



**LOUIS B. MAYER**

Up to **204,323 sq. ft.**  
available for lease

Groundbreaking, carbon-neutral development powered by design, technology, and innovation strategically located in the industrial hub of Laval.

**97,013 SF** **LEASED**



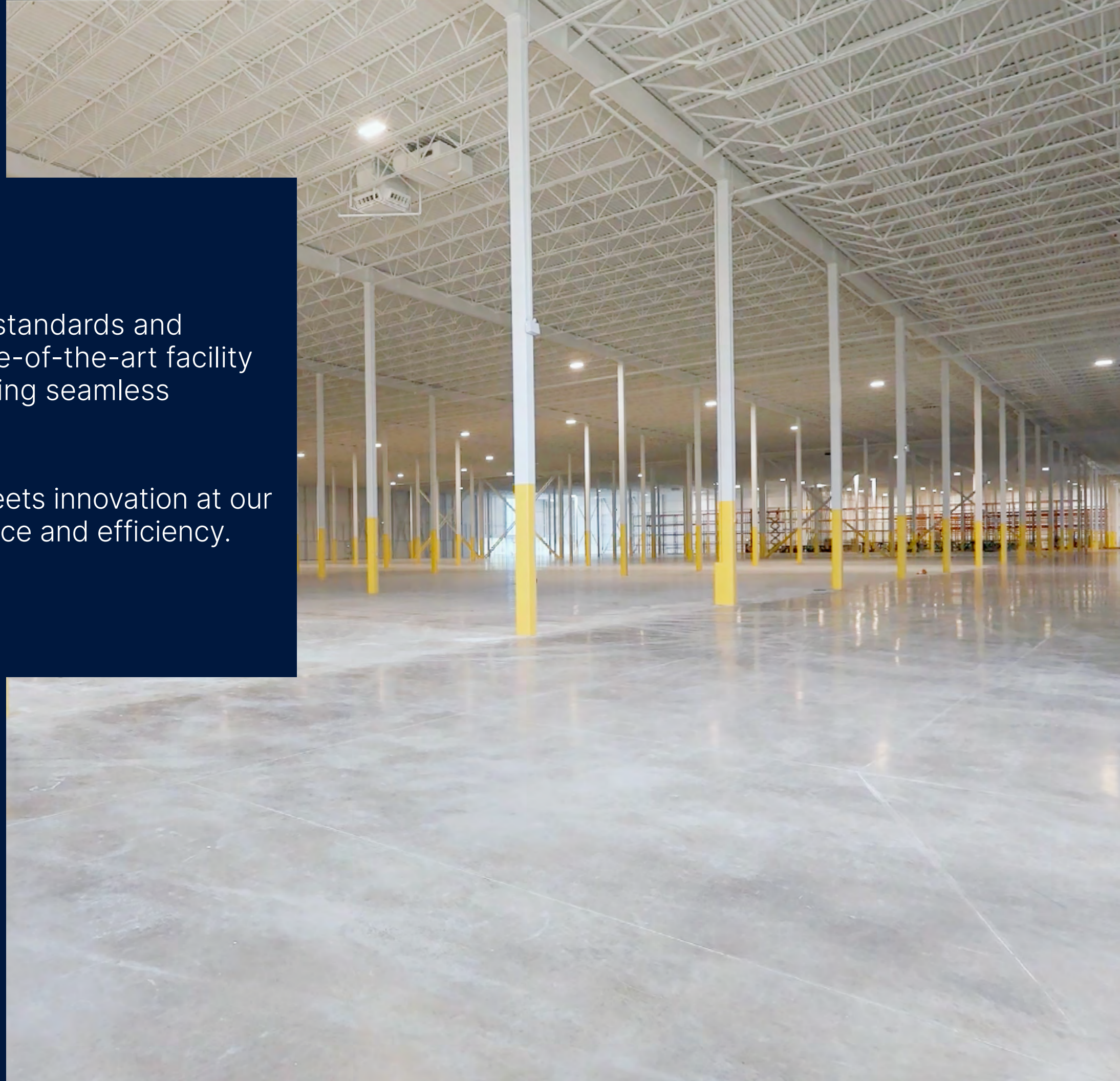
Managed by



# Welcome to GEO

—  
With our commitment to world-class standards and environmental responsibility, this state-of-the-art facility offers unmatched accessibility, ensuring seamless operations for your business.

