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PITFIELD BOULEVARD

PREMIUM CLASS AA INDUSTRIAL INVESTMENT OPPORTUNITY

SAINT-LAURENT (QUÉBEC)

CBRE

3000 PITFIELD BOULEVARD

PROPERTY SUMMARY

INVESTMENT HIGHLIGHTS

Premium Class AA Industrial Facility

67,593 square foot building that has been maintained and operated to the highest industry standards.

Exceptional Physical Attributes

25 feet clear height ceilings, large showroom, offices and a wash-bay.

Ideal for Owner-Occupier with Strong In-place Income

Asset boasts over \$700,000 of in-place income providing secure short-term cashflow for an incoming investor or occupier.

Large 254,200 Square Foot Lot

Ideal for building expansion and diverse parking/storage needs.

Excellent Transit Connectivity

Direct access to Highways 13, 40, 15 and 520.

Prime Industrial Park Location

Strategically positioned within a leading industrial park bolstered by a robust labor force.



| | |
|--------------------------|--------------------------------|
| ASSET TYPE | Industrial / Warehouse |
| LOCATION | Saint-Laurent |
| LEGAL DESCRIPTION | 1 163 674 (Cadastre du Québec) |
| SITE AREA | 254,200 SF |
| GLA | 67,593 SF |

THE OFFERING

| | |
|--------------------------------|------------|
| ZONING | |
| ZONING CODE | 05-008 |
| PERMITTED USES | Industrial |
| MAXIMUM BUILDING HEIGHT | 14 meters |
| MAXMIUM FAR | 0.8x |

PROPERTY INCOME & SPECIFICATIONS

ASSET SPECIFICATIONS

| | |
|---------------------------|--|
| CONSTRUCTION | 2006 |
| CLEAR HEIGHT | 25' feet |
| SHIPPING | Two (2) Truck Level Doors & Thirteen (13) Drive-in Doors |
| CRANES | Four (4) x 5 tonnes each |
| FOUNDATION | Concrete foundation walls on strip footings |
| SUPERSTRUCTURE | Structural steel framework |
| FLOOR STRUCTURE | Reinforced concrete structurable slabs |
| EXTERIOR WALLS | Finished with glass curtainwall |
| ACCESS | Ground level entrances for pedestrian access |
| WINDOWS/DOORS | Combination of glazed units in aluminum frames, hollow metal doors within hollow metal frames, insulated sectional metal overhead doors, and hollow core wood doors within metal frames. Windows are fixed insulated glass units within prefinished aluminum frames. |
| INTERIOR FINISHING | Interior finishing includes painted gypsum board on assumed steel framing, suspended acoustic tile or open painted metal deck ceiling finishes, with a combination of commercial sheet vinyl, ceramic tile, or commercial grade broadloom flooring. |
| VERTICAL ACCESS | Access between levels is accommodated by various stairwells |
| HEATING/COOLING | Rooftop HVAC units |
| LIGHTING | Lighting consists of fluorescent and LED fixtures |
| SAFETY/SECURITY | Wet sprinkler system |



