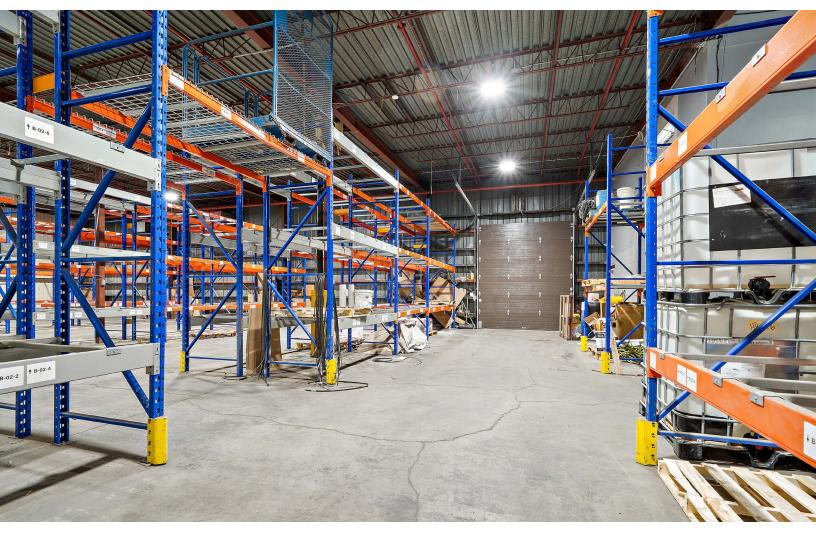


Industrial space for lease 405-465 Marien Avenue Montréal East, Québec H1B 4V7



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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Avison Young 1801 McGill College Avenue, Suite 500 Montréal, Québec H3A 2N4 +1 514 392 1330

405-465 Marien Avenue, Montréal East



Property details

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



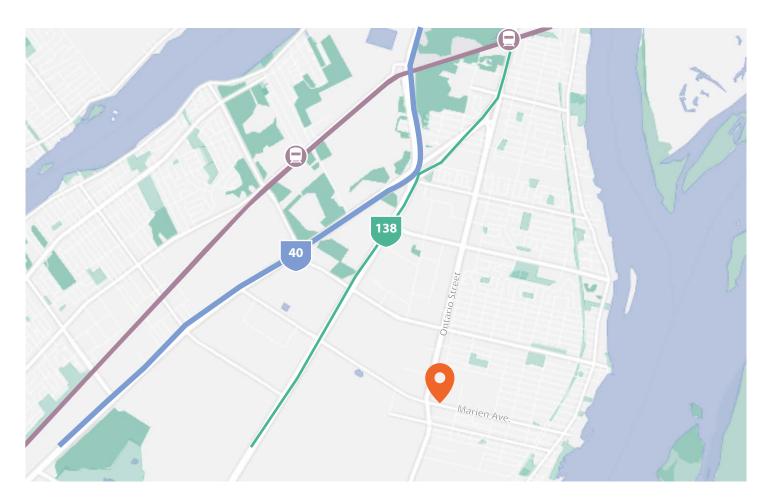


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Location



9-minute drive-time to Highway 40



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



Key sector with high potential development for industrial companies



Daytime population 259,052 in an 8 km radius





Option 1 details



Suites: 435, 415

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Total area : 31,988 sf Option to include 3,500 sf of office



Clear height: 21'2" and 22'7"



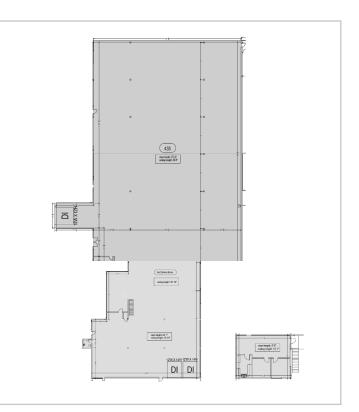
Mezzanine space with small office space

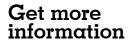


2 loading docks (10'x12')



1 drive-in door (12'x14')





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Option 2 details



465, 11460, 11470 and 11480



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



Clear height: 16'



Mezzanine space



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



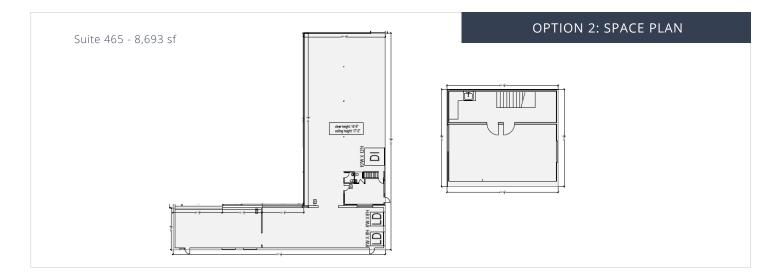
2 loading docks ^(8'x8')

