

FOR SALE MAJOR INDUSTRIAL FACILITY OPPORTUNITY



805 BOULEVARD ALPHONSE-DESHAIES, BÉCANCOUR, QC





Executive Summary



- 1. OFFERING AT A GLANCE
- 2. OPPORTUNITY HIGHLIGHTS

Offering at a Glance

Cushman & Wakefield ULC (“C&W”), as exclusive agent for the Vendor, is pleased to offer for sale 805 Boulevard Alphonse-Deshaies, Bécancour, Québec (the “Property”). Situated on approximately 25.0 acres within the Bécancour Industrial and Port Park, the Property is improved with a substantial industrial complex totaling approximately 229,000 square feet, including office, plant and attached warehouse components with clear heights ranging from 25 to 43 feet. The facility supports a range of manufacturing and industrial operations, with areas for machining, quality control, welding, forge, sandblasting, shipping, warehousing, offices and employee amenities.

The Property benefits from a strategic port-adjacent location near the St. Lawrence River and Port of Bécancour, with access to Highway 30, CN rail infrastructure and regional connections to Montréal, Québec City and Trois-Rivières. This multimodal setting is well suited to users with significant shipping, receiving, manufacturing, fabrication or logistics requirements. The Property represents an ideal opportunity for an owner-occupier or industrial user to secure a large-scale, functional facility in one of Québec’s key industrial corridors. With industrial zoning permitting the current use, secure yard areas, significant site area and a history of capital upgrades and expansions, the Property offers a compelling platform for continued manufacturing, warehousing, logistics or industrial service operations.

The Property is offered for sale at a price of \$24,000,000. Offers will be reviewed on an as-received basis. All inquiries and offers should be addressed to the attention of Trevor Onesi and Andre Bussiere.



Investment Highlights

» Strategic Port-Adjacent Industrial Location

Located within the Bécancour Industrial and Port Park, the Property benefits from proximity to the St. Lawrence River and the Port of Bécancour, a year-round deep-water port with five berths, extensive cargo-handling capacity, direct access to road and rail networks, and reach to more than 100 million consumers within a 1,000-kilometre radius.

» Multimodal Connectivity Supporting Heavy Industrial Users

The Property is well positioned for users with significant shipping, receiving and logistics requirements, with access to Highway 30, connections to Highways 20, 40 and 55, CN rail infrastructure, and marine shipping via the Port of Bécancour. This multimodal platform supports the movement of raw materials, machinery, finished goods, bulk cargo and oversized industrial components.

» Owner-Occupier Opportunity

The Property represents an ideal opportunity for an occupier to secure a functional and well-maintained manufacturing and warehouse building in a strategic location. The Property benefits from a broad zoning classification which permits a wide range of uses as-of-right, as well as versatile office space.

» Recent Capital Investment and Expansion History

The buildings have benefited from multiple capital improvements over time, including a plant expansion, roof covering work across the office, plant and expansion areas, construction and later expansion of attached warehouse space, gradual replacement of rooftop air-conditioning units, and insulation upgrades to Warehouse 2. These improvements enhance the Property's functionality and support continued industrial use.

» Positioned Within a Major Industrial Growth Corridor

Bécancour continues to attract major industrial and advanced manufacturing investment, particularly in energy, critical minerals and battery-materials supply chains. Public-sector investment of up to \$327.6 million for the Bécancour Port and Industrial Park is expected to support port infrastructure refurbishment, expansion, additional storage capacity and improved access and fluidity, reinforcing the area's long-term strategic importance.





