

# 8810

## Place Marien,

MONTREAL-EAST

**M**  
TRIMONT

INDUSTRIAL SPACE  
**FOR LEASE**



VIDEO



# PROPERTY DETAILS



## FEATURES








- New construction class "A" industrial facility, built in 2023.
- Located in Montreal-East, the area benefits from increasing development and is in close proximity to major transport routes.
- Strategically located at the intersection of Boul. Henri-Bourassa E. and Ave. Marien.
- Close proximity to Highway 40 (1 min drive / 0.8 KM) and Highway 25 (7 min drive / 5.4 KM).

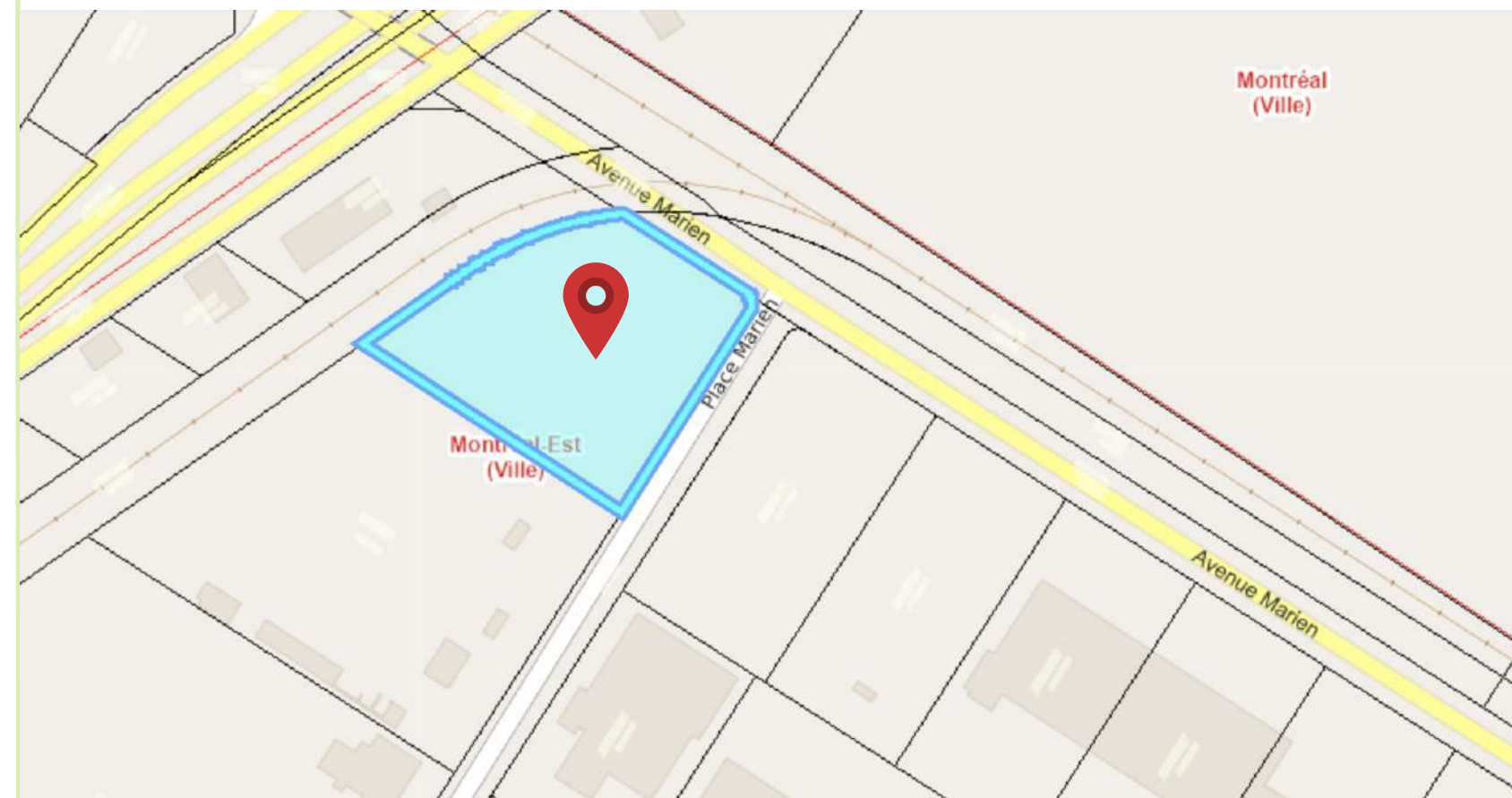
## ZONING DETAILS

### ZONE: I.04

#### INDUSTRIAL

Flexible zoning - ideal for warehousing, distribution, manufacturing.

