



Ideal for warehousing and manufacturing activities

- Multiple configurations of warehousing spaces available for lease near Highway 40, offering an easy access to main transportation routes, a key advantage for logistics and distribution activities.
- Just steps away from a large labor pool, the space is perfectly designed to offer ideal solutions to optimize your business operations.



Up to 55,212 sf
of warehousing space



Pointe-de-l'Île Industrial
Sector (SIPI)



Multiple leasing options



Employee parking

Get more information

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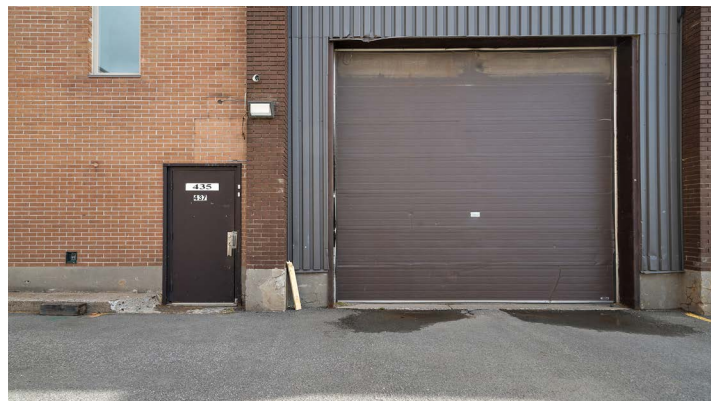
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Property details

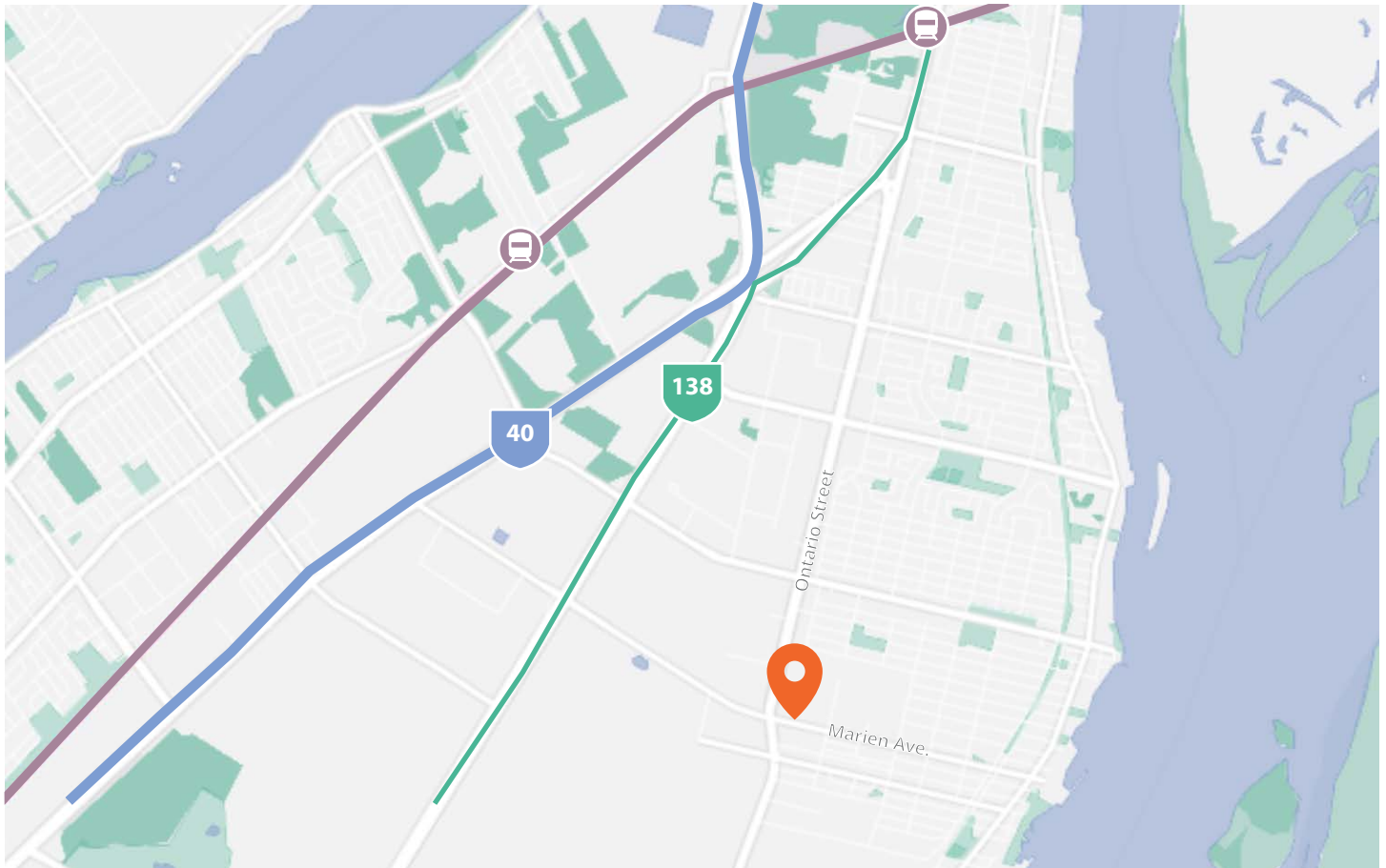
Year of construction	1967
Type	Industrial
Availability	Immediate
Lighting	LED
Sprinklers	Yes
Net rent	Contact Broker
Additional rent	\$3.70