Property Overview



- 1. PROPERTY DETAILS
- 2. GALLERY

Property Details

LOT DETAILS	
Lot Number	3 294 095 & 3 294 099
Cadastre	Cadastre of Quebec
Zoning:	I03-103 - Industrial Zone
Lot Area:	Lot 3 294 095: 19.91 acres
	Lot 3 294 099: 5.09 acres
	Total area: 25.00 acres
Dimensions:	935 ft x 1,165 ft
Shape:	Rectangular
Topography:	Flat
IMPROVEMENTS	
Building Details	Office – 16,364 sf (includes basement)
	Manufacturing – 173,984 sf
	Warehouse – 36,791 sf
	Total – 227,139 sf
	Detached Garage-Warehouse – 2,674 sf
Year Built/Expansions	1979 / 1995 / 2015 / 2018
Shipping	2 Dock Level / 5 Ground Level
Clear Height	25.5 feet - 43.5 feet
Power	4,000 amps, 600 volts
Security	Fenced yard with automated entrance gate

Building Features

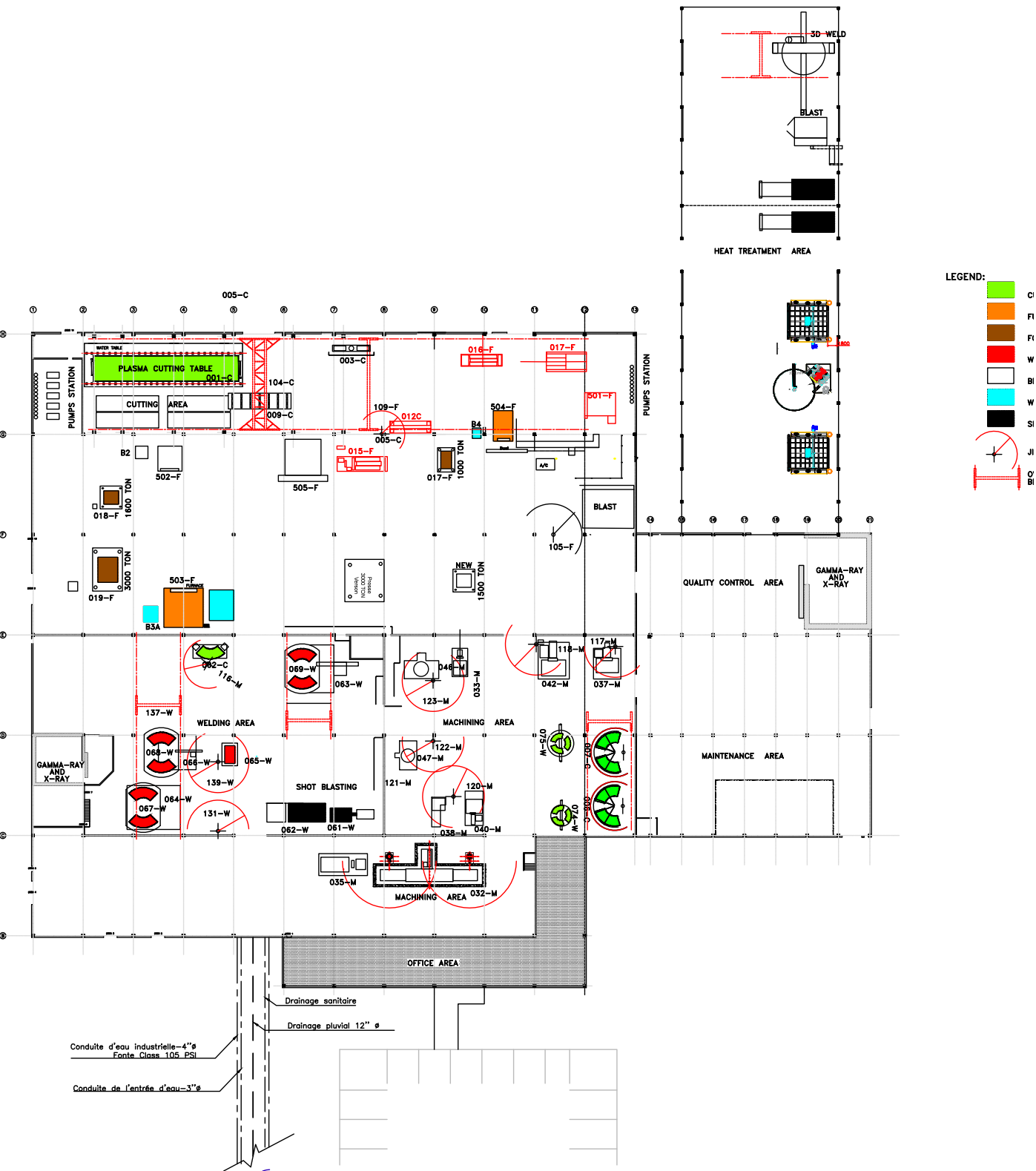
OFFICE	MANUFACTURING	WAREHOUSE
Ground Floor - Entrance hall - Reception 10 office spaces - Conference room - Cafeteria 2 individual washrooms - Various storage and warehousing rooms Basement - Laboratory 4 office spaces 2 employee rooms - Common washroom - Shower room - Locker room 2 individual washrooms - Various storage and warehousing rooms	- Plant - Repair workshop / machining - Quality control workshop - Welding shop - Sandblasting workshop - Mezzanine on concrete slab - Dock levelers 450 kVA current transformer 20-ton overhead crane and three 5-ton cranes (availability TBC) - Jib hoists (two of 5,000 lb, one of 1 ton, three of 1/2 ton and two of 1 1/2 tons) (availability TBC) - Radiant gas heaters - Shipping - LED lighting - Concrete floors	- Steel overhead sectional doors with automatic opening - LED Lighting - Concrete floors - Radiant gas heaters