—  
Experience a future where industry meets innovation at our eco-friendly site designed for excellence and efficiency.





# Property Overview

 OCCUPANCY: AVAILABLE IMMEDIATELY

 TARGETING LEED CERTIFICATION

 TARGETING ZERO CARBON CERTIFICATION

 TRAILER PARKING AVAILABLE

 UNDERGROUND PARKING AVAILABLE

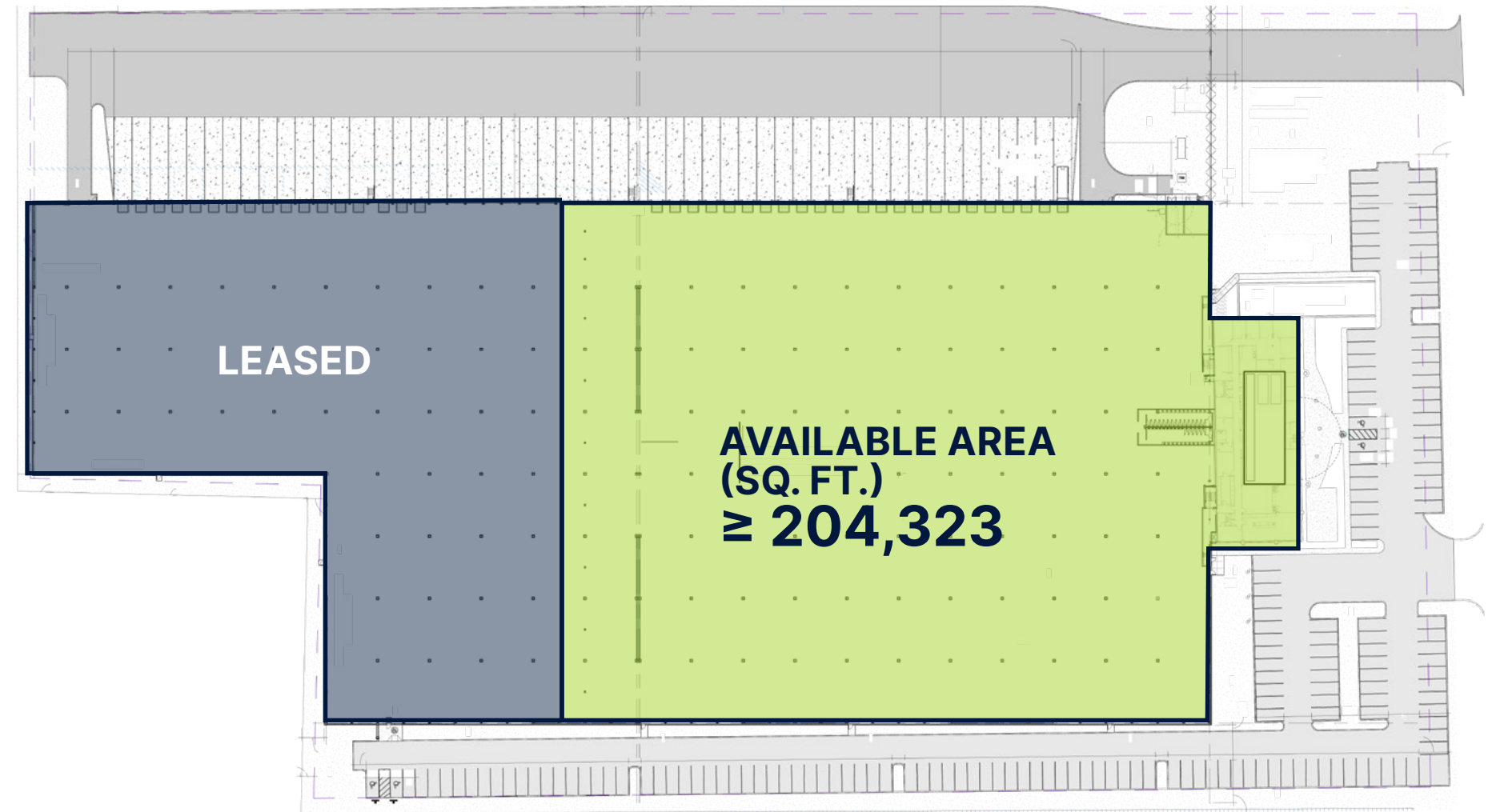
 TAX BREAK AVAILABLE



DESCRIPTION	AREA (SQ. FT.)
PARKING GARAGE	9,969
OFFICE AREA (TWO OFFICE FLOORS)	20,852
NEW INDUSTRIAL SPACE	280,688
TOTAL BUILDING AREA	≥ 311,487
TOTAL LAND AREA	≥ 549,426
ZONING	ZI.2-2026

**AVAILABLE SPACE**

AVAILABLE DATE	IMMEDIATELY
AVAILABLE AREA (SQ. FT.)	≥ 204,323
WAREHOUSE AREA (SQ. FT.)	≥ 183,493
OFFICE AREA (SQ. FT.)	≥ 20,830
GROUND FLOOR	≥ 9,947
SECOND FLOOR	≥ 10,883
PARKING	192
UNDERGROUND PARKING	25
CLEAR HEIGHT	40'
TRUCK-LEVEL DOORS	23
DRIVE-IN DOORS	1
POWER	2,600 A
COLUMN SPAN	37' × 45'
ESTIMATED TAXES (SQ. FT.)	\$ 4.09
ESTIMATED OPEX (SQ. FT.)	\$ 1.38



# Site Plan



POWERED BY  
**INNOVATION &  
SUSTAINABILITY**

## Setting new standards for sustainability and environmental responsibility.

GEO is designed with a carbon neutral focus – ensuring zero net carbon emissions will result from the building’s operation.

- This is achieved by harnessing renewable energy sources and implementing efficient energy usage practices.
- A key feature of GEO is its **innovative Geothermal Heating System**, which uses the earth’s natural heat to provide efficient and environmentally friendly heating solutions. This advanced technology significantly reduces our dependence on fossil fuels, thus contributing to our commitment to creating a sustainable future.
- Embrace the future with GEO - where cutting-edge design meets environmental responsibility.



TARGETING LEED AND ZERO CARBON CERTIFICATIONS





POWERED BY  
**CONNECTIVITY**

# Unparalleled Location

Perfectly located for ease of access, GEO is within close proximity to the intersections of Autoroutes 440 and 13, and Autoroute 440 and Curé - Labelle Blvd., making the site easy to access by vehicle.

The property is also conveniently accessible from Metro Montmorency via Bus 61 and Bus T-11.

-  Montreal-Pierre Elliott Trudeau International Airport
-  Port of Montreal
-  Bus Line 61
-  Bus Line T11

