

±200,000 SF - 521,699 SF

For Lease

# Strategically Located Industrial Building Ideal for Warehousing & Distribution Activities

Unique lease opportunity located in an exceptional area, with rail access, directly across from the entrance for the CN Intermodal Railway, surrounded by major highways with good access to public transportation.

**4505 Hickmore Street** | Montreal, QC

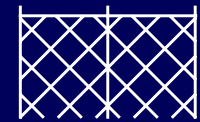
## Featured Benefits



Prime location



Rail Access



Fully fenced



Low taxes and operating costs



# Property Overview

**Civic Address** 4505 Hickmore Street | Montreal, QC

**Total Area** ±200,000 - 521,699 SF

**Warehouse Area** ± 95%

**Office Area** ± 5%

**Clear Height** 20'

**Shipping** 58 TL | 7 DI (*entire building*)

**Column distance** 30' x 45'

**Sprinklers** Yes

**Lighting** LED

**Power** 2 x 2,500 A

**Car parking** ± 250

**Trailer parking** ± 80

**Zoning** I 19-015



Asking Net Rent:  
Contact listing agents



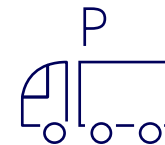
Additional Rent (2023):  
\$2.60/SF



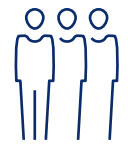
Available immediately



Proximity to highways  
40, 520, 13, 15, 20 & 14



Trailer parking lots  
available



Large labour pool

# Property Plan: Proposed Multi-Tenant Layout

## Tenant #1

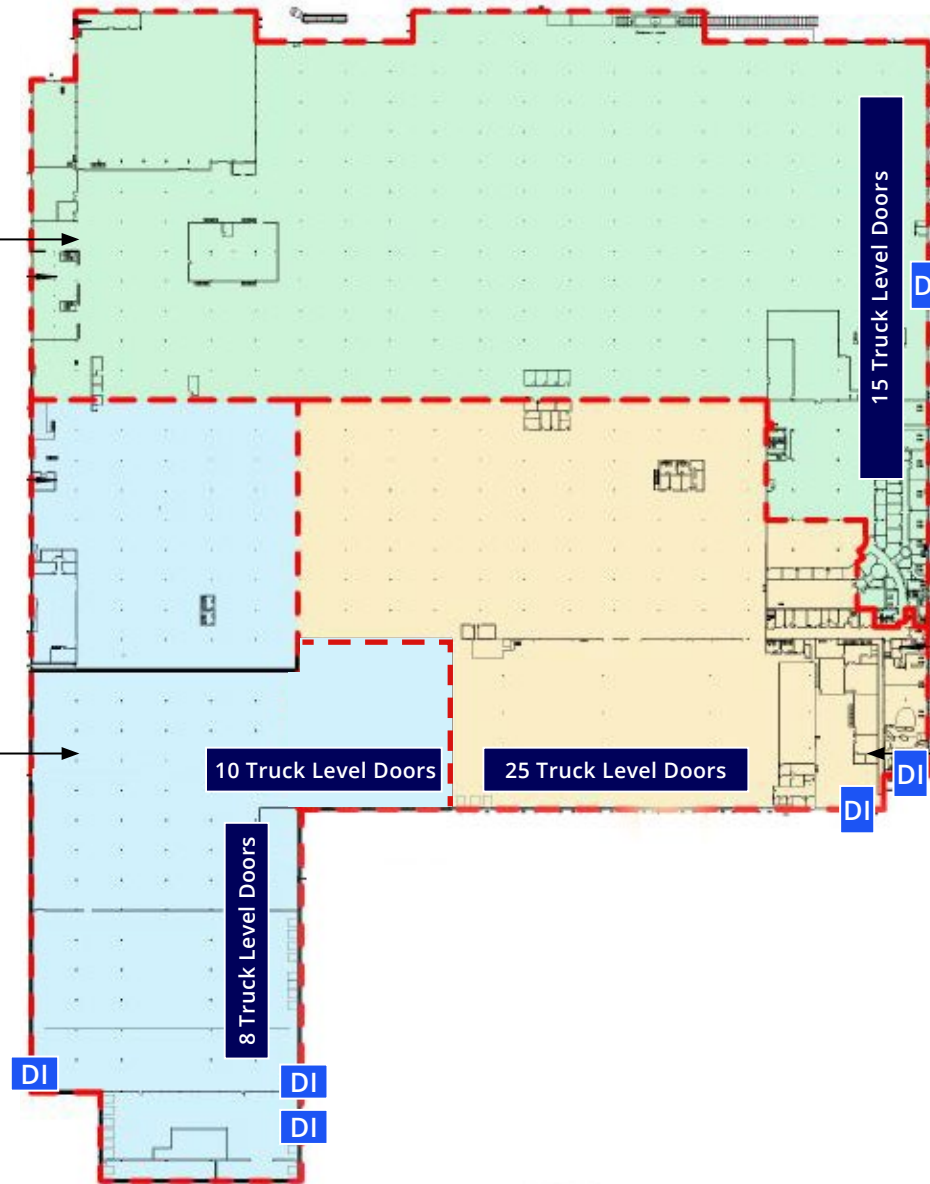
Floor Area: ±363,816 SF  
Mezzanine: ±5,416 SF  
Total: ±369,232 SF  
Shipping: 15 TL | 1 DI

