



**FOR SALE**

**INDUSTRIAL OPPORTUNITY**

**Marcus & Millichap**  
GROUPE SPH

**12180 INDUSTRIEL BLVD, POINTE-AUX-TREMBLES, QUÉBEC**

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## 12180 INDUSTRIEL BOULEVARD



LAND AREA  
**62,450 SF**



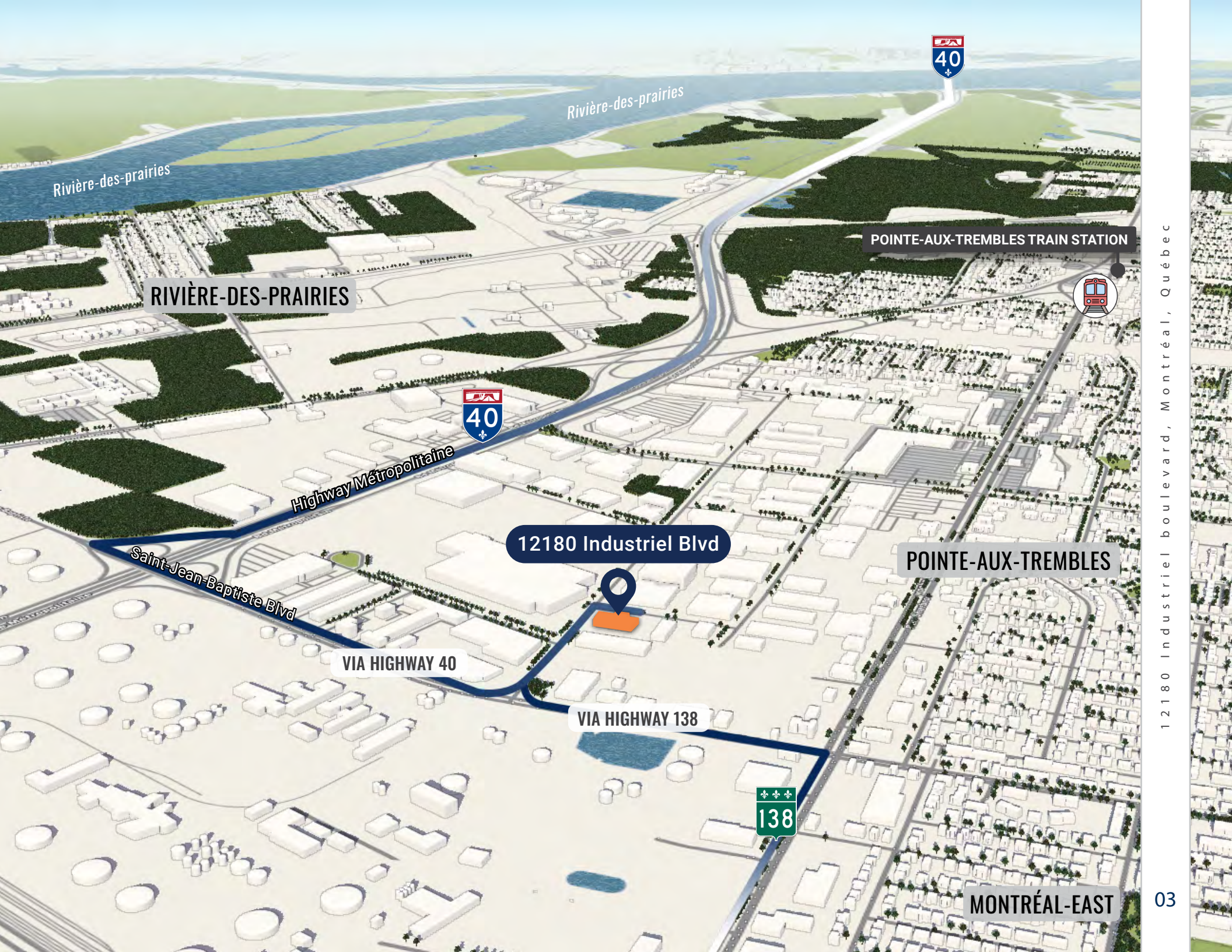
WAREHOUSE AREA  
**22,904 SF**



TOTAL AREA  
**28,299 SF**



CLEAR HEIGHT  
**19', 22', & 28'**



Rivière-des-prairies

Rivière-des-prairies



POINTE-AUX-TREMBLES TRAIN STATION



RIVIÈRE-DES-PRAIRIES



Highway Métropolitaine

12180 Industriel Blvd

POINTE-AUX-TREMBLES

Saint-Jean-Baptiste Blvd

VIA HIGHWAY 40

VIA HIGHWAY 138



MONTREAL-EAST

12180 Industriel boulevard, Montréal, Québec

## PROPERTY OVERVIEW

Located in the heart of Montreal's industrial sector in Pointe-aux-Trembles, this corner-manufacturing building stands out for its strategic location, providing quick access to major highways, key logistics corridors in the metropolitan area, and the Pointe-aux-Trembles train station, just a 7-minute drive away.

Its expansive land and flexible layouts accommodate a variety of industrial and commercial activities, offering investors a stable return opportunity and long-term value appreciation potential.

The combination of suitable infrastructure, generous space, and a prime location makes this asset particularly attractive for investors looking to optimize their industrial portfolio in a dynamic market.



## Highlights



Financial benefits for an owner-occupant



Current use compliant with zoning



High clear height & attractive loading docks



Land with ample space



Fenced yard & permitted outdoor storage



Sector designed for industrial use



Dynamic Market



Marché dynamique

# SALIENT DETAILS

**Municipal Address** 12180 Industriel Blvd, Montréal, Québec H1B 5R7

**Lot Number** 1 261 298

**Area** Warehouse 22 904 SF + Office 5 395 SF

**Lot Area** 62 450 SF

**Dimensions**  
 Building: 94'8" × 204'28" (irr.)  
 Land: 253'39" × 251'95" (irr.)

**Type** Detached

**Construction** 1981 - Aluminum, Concrete

**Storeys** 1

**Loading Dock** 3 (8' × 8')

**Grade-Level Door** 1 (14' × 12')

<b>Municipal Evaluation 2024</b>	Land:	\$ 1,158,600
	Building:	\$ 1,441,700
	<b>Total :</b>	<b>\$2,600,300</b>

<b>Taxes 2025</b>	Municipal Taxes:	\$ 52,543
	School Taxes:	\$ 1,489
	<b>Total:</b>	<b>\$ 54,032</b>



# RIVIÈRES DES PRAIRIES – POINTE-AUX-TREMBLES

## A STRATEGIC LOCATION WITH HIGH POTENTIAL

Rivière-des-Prairies–Pointe-aux-Trembles is a preferred location for businesses and entrepreneurs, offering significant economic potential and a wealth of business opportunities.

More than ever, the borough is positioning itself as a strategic hub in East Montreal. Recognized by socio-economic and political stakeholders, it benefits from strong development potential and is attracting increasing investment.

Regional priorities, including mobility, land remediation, and sustainable development, are all supported by numerous major projects. Backed by local and regional authorities, these initiatives enhance the territory's value, attract new investments, and foster economic growth focused on green technologies.



Area  
**42 km**



Population  
**≈ 106,000**



Demographics Profile  
**Multicultural**



Economic Sector  
**Industrial**



Location  
**Montréal-East**



# 12180 INDUSTRIEL BOULEVARD, MONTRÉAL, QUÉBEC

## CONTACT - US

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## Marcus & Millichap

GROUPE SPH

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