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Location



9-minute drive-time to Highway 40



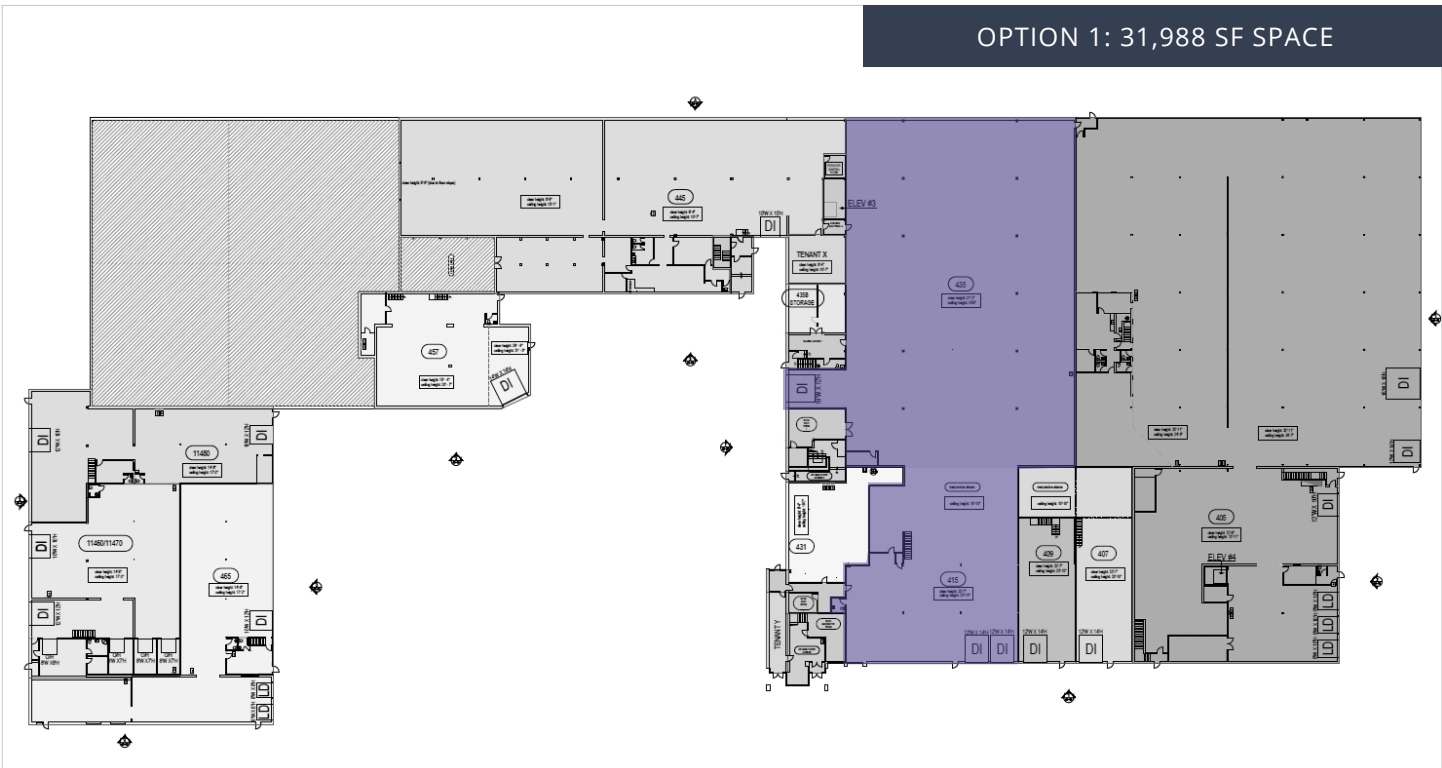
Key sector with high potential development for industrial companies