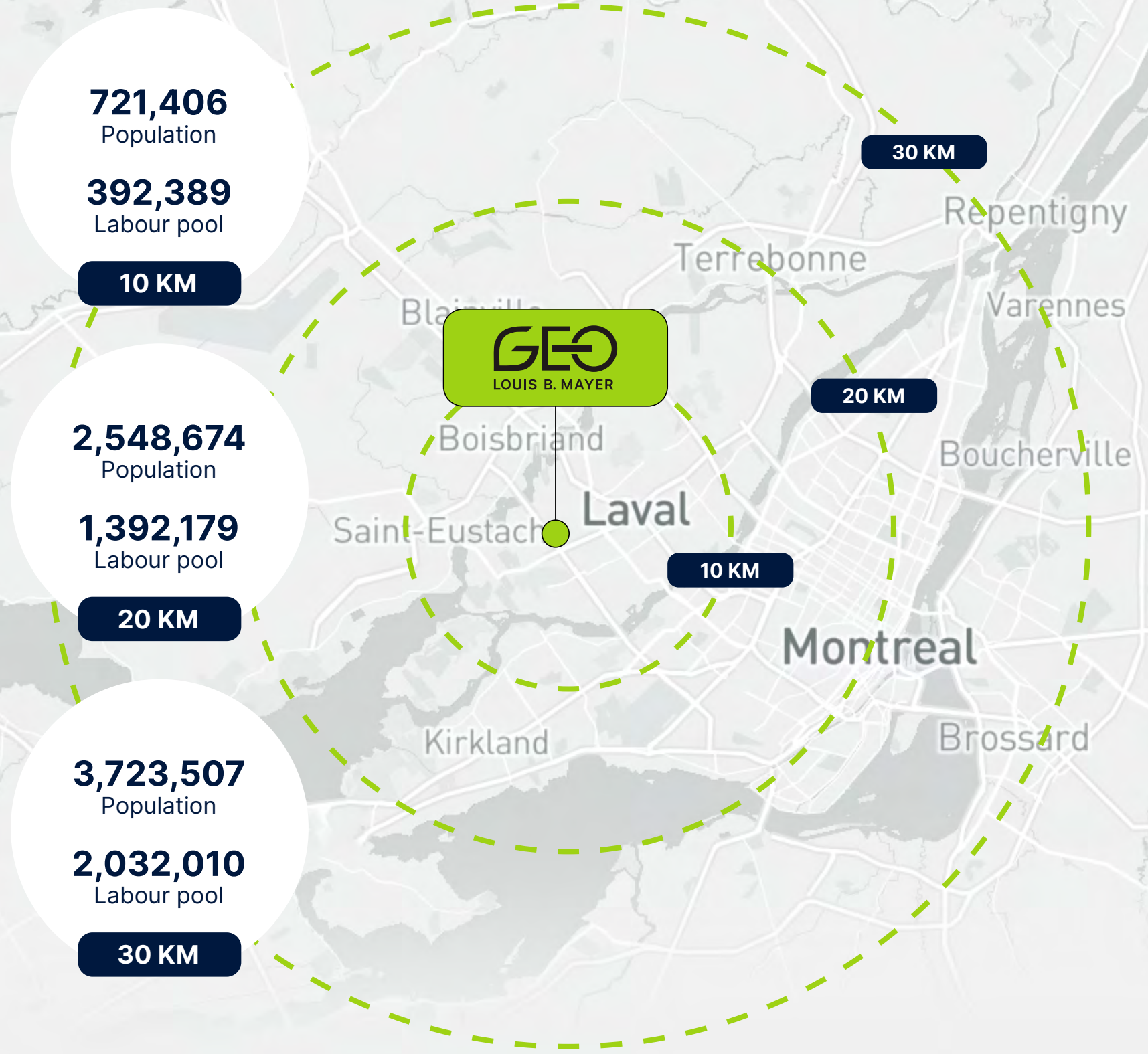


## DRIVE TIME

<b>Autoroute 440</b> 1 min	<b>Autoroute 19</b> 10 min	<b>Downtown Montreal</b> 30 min
<b>Autoroute 13</b> 2 min	<b>Intermodal Rail Service Lachine</b> 19 min	<b>Port of Montreal</b> 30 min
<b>Autoroute 15</b> 6 min	<b>Montreal-Pierre Elliott Trudeau International Airport</b> 20 min	<b>U.S. Customs and Border Protection</b> 60 min



POWERED BY  
**A DIVERSE  
COMMUNITY**



# Laval Labour Pool

Occupation in trades, transport and equipment operators and related



Occupations unique to processing, manufacturing and utilities



## Laval Highlights



- 3<sup>rd</sup> largest city in the province of Quebec
- Laval S&P rating AA
- Population expected to increase by **30% over the next 20 years**
- Industrial inventory of Laval **33,000,000 SF**