Building Expansion and Renovations

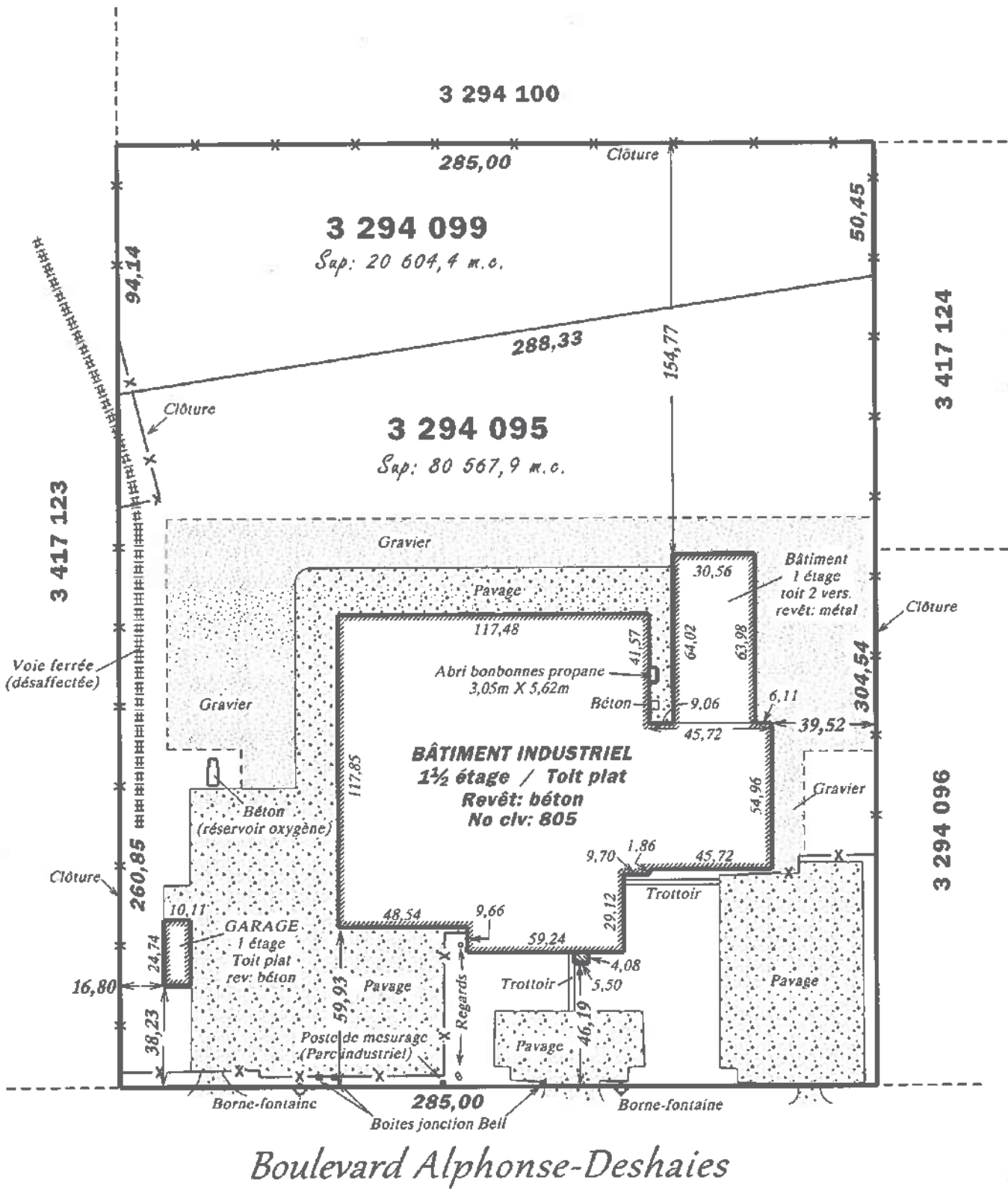
Over the past several years, the Property has benefited from a series of capital upgrades, renovations and expansions that have enhanced the functionality of the industrial complex and extended the useful life of key building components. These improvements include expanded production and warehouse capacity, roof replacement work, mechanical upgrades and insulation improvements:

