

Development Land

# Data Center Campus

## Coteau-du-Lac

Located West of Montreal

**2,000,000 SF (46 ACRES)**

Additional land may be available

LÉON-MALOUIN STREET,  
COTEAU-DU-LAC

DATA CENTER CAMPUS



# Land Highlights

- Hydro-Québec has announced its intentions to construct a 120/25-kilovolt (kV) substation in Coteau-du-Lac, which will be connected to an existing line in the municipality of Les Cèdres through a 120-kV supply line.
- Land is well suited for a multi-phase data center campus
- Rapid growing workforce
- Access to Rail, close to the CSX International Terminal
- Private Fiber Optic line on site
- Oversize natural gas infrastructure
- Water treatment facility and water filtration on site
- Zone for data center use

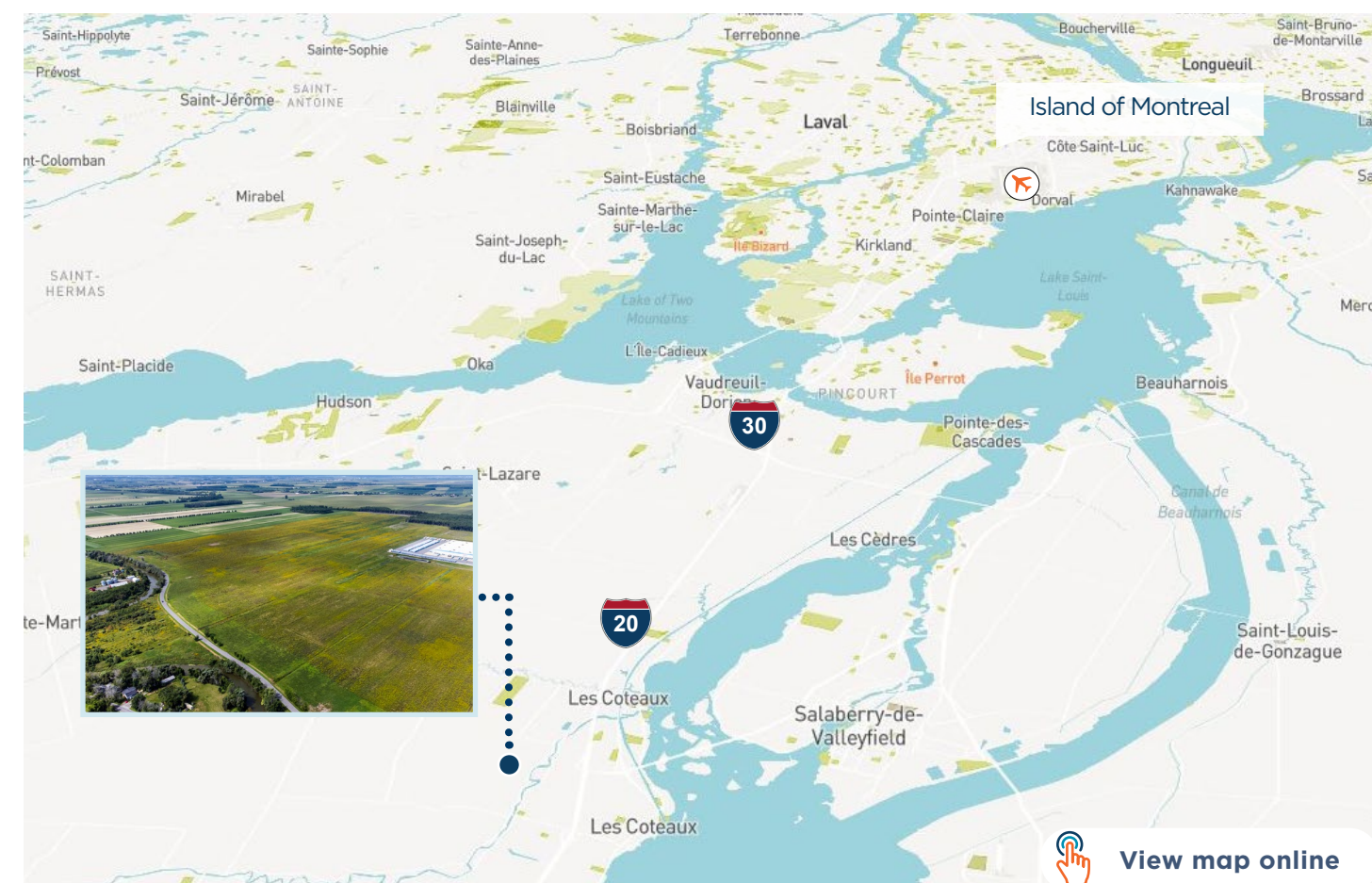
# Development In the Area



Coteau-du-Lac, Quebec

# Location & Accessibility

Discover Coteau-du-Lac, offering over 2,000,000 sq. ft. (46 acres) of prime land ready for development. Situated near major highways, the Quebec/Ontario border, and the Port of Valleyfield, this location provides convenient access to key transportation routes. With zoning tailored for data center use and ample power, it presents an ideal opportunity to meet all your data center requirements.