1-minute walk from bus line (86) and 2-minute walk from bus line (187)

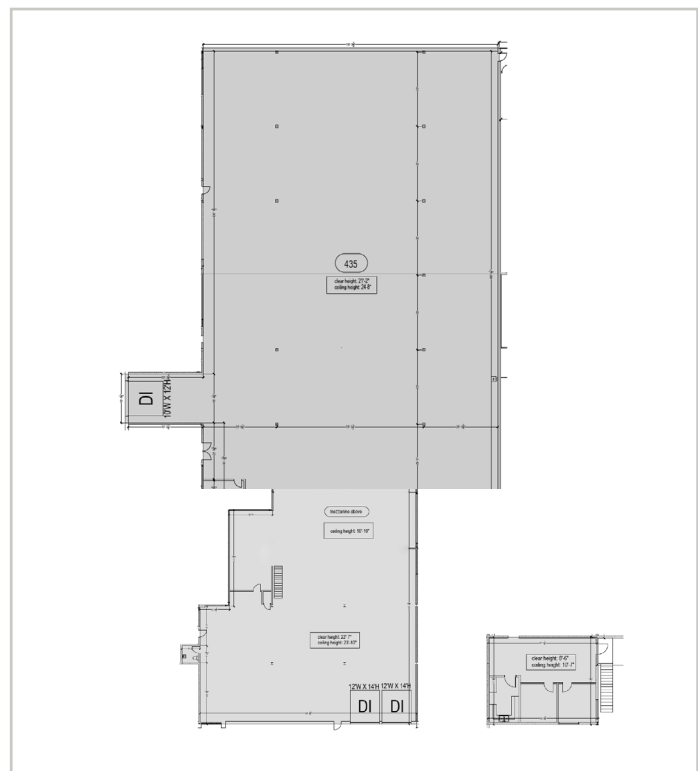


Daytime population 259,052 in an 8 km radius



Option 1 details

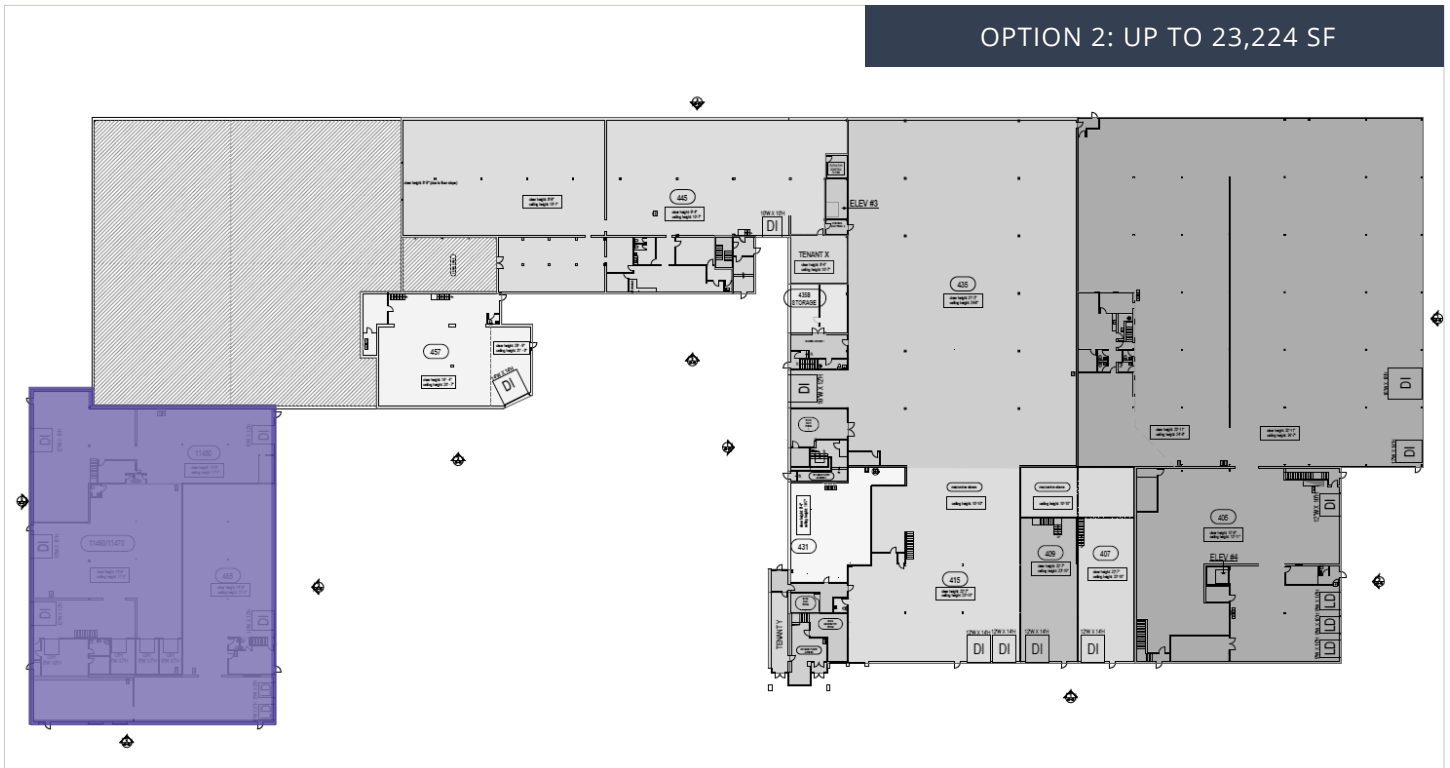
-  Suites: 435, 415
-  Total area : 31,988 sf
Option to include 3,500 sf of office
-  Clear height: 21'2" and 22'7"
-  Mezzanine space with small office space
-  2 loading docks (10'x12')
-  1 drive-in door (12'x14')



