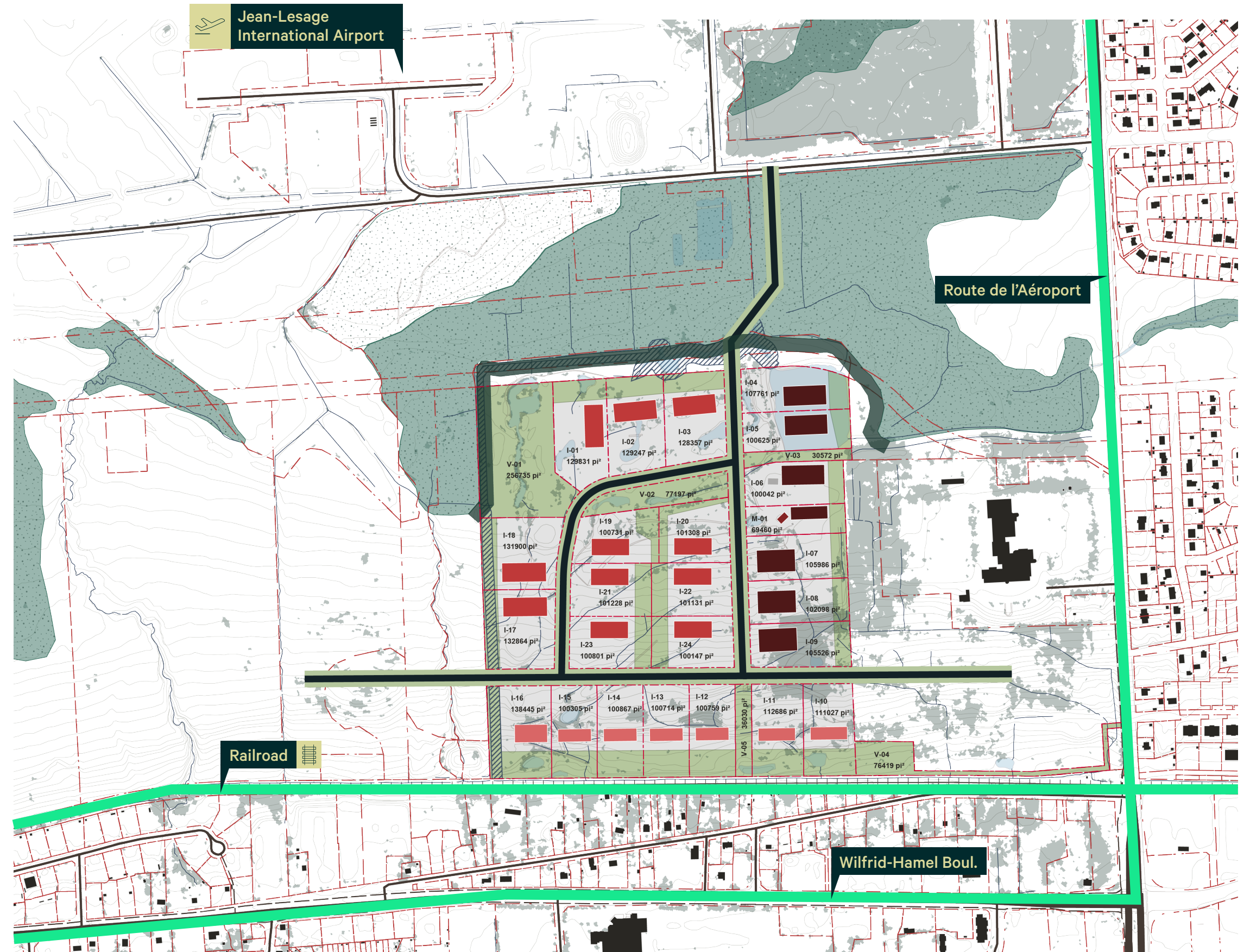


The adjacent lot (lot 4 785 379) could also be available for sale

This opportunity could allow for a strategic acquisition of two contiguous lots, thereby offering increased area and expanded development potential.



Proposed site plan



Demographics



Population in 2024



5 km: 94,010
10 km: 365,517

20 Yr + Population



5 km: 76,049
10 km: 296,046

Daytime Population



5 km: 97,178
10 km: 390,372

Average Household Income



5 km: \$116,240
10 km: \$113,884

Average Age



5 km: 45
10 km: 43

Unemployment Rate



5 km: 3.2 %
10 km: 3.5 %

Location

- 1 Collège de Champigny
- 2 McDonald
- 3 RécréOFUN
- 4 Cinéma Cineplex Odéon Sainte-Foy
- 5 Ben et Florentine
- 6 Maxi
- 7 Archibald Microbrewery
- 8 Walmart
- 9 Méga Centre Sainte-Foy