PROPERTY PROFILE



HIGHLIGHTS



ADDITIONAL LAND

Expansion and/or parking/storage



FLEXIBLE ZONING

Heavy vehicle sale & maintenance permitted and others



EXTERIOR STORAGE PERMITTED



CLASS AA

Construction and finishings



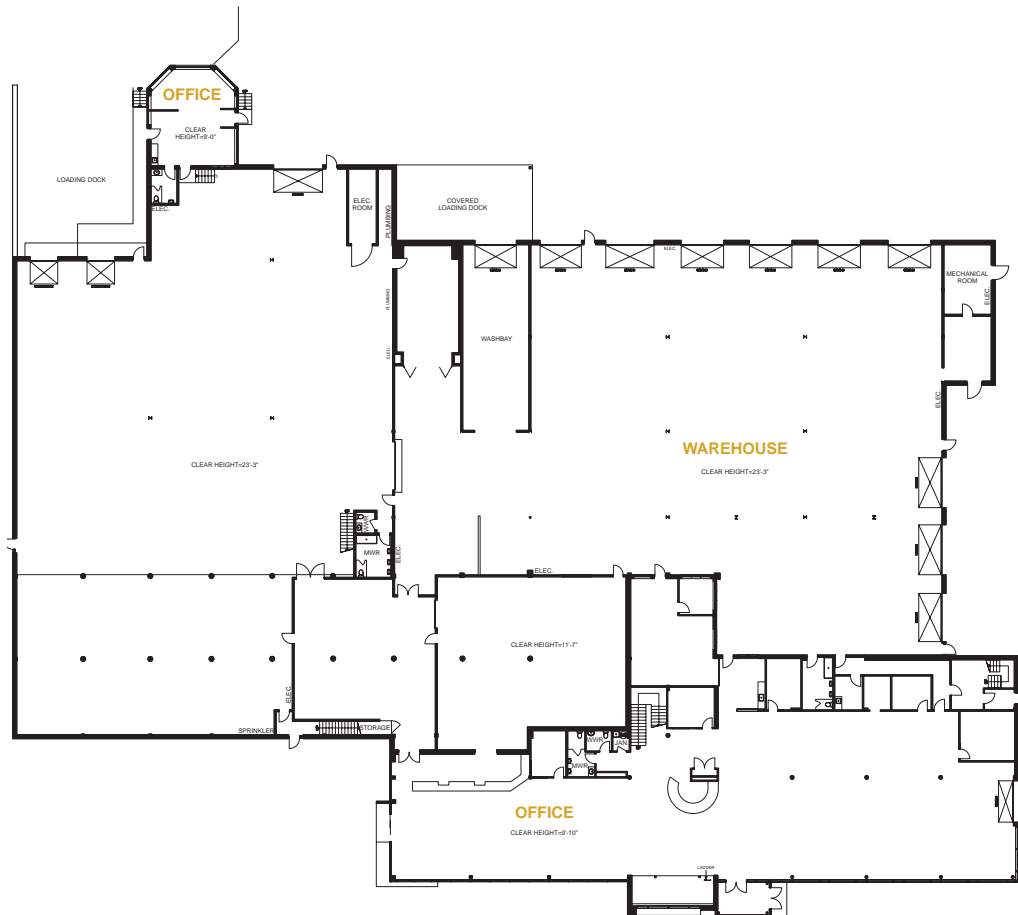
25' FEET

Clear heights

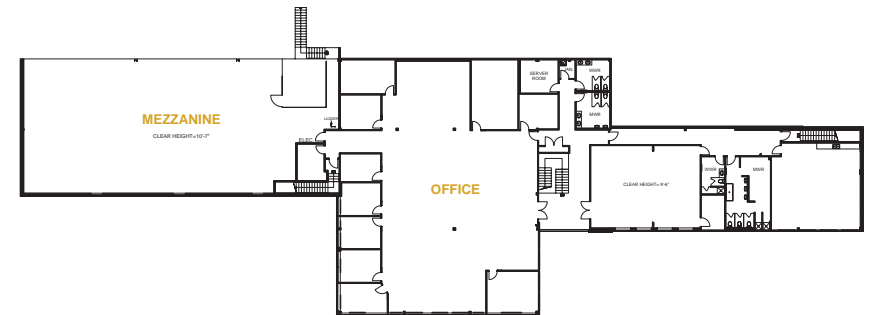
PROPERTY PROFILE

SITE PLANS

GROUND LEVEL



MEZZANINE

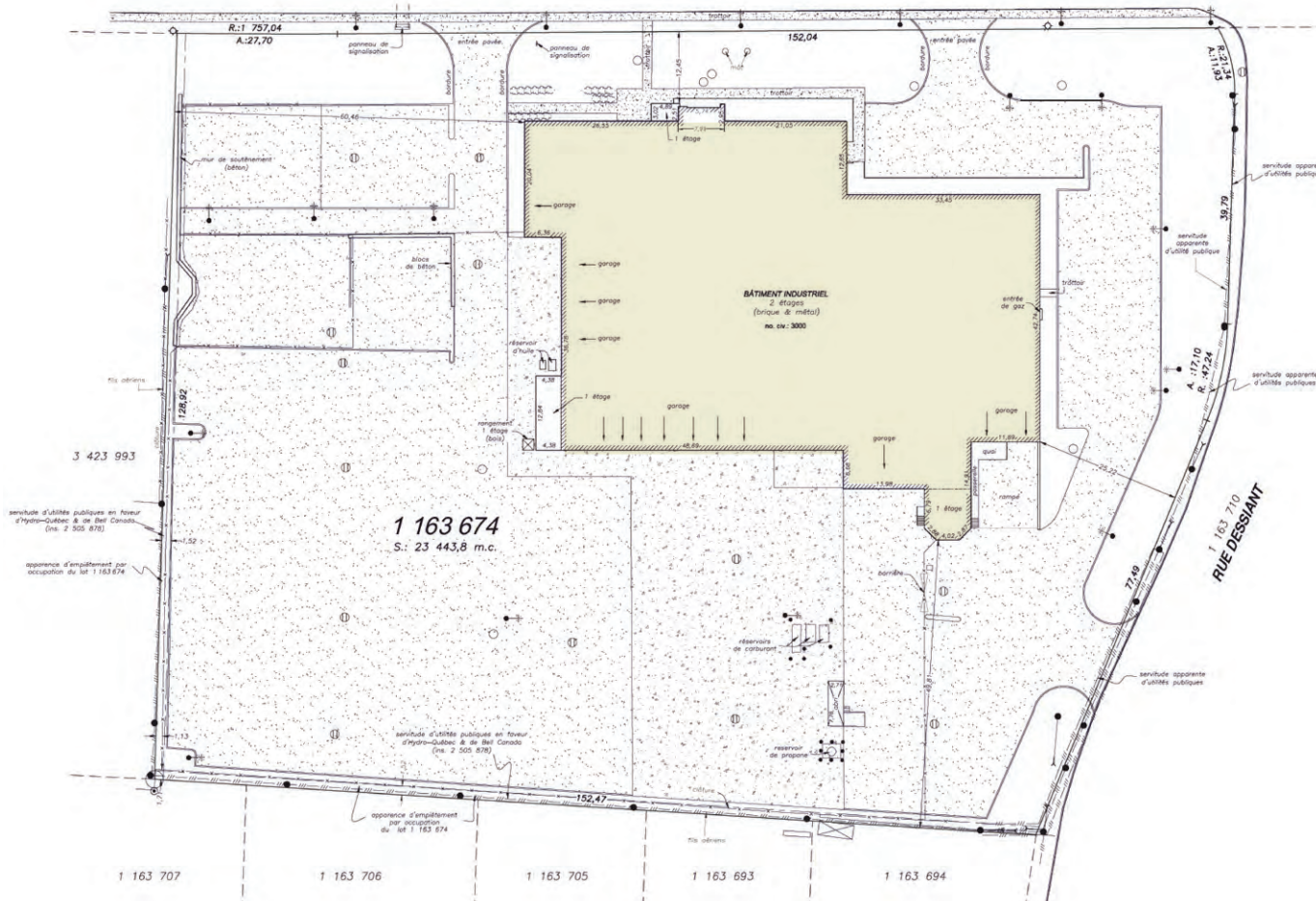


PROPERTY PROFILE