- » Plant expansion completed in 1995, comprising an addition of approximately 150 ft. x 180 ft.
- » Roof covering of the plant expansion completed in 2014
- » Roof covering of the office portion completed in 2012
- » Roof covering of the plant portion completed between 2014 and 2015, with approximately 60% of the work completed
- » Construction of an attached warehouse in 2015, comprising approximately 100 ft. x 210 ft.
- » Gradual replacement of rooftop air-conditioning units over the last five years
- » Expansion of Warehouse 2 completed in 2018, with insulation work completed in 2024

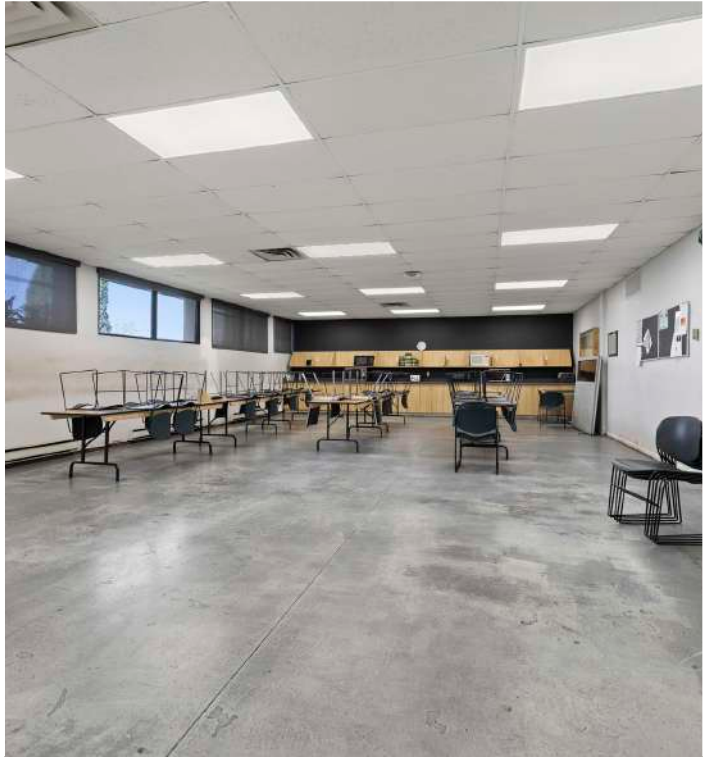
LAYOUT PLAN



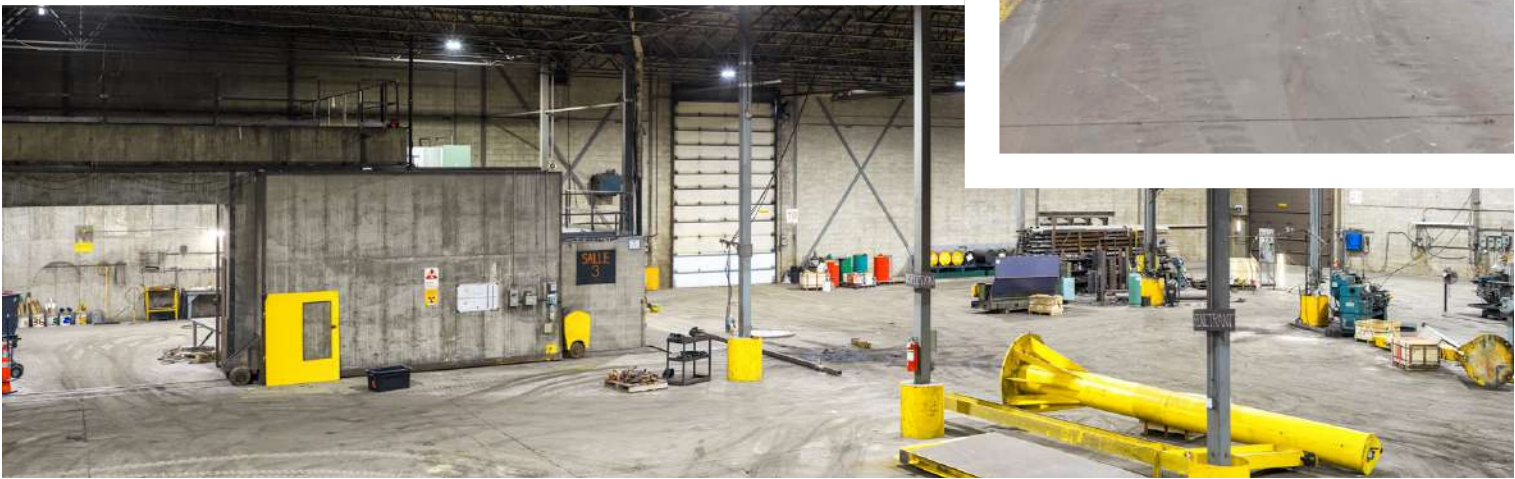
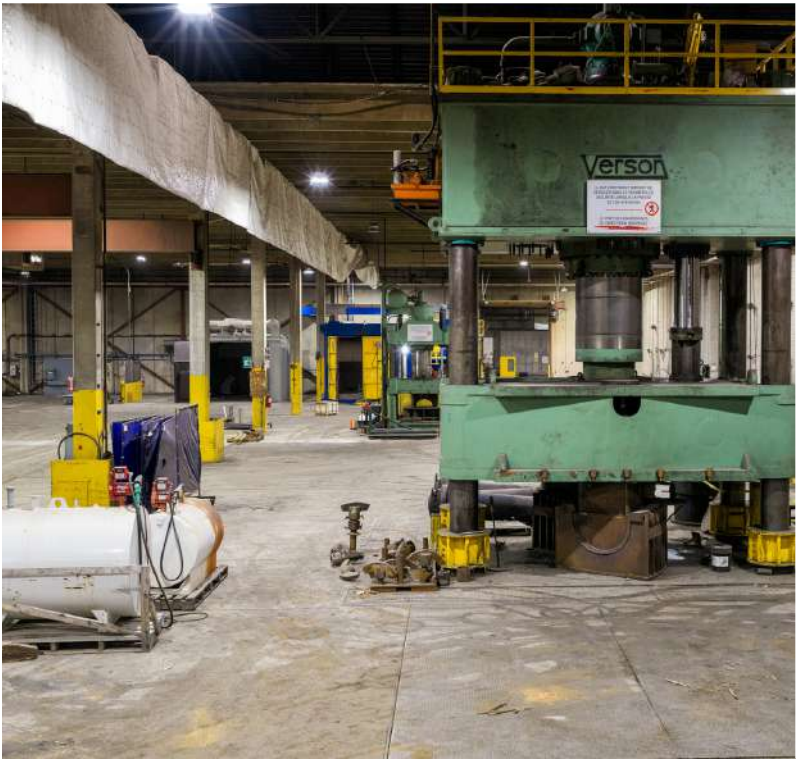
SITE PLAN