**Proximity to highways**  
20,40,30,201 & 338



**Pierre-Elliott-Trudeau International Airport**  
35 min



**Downtown Montreal**  
50 min



**Ontario Border**  
20 min



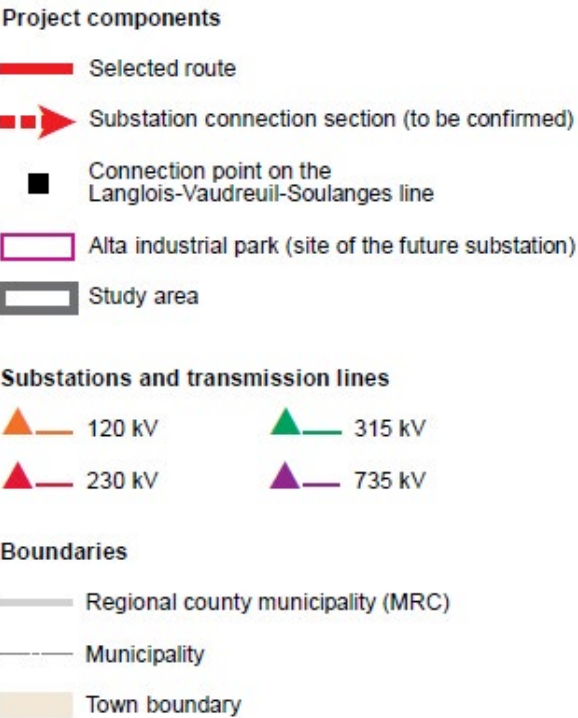
# New Substation Development Plan



Source: Construction of a 120/25-kV substation in Coteau-du-Lac and a supply line (2023).  
Available at: <https://www.hydroquebec.com/projects/coteau-du-lac/>

Coteau-du-Lac, Quebec

Land development opportunity +2,000,000 sq. ft.



## PROJECT SCHEDULE

Environmental inventories  
Summer 2023

Permitting  
2024-2025

Construction  
2025-2026

Commissioning  
2026-2027

## ABOUT THE PROJECT

The 120/25-kV Coteau-du-Lac substation will be supplied by a 120-kV transmission line. It will have three 66-megawatt (MW) transformers and several 25-kV feeder bays for the distribution system.

The substation will be located adjacent to the proposed site for the following reasons:

- Proximity to customers to be supplied with electricity
- Strategic location with respect to other substations in the region
- Nature of the soil
- Industrial character of the area (no encroachment on farmland)

Source: Construction of a 120/25-kV substation in Coteau-du-Lac and a supply line (2023).  
Available at: <https://www.hydroquebec.com/projects/coteau-du-lac/>



# CONTACT

## PAUL FREDETTE, SIOR

Senior Vice President  
Real Estate Broker  
Mobile: +1 (514) 995-8930  
paul.fredette@cushwake.com

## ALEXANDRE FREDETTE

Associate Vice President  
Commercial Real Estate Broker  
Mobile: +1 (514) 562 4059  
alexandre.fredette@cushwake.com

## RANDOLPH W. BORRON

Vice Chairman  
Global Data Center Advisory Group  
Mobile: +1 (416) 908 2474  
randy.borron@cushwake.com

## MICHAEL BORRON

Broker - Associate Vice President  
Global Data Center Advisory Group  
Mobile: +1 (416) 571 2474  
michael.borron@cushwake.com



## CUSHMAN & WAKEFIELD ULC

Real Estate Agency

6505 rte. Transcanadienne, bureau 310  
Saint-Laurent, QC H4T 1S3 | CANADA  
cushmanwakefield.com

## CUSHMAN & WAKEFIELD

Real Estate Agency

161 Bay St. Suite 1500,  
Toronto, ON M5J 2S1 | CANADA  
cushmanwakefield.com

©2023 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