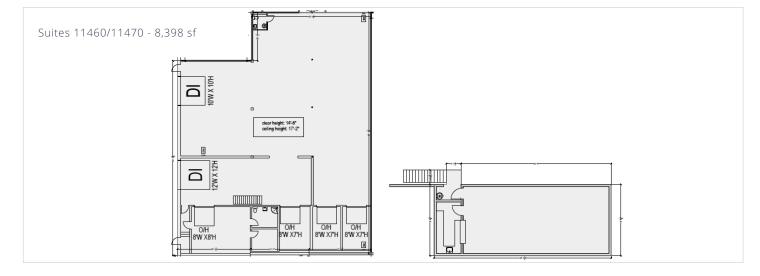


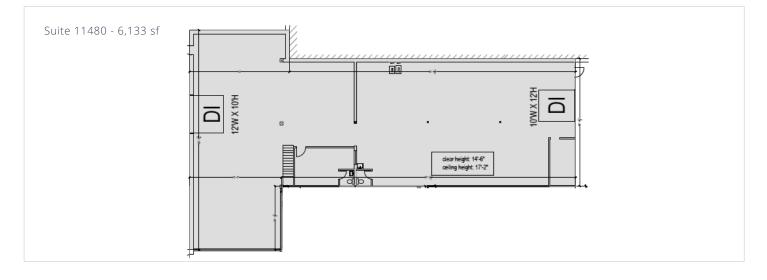
Multiple configurations available Up to 23,224 sf



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Get more information

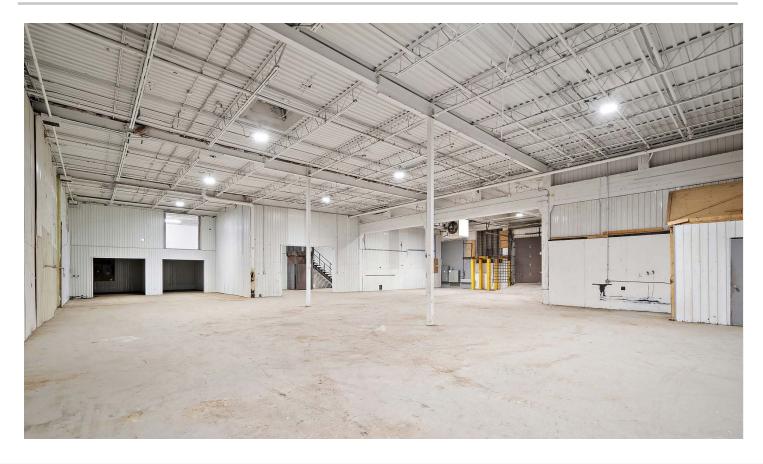
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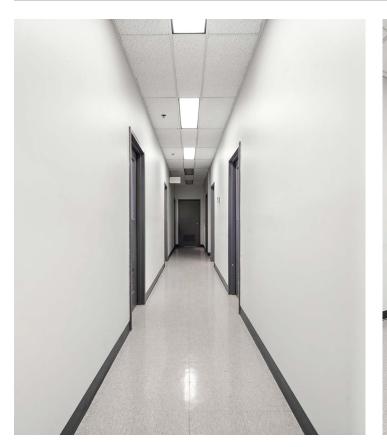




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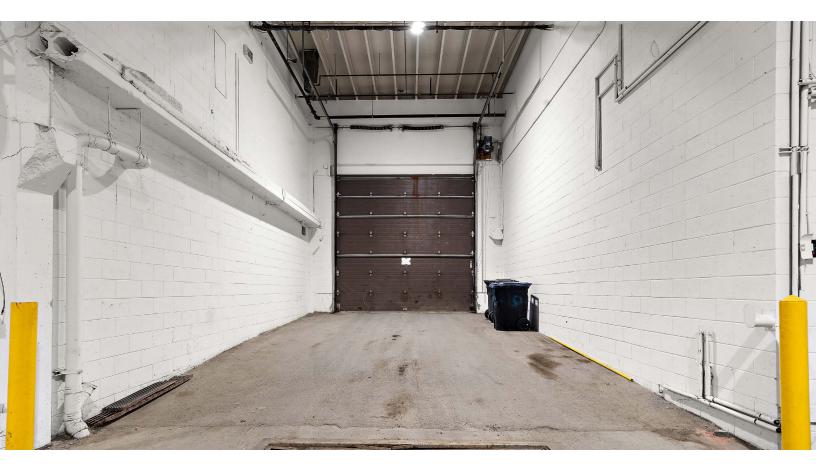
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Want to plan a tour? Contact us for more information.

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