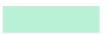

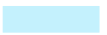
## Tenant #3

Floor Area: ±231,139 SF  
Mezzanine: ±5,327 SF  
Total: ±236,466 SF  
Shipping: 18 TL | 4 DI

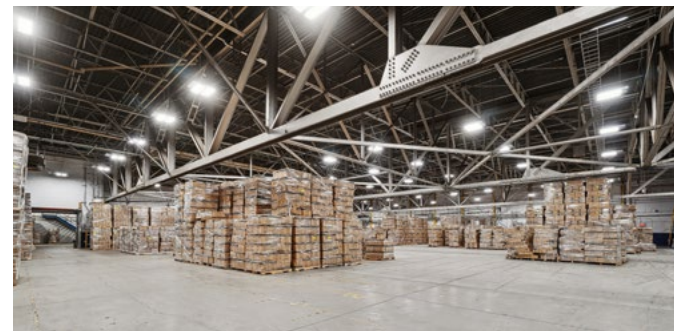
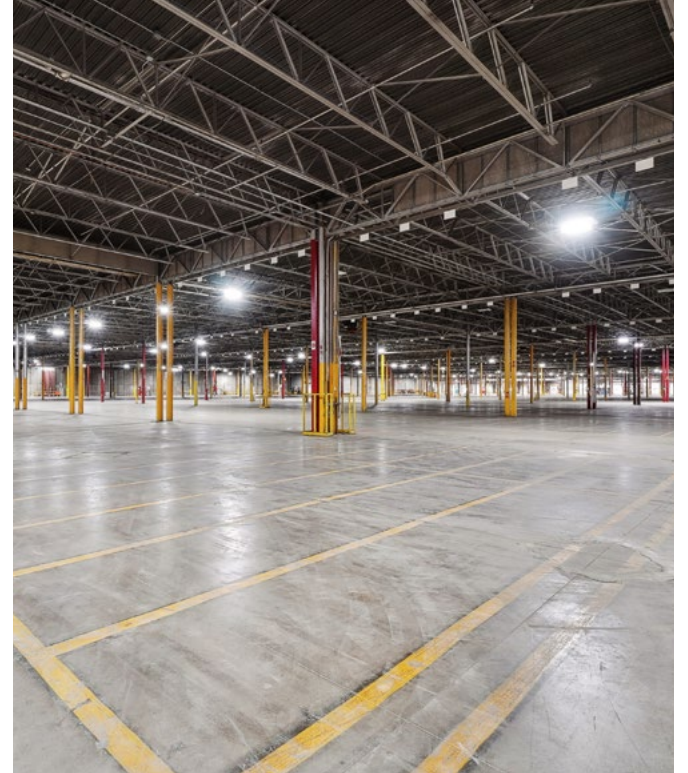
