

# PLAN A

SAINT-JÉRÔME  
INDUSTRIAL

85 LUCIEN G.  
ROLLAND STREET



Starting at  
**5000** sq. ft.

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- \ Strategic rental spaces to grow your business
- \ For rent
- \ Industrial and commercial buildings



± 5000 — 350 000 sq. ft.

11 buildings

2 000 000 sq. ft. of land



Close to Saint-Jérôme train station



Close to highways 15 and 50



Smooth traffic flow for 53-foot trucks



Ideal for all types of rental needs



Diverse services in the neighborhood



# PROPERTY DESCRIPTION

MINIMUM AVAILABLE SPACE	5000 sq. ft.
MAXIMUM AVAILABLE SPACE	350 000 sq. ft.
\ Industrial \ Mezzanine / Office \ Recreational and commercial	
HEADROOM HEIGHT	27'



LOADING DOCK	99 doors (8' x 9')
GARAGE DOOR	49 doors (12' x 16')
PAVED TRAFFIC LANES	for 53 ft.
PARKING SPACES	+380

# STRATEGIC LOCATION

Optimal access to infrastructure and networks to maximize the efficiency of your industrial and commercial operations.

Plan A Industrial Complex

Saint-Jérôme Hospital

Rolland Paper Mill

Professional study center

Saint-Jérôme CEGEP

A15

A15

A50

A50

117

Route 117

158

Route 158

1

Jean Baptiste-Rolland Blvd.

2

Rolland Ave.

3

Grand Héron Blvd.