Gallery



Gallery





Location & Market Overview



- 1. LOCATION HIGHLIGHTS
- 2. AREA AMENITIES

Location Overview



» The Property is located within the Bécancour Industrial and Port Park, one of Québec’s most important heavy industrial, port and logistics environments. Situated on the south shore of the St. Lawrence River, the property benefits from a purpose-built industrial setting designed to accommodate large-scale manufacturing, fabrication, energy, bulk materials, logistics and port-related operations.



» The Property is situated approximately two kilometres from the Port of Bécancour, a year-round deep-water port on the St. Lawrence River. The port offers industrial users with direct access to domestic and international shipping routes, including the Great Lakes, Atlantic markets and broader North American trade corridors. In 2024, the federal and Québec governments announced up to \$327.6 million for the Bécancour Port and Industrial Park, including port infrastructure refurbishment and expansion, additional storage capacity, and measures intended to improve port access.



» The location also benefits from strong highway connectivity. Highway 30 runs through the Industrial Park and connects with Highways 20, 40 and 55, linking the property to Montréal, Québec City, Trois-Rivières and the broader North American road network.



» Rail access further strengthens the location’s multimodal profile. The Bécancour Industrial and Port Park is served by Canadian National Railway, supporting continental freight movement across Canada and into the United States. The combination of marine, rail and highway infrastructure creates a highly functional logistics platform for users requiring flexibility in the movement of raw materials, finished goods, machinery, project cargo and other industrial inputs.