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Option 2 details



465, 11460, 11470 and 11480



5 drive-in doors
(2: 10' x 12', 1: 12'x10', 1: 12'x12', 1: 10'x10')



Total area : 23,224 sf
Office: 500 sf - warehouse: 22,724 sf



2 loading docks
(8'x8')



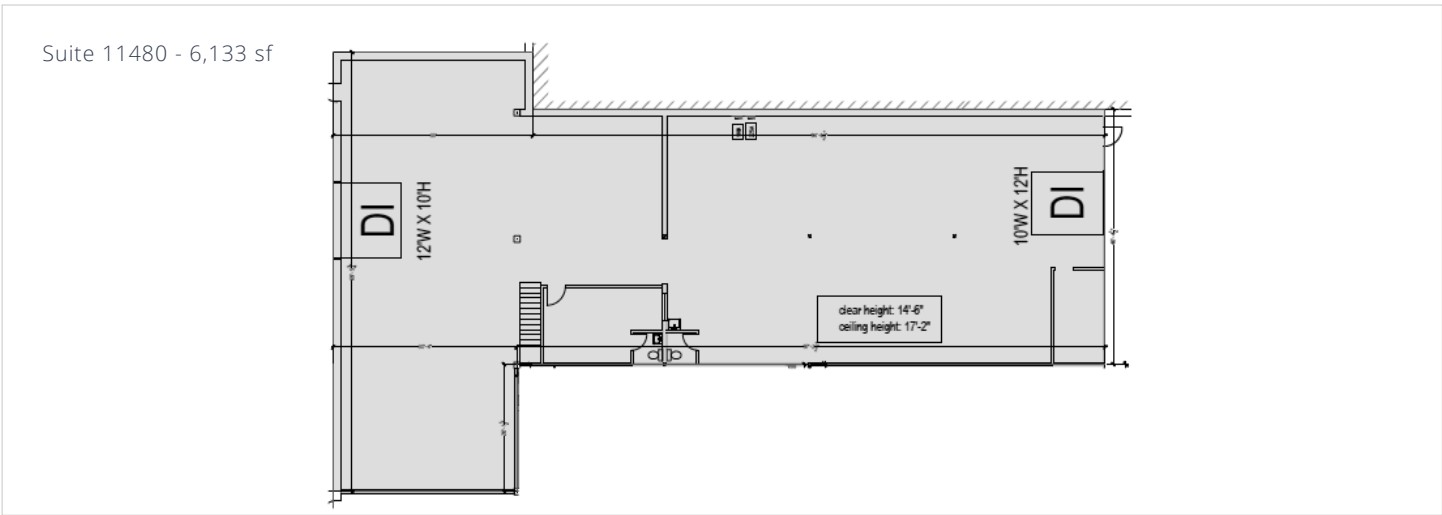
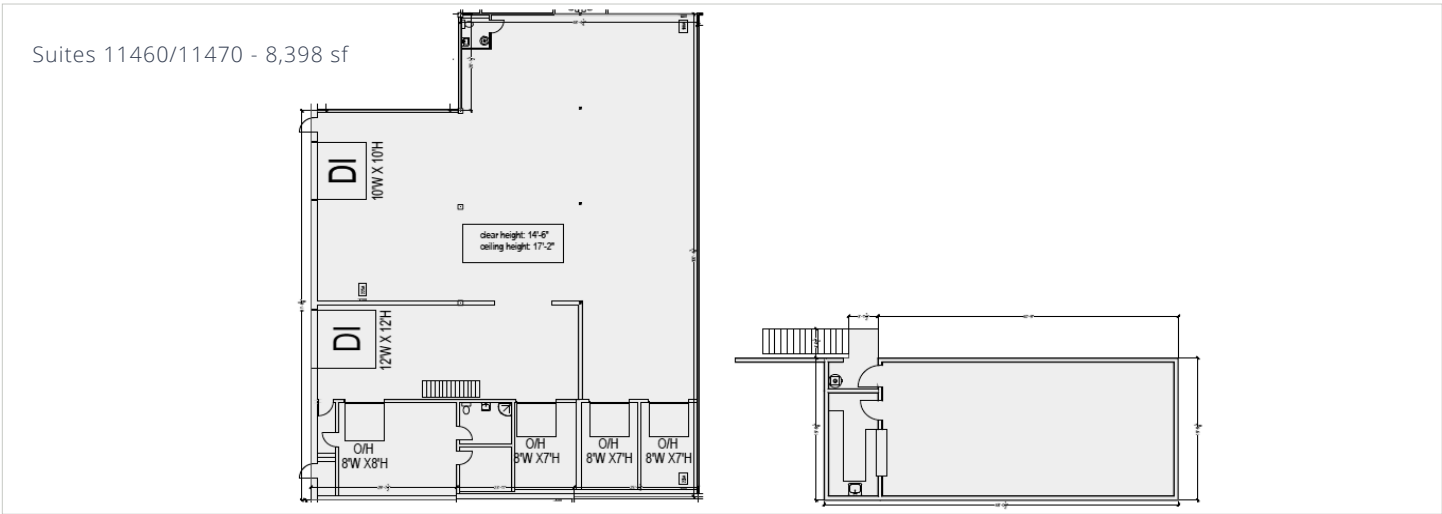
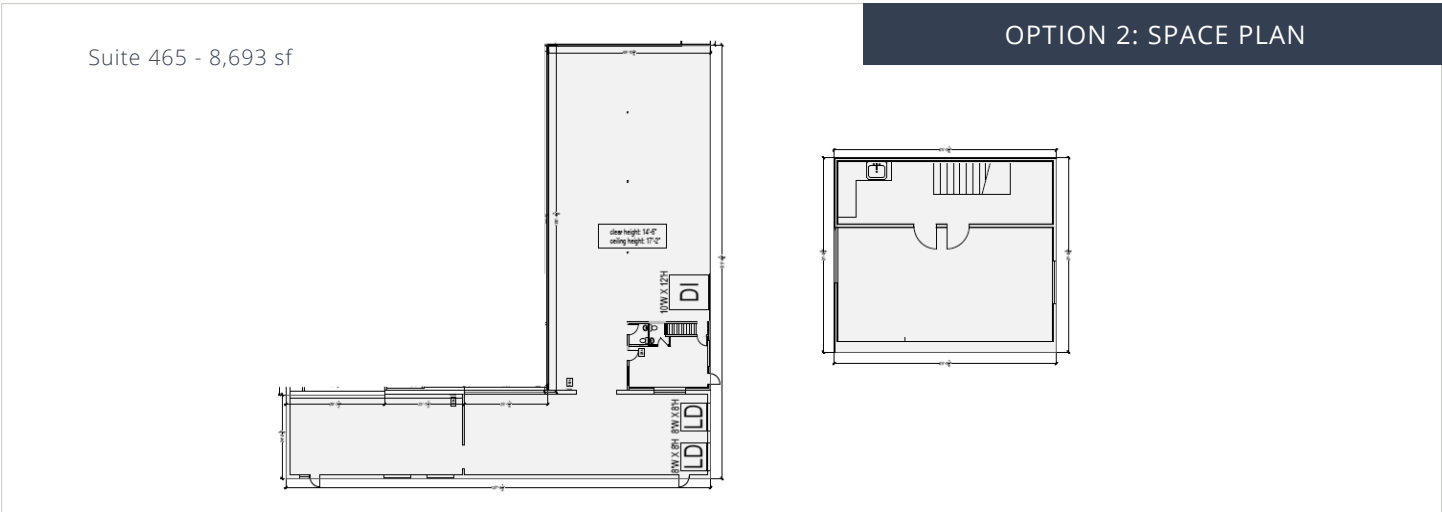
Clear height: 16'