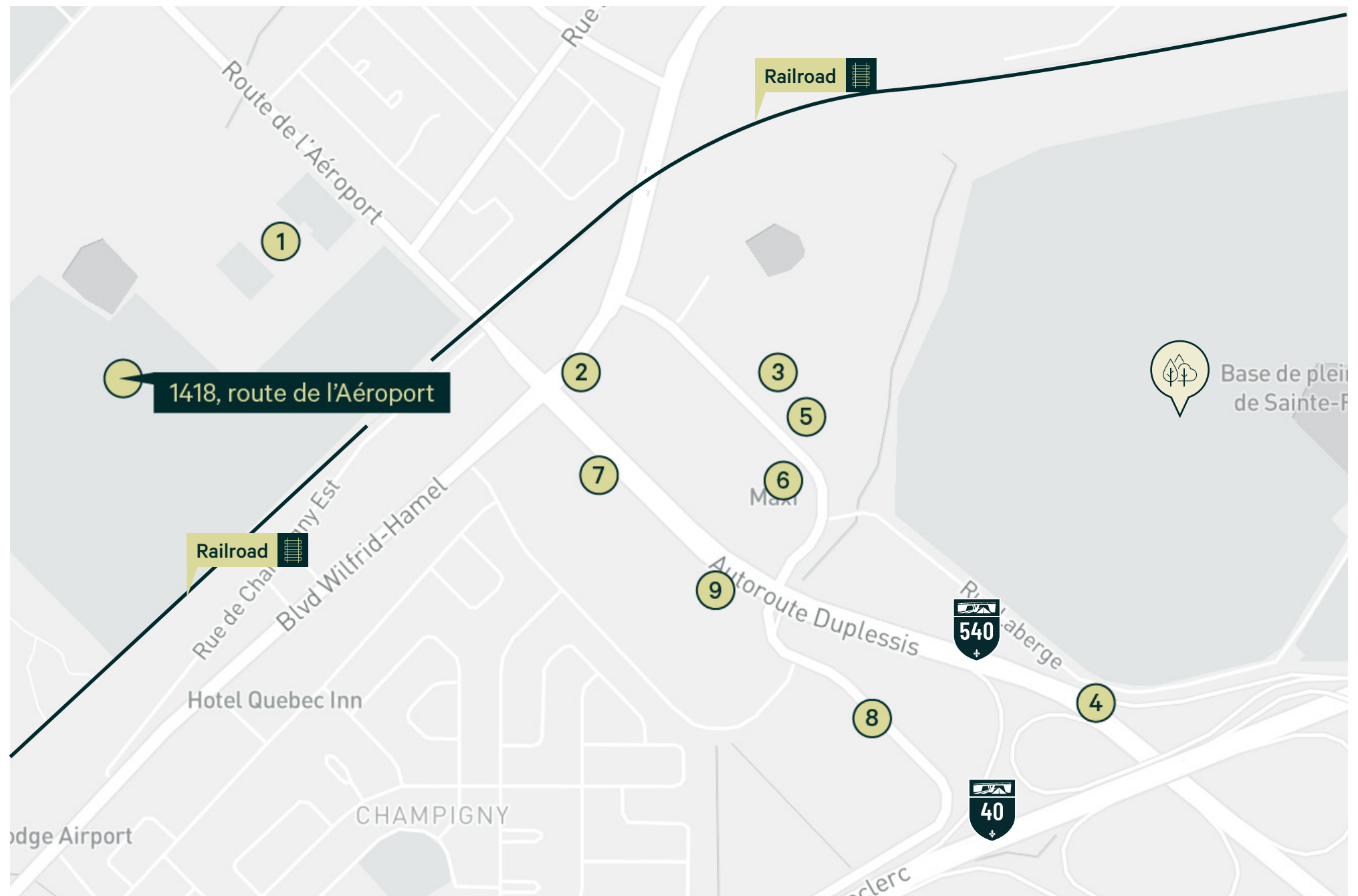
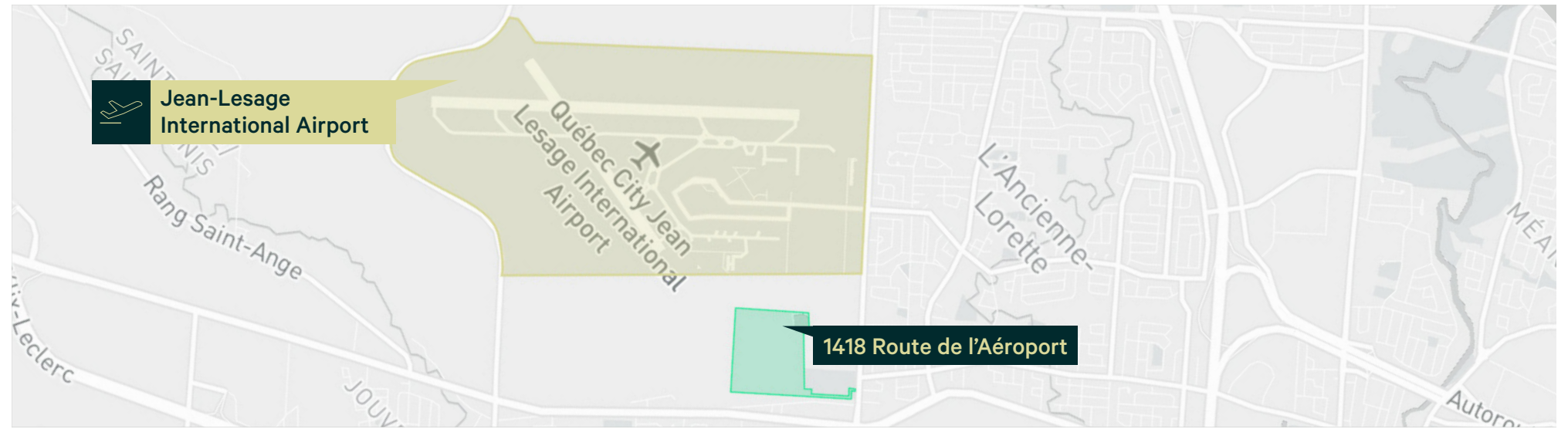
Highway 540
1.3 km | 4 min
Highway 40
3.5 km | 6 min
Highway 73
5.8 km | 8 min



Jean-Lesage International Airport
2.3 km | 5 min



Base de pleine air de Sainte-Foy
3.5 km | 8 min



Contact us for more information

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