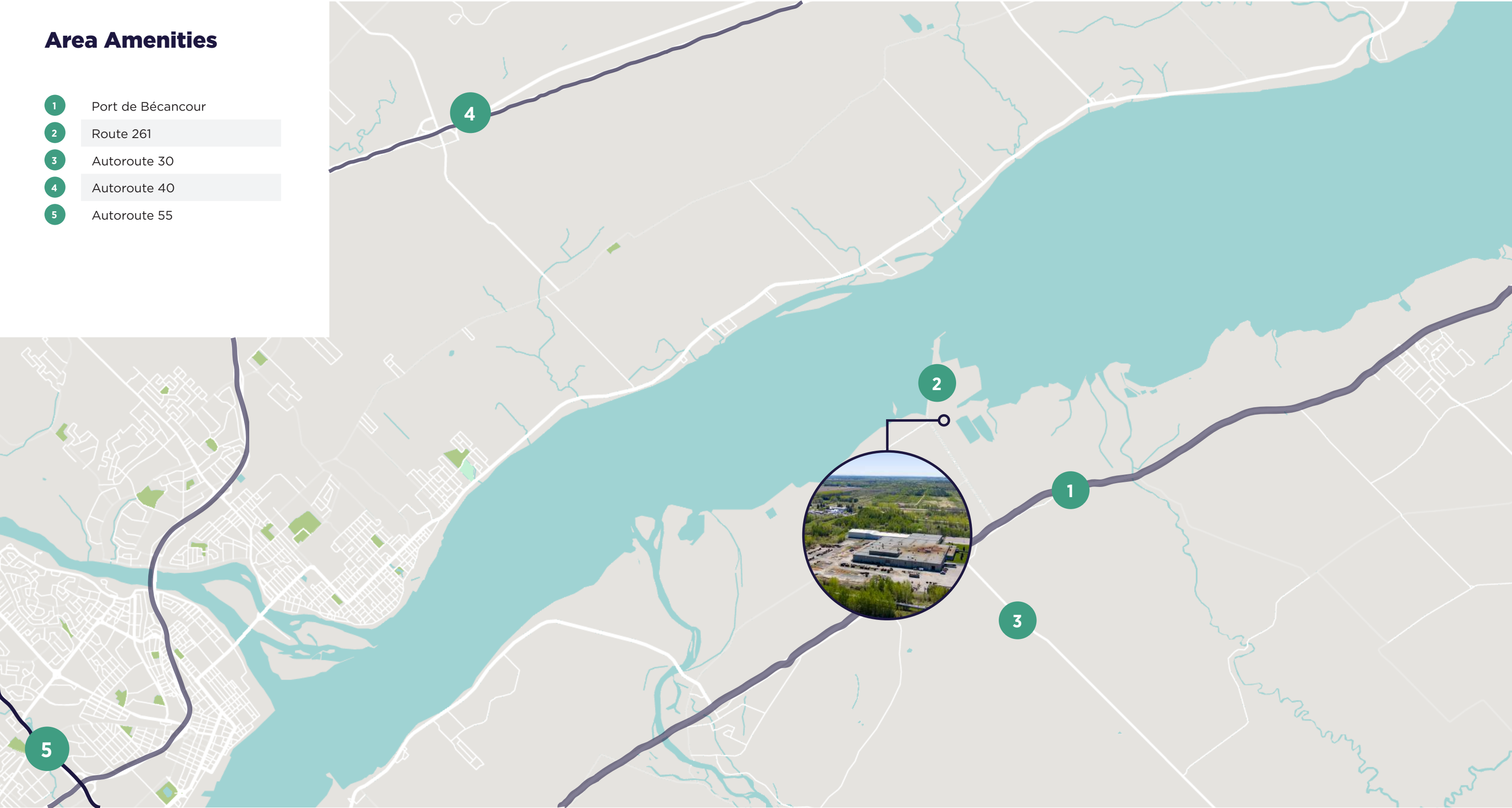


» Bécancour has also emerged as a major industrial and clean-technology corridor within Québec. The area is home to established industrial activity in sectors such as aluminum, chemicals, metallurgy, energy and advanced materials, and has attracted significant investment from battery-materials and electric vehicle supply-chain users. Major announced or active projects in the broader Bécancour market include GM / POSCO Future M’s cathode active material facility, Nouveau Monde Graphite’s battery materials plant, and other critical-minerals and battery-related investments.



Area Amenities

- 1 Port de Bécancour
- 2 Route 261
- 3 Autoroute 30
- 4 Autoroute 40
- 5 Autoroute 55



Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 805 Boul. Alphone-Deshaies, Bécancour, Quebec. Prospective purchasers are invited to submit Offers to Purchase the Property through Cushman & Wakefield for consideration of the Vendor.

Cushman & Wakefield with the Vendor will review offers as they are submitted. Offers to Purchase the Property will be evaluated, among other criteria, based on the purchase price, purchaser’s ability and timeliness of closing, and proposed conditions, if any.

Submissions

Offers are to be submitted to the listing team at:

Trevor Onesi & André Bussière
Cushman & Wakefield ULC
Real Estate Agency
999, boul. de Maisonneuve Ouest, bureau 1500
Montréal, QC H3A 3L4 | CANADA

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