	<b>BUILDING</b>	± 25,800 SQ.FT.
	<b>OFFICE AREA</b>	As required
	<b>CLEAR HEIGHT</b>	32'
	<b>TRUCK LEVEL DOORS</b>	4
	<b>COLUMN SPAN</b>	40' x 38'
	<b>SPRINKLERS</b>	ESFR
	<b>OCCUPANCY</b>	January 2024



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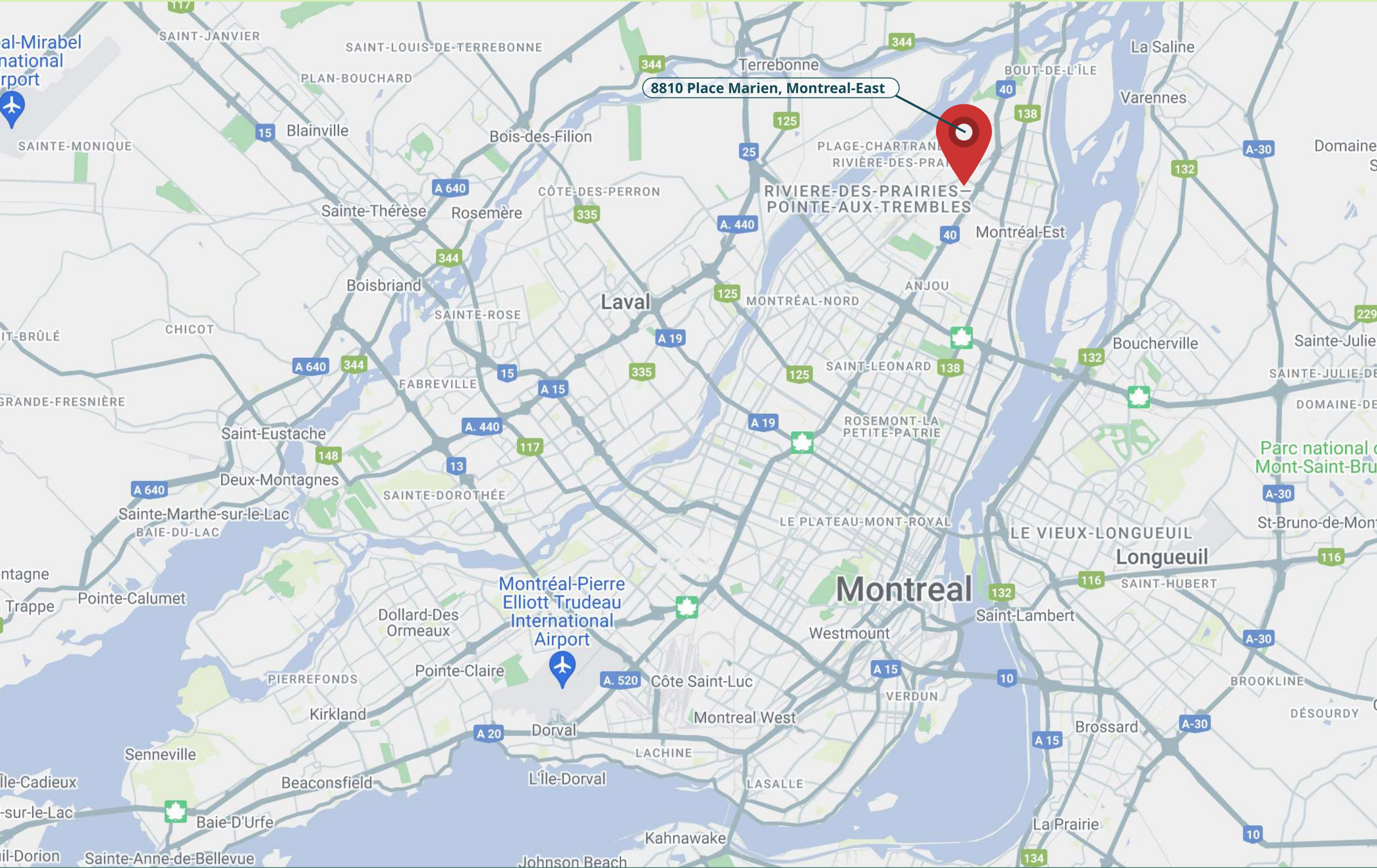
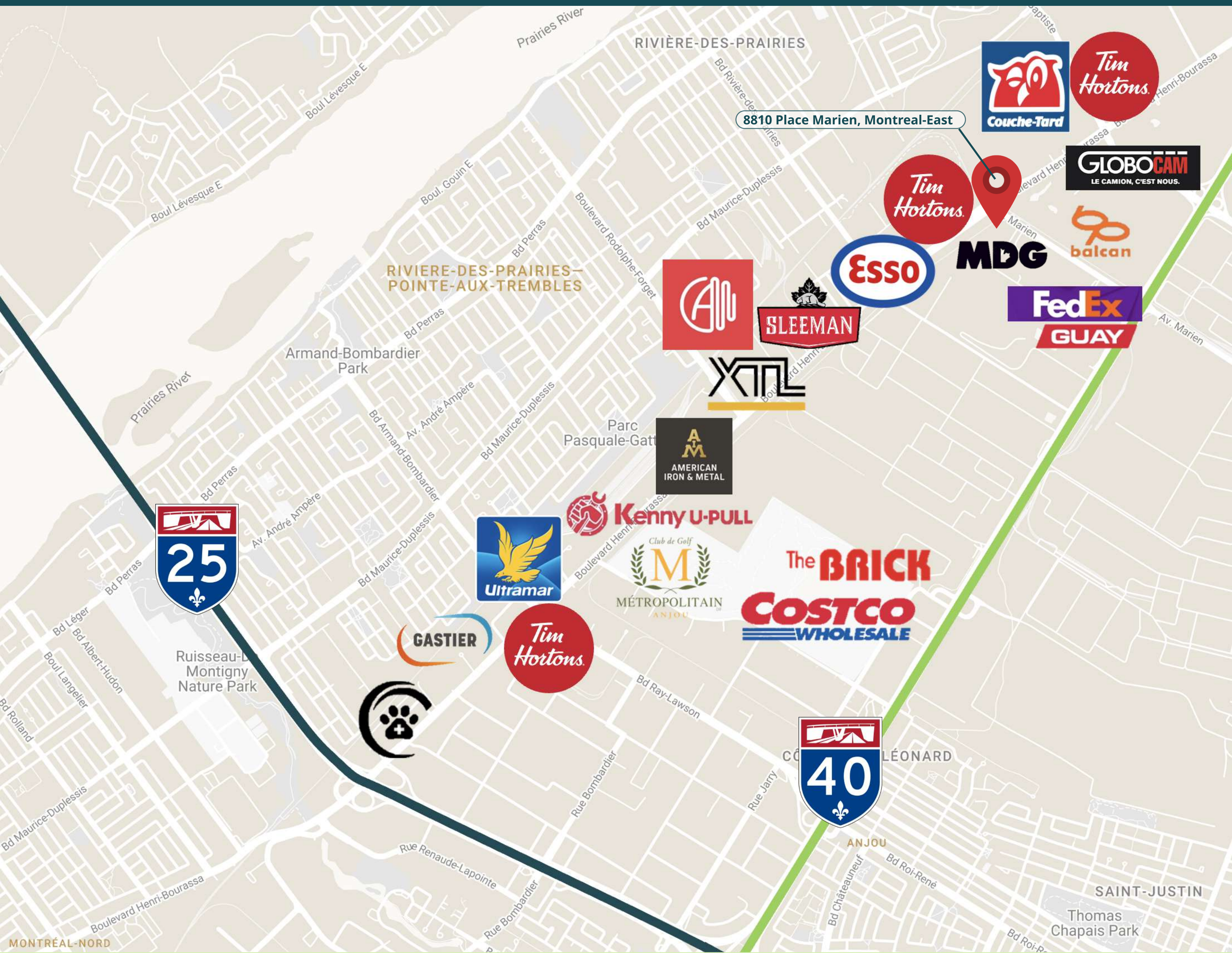