Multiple configurations available
Up to 23,224 sf



Mezzanine space



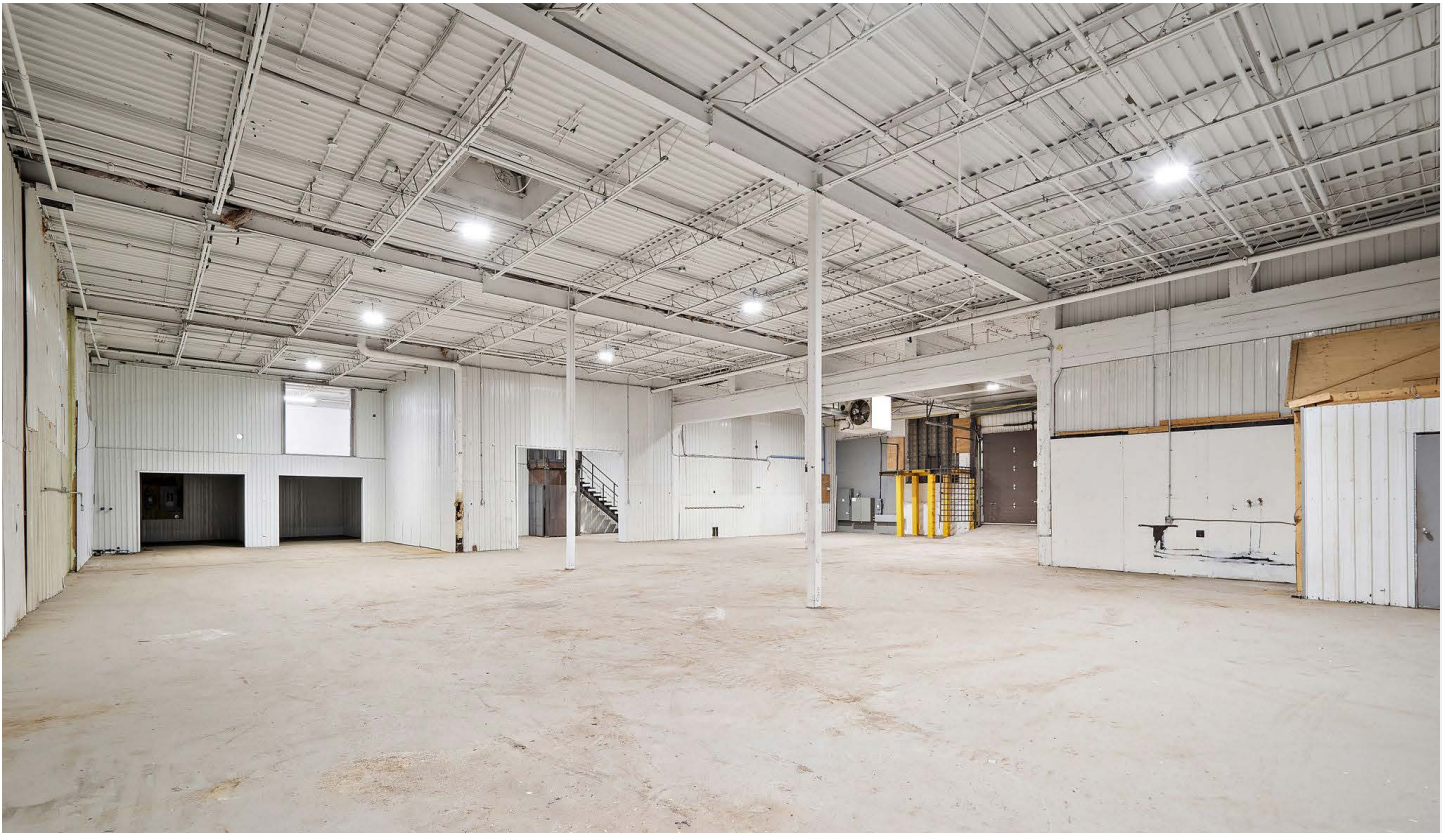