CERTIFICATE OF LOCATION



BOULEVARD PITFIELD
(voie de service)
1 163 687



LOCATION OVERVIEW

5
MINUTES TO
HIGHWAY 40/13



15
MINUTES TO
AIRPORT



20
MINUTES TO
DOWNTOWN
MONTREAL

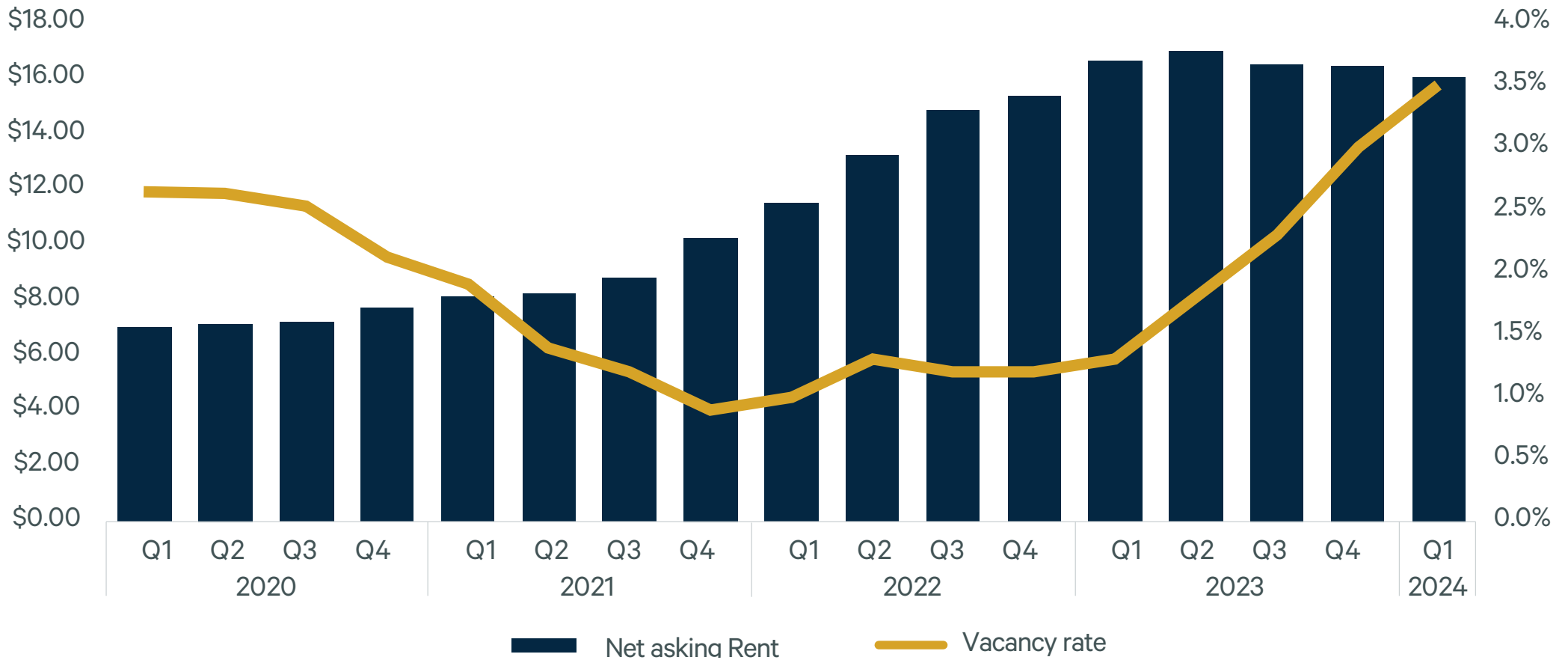


MARKET OVERVIEW

RESILIENT INDUSTRIAL MARKET FUNDAMENTALS GREATER MONTREAL AREA

\$16.03
GMA Q1 2024
AVG NET RENTS

3.5%
GMA Q1 2024
VACANCY RATE



3000 PITFIELD BOULEVARD

CONTACT INFORMATION

All inquiries regarding the offering should be directed to the noted Advisors. Upon execution of a Confidentiality Agreement, interested parties will be provided with a Confidential Information Memorandum containing detailed property and financial information, along with access to an electronic dataroom containing pertinent property information. Interested parties are invited to submit a Letter of Intent (“LOI”) on a first-come, first-serve basis.

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