# LOCATION

Located in Montreal-East, the area benefits from **increasing development and is in close proximity to major transport routes.**

Strategically located at the intersection of **Boulevard Henri-Bourassa E. and Avenue Marien.**

Close proximity to **Highway 40 (1 Min drive / 0.8 KM)** and **Highway 25 (7 min drive / 5.4 KM).**



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# FLOOR PLAN



**BOUL. HENRI-BOURASSA**



**LEASED**

**AVAILABLE**



**AVENUE MARIEN**



**PLACE MARIEN**

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# RACKING PLAN

**BOUL. HENRI-BOURASSA**

**LEASED**

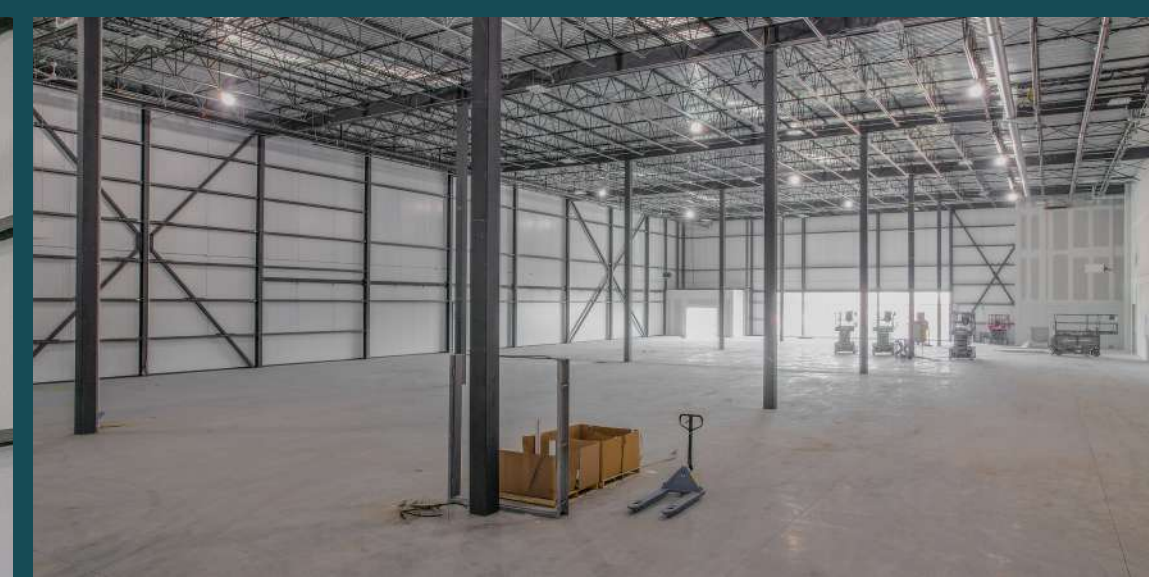
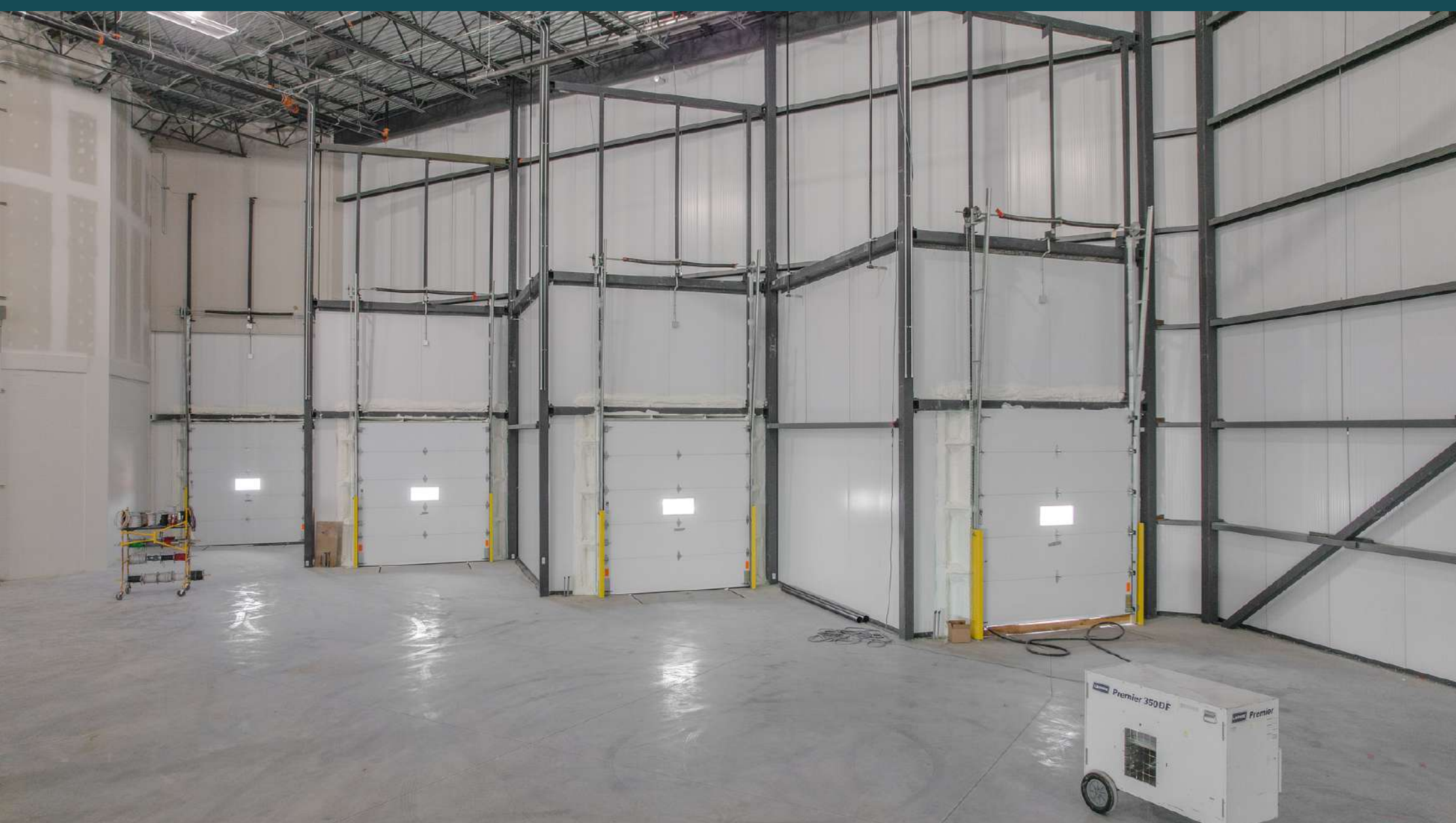
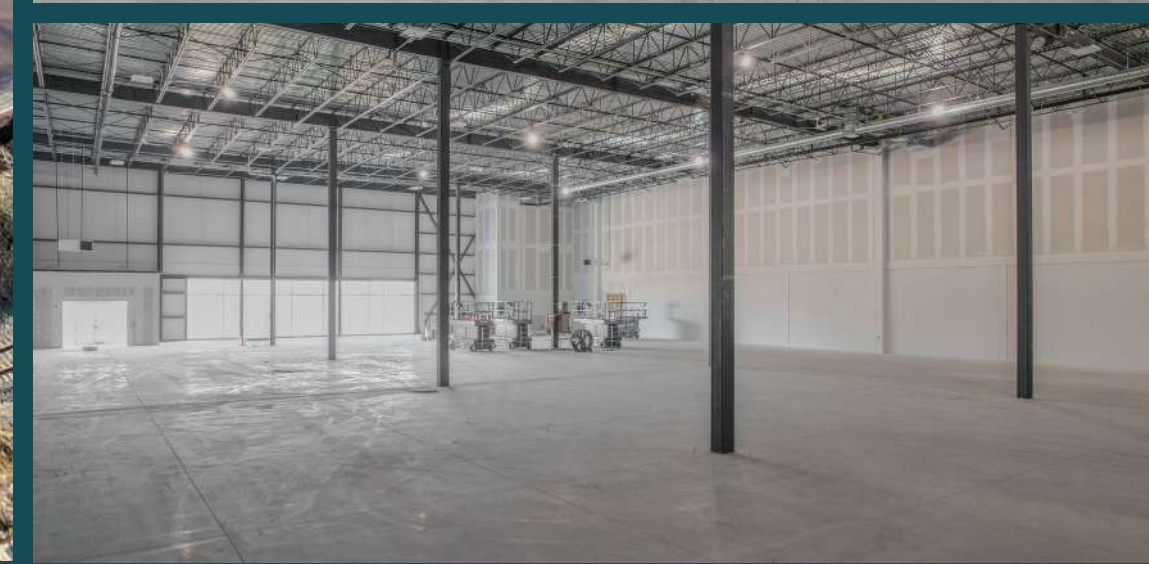
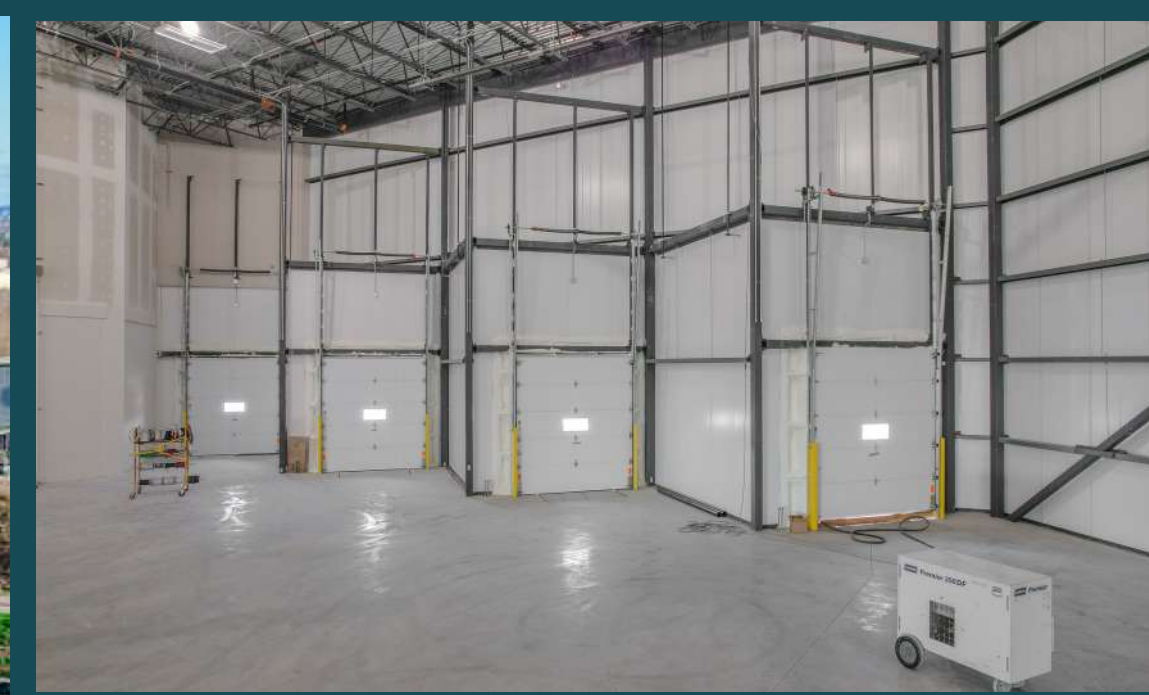
**AVAILABLE**