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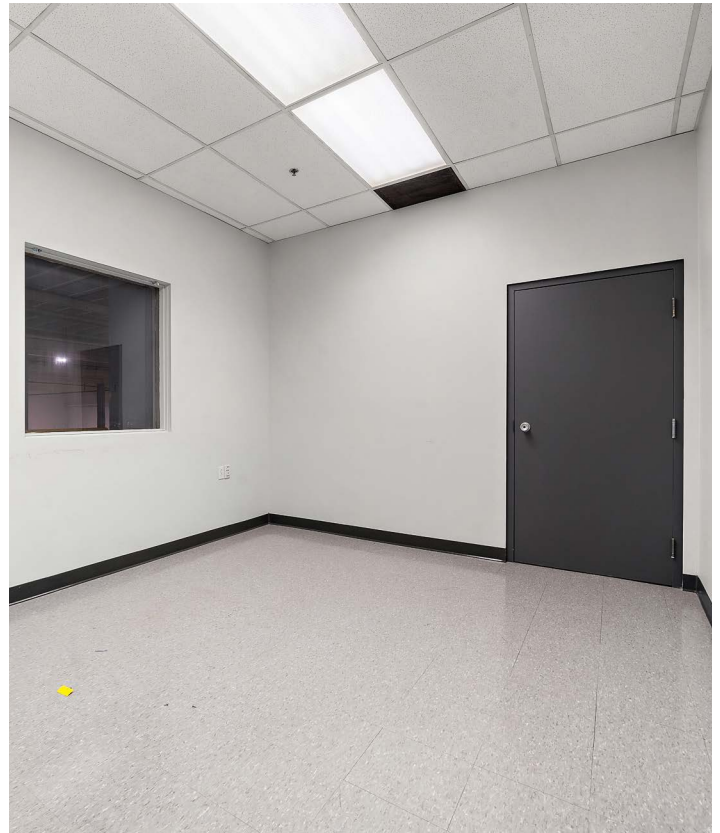
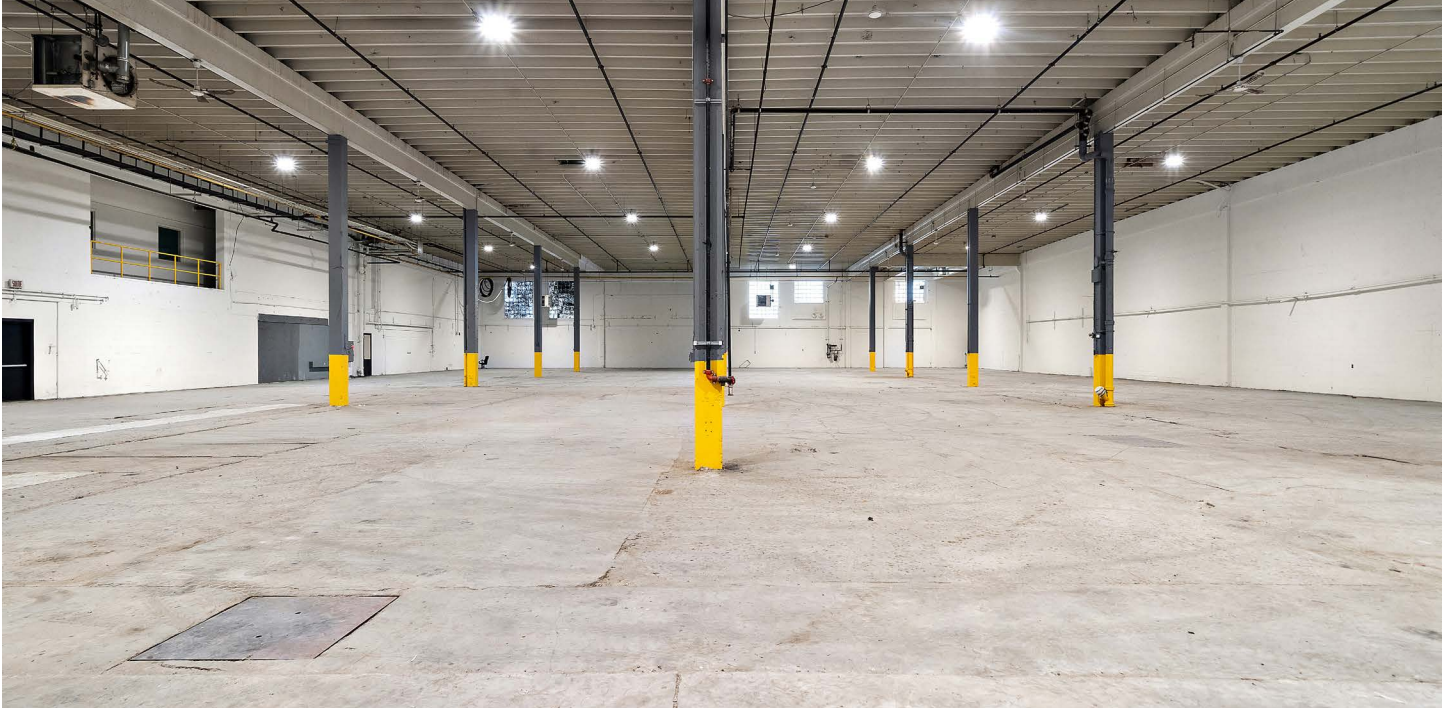
Industrial space for lease