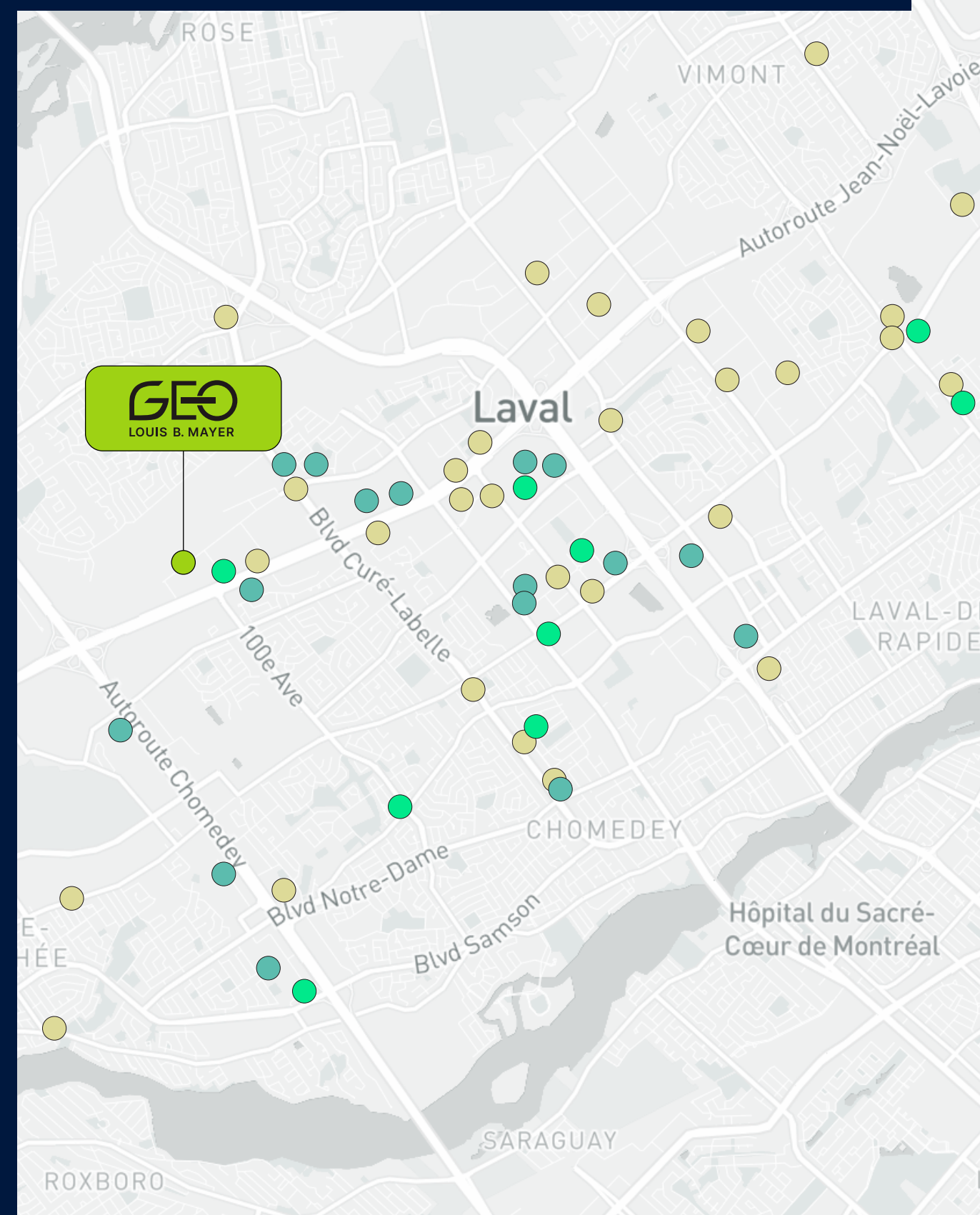
POWERED BY A DIVERSE COMMUNITY



In addition to a robust labour pool, GEO is complemented by a plethora of esteemed **corporate neighbours and local amenities.**


GEO's strategic positioning not only provides a vibrant commercial environment but also easy access to local amenities. GEO combines sustainable development, strong business prospects, and local conveniences, offering an unparalleled workplace experience.

● Stores ● Restaurants ● Health & Fitness Centres



**GEO**  
LOUIS B. MAYER



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