**AVENUE MARIEN**

**PLACE MARIEN**

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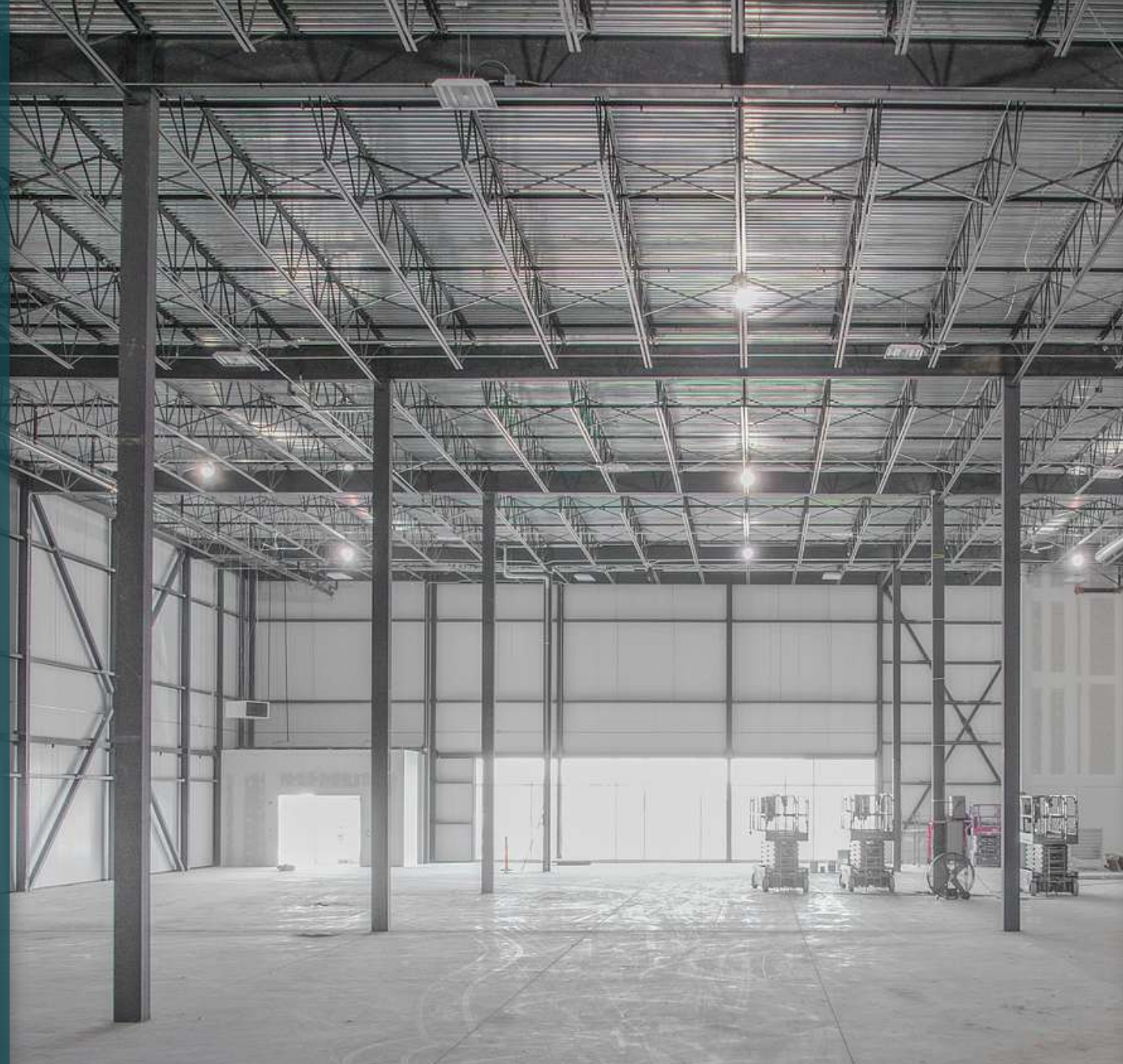


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