405-465 Marien Avenue, Montréal East



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405-465 Marien Avenue, Montréal East

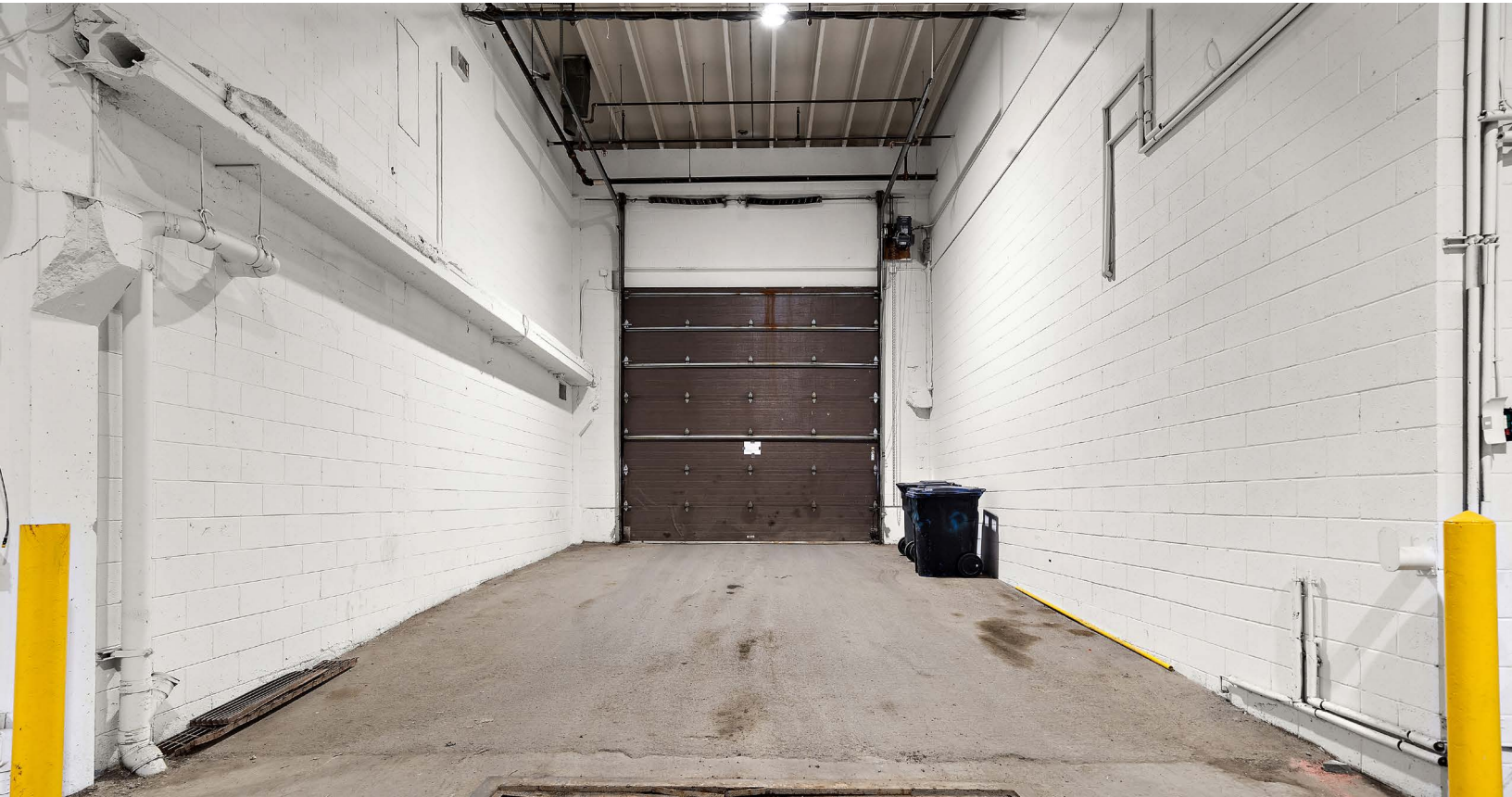


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**Want to plan a tour?
Contact us for more information.**

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