Bus Stops

Saint-Jérôme Train Station

Bike Trails

Railways

Shopping and restaurant area

Smartcenters

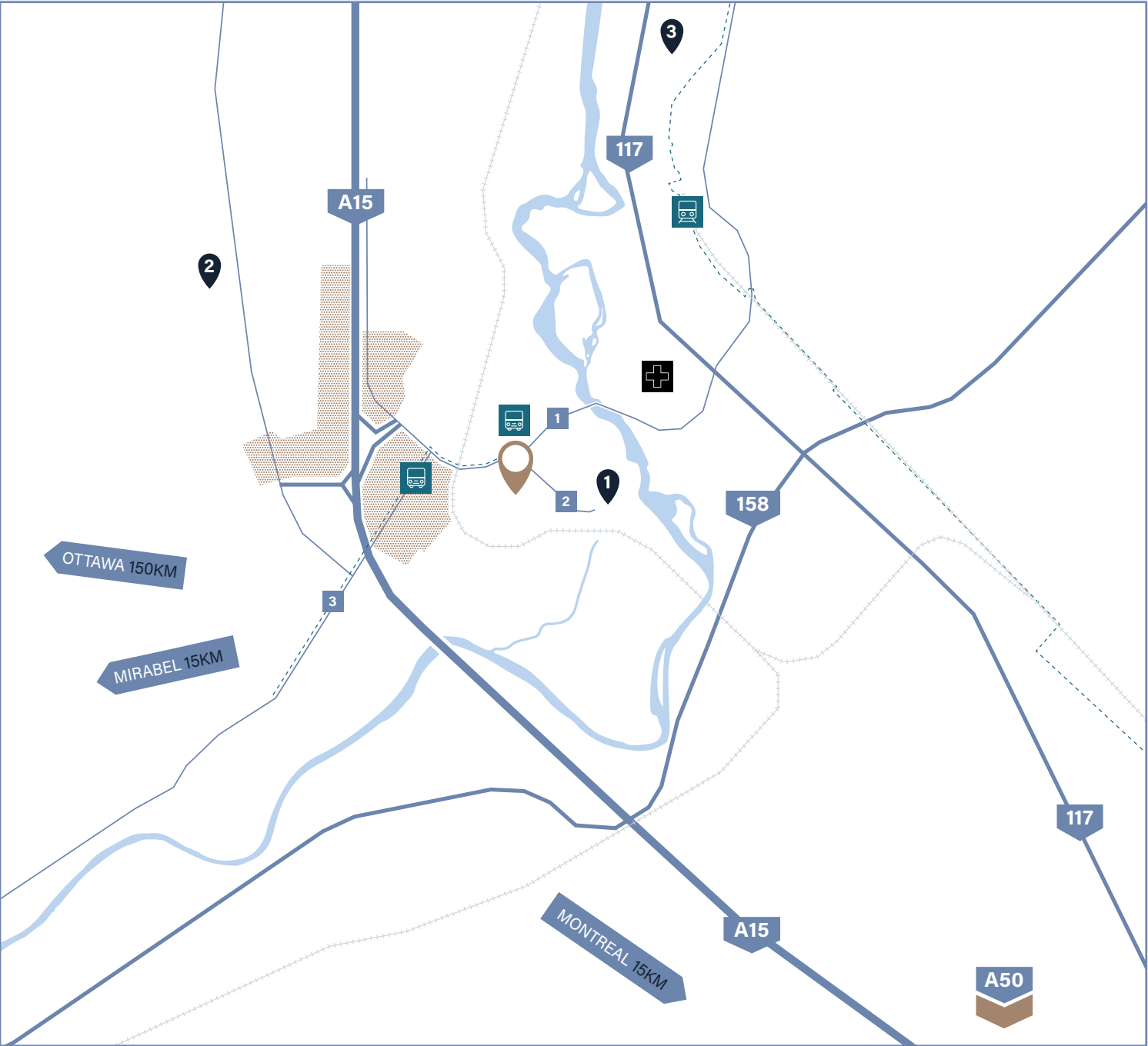
Costco

A&W

McDonald's

La Cage

Sushi Shop





# SITE FEATURES



## MIXED-USE ZONING

Diversification of activities

## PRIORITY FOR PUBLIC TRANSPORTATION

Bus stop, Saint-Jérôme train station, and on-site bike path

## ECOLOGICAL DESIGN

Reduction of heat islands, preservation of wetlands and bioretention, electric parking spaces

## Features that support your growth

Local economic growth

Quick access to highways and local services

Option to develop and customize spaces

Outdoor space for employees





# DISTRIBUTION AND AVAILABILITY OF BAYS

Building A, B and C – Industrial  
Rented

Building D – Industrial  
Total square footage – 59 900  
Available on plan  
Summer 2026

Building I – Recreational and commercial  
Total square footage – 126 000  
Available on plan  
Spring 2026

Buildings F, E, G, H, J, K – Industrial  
Square footage E – 124 090  
Square footage F – 47 680  
Square footage G – 55 615  
Square footage H – 43 200  
Square footage J – 29 120  
Square footage K – 36 192  
Coming soon





Zoom on the bays now available

BUILDING D

- \ Available ground floor space: 44 930 sq. ft., divisible
- \ Available mezzanine space: 14 970 sq. ft., divisible
- \ 84 parking spaces
- \ Docks and garage doors available as an option
- \ Availability: Summer 2026



BUILDING I

- \ Available ground floor space: 102 067 sq. ft., divisible
- \ Available mezzanine space: 123 933 sq. ft., divisible
- \ 253 parking spaces
- \ Docks and garage doors available as an option
- \ Availability: Spring 2026





# DEDICATED BAYS DESIGNED FOR YOUR NEEDS



The project offers two options for renting storage units

- \ 2 loading docks with a pedestrian door
- \ 1 drive-in entrance with a loading dock and a pedestrian door

General description of rental bays

40'

Column span

130'

Minimum depth

27'

Clear height of the ground floor

Modular bay options and customization

Modern architecture and design

Multiple parking spaces available

Signage planned for the building

Traffic designed for **53 ft** trucks



### Inclusion in our rental bays

- \ Option of offices located on the 2nd floor
- \ Separate entrance and direct access to the ground floor as needed
- \ Large windows on the front facade
- \ Air heater provided for heating the garage door
- \ Mechanical equipment included for connecting ventilation



### The advantages of an industrial complex

- \ Modern design, eco-design, and energy efficiency
- \ Business development in a growing sector
- \ Industrial hub at the heart of an economic heritage site
- \ Outdoor relaxation area for employees
- \ Area accessible by bike path
- \ Bike racks and repair station available





Choose a trusted partner for  
your business growth

**PLAN A**

PREMIUM RENTAL  
SPACES

CONTACT US



**FRANÇOIS BOYER**  
Commercial Vice-President

+1 438-802-3330  
[fboyer@plan-a.ca](mailto:fboyer@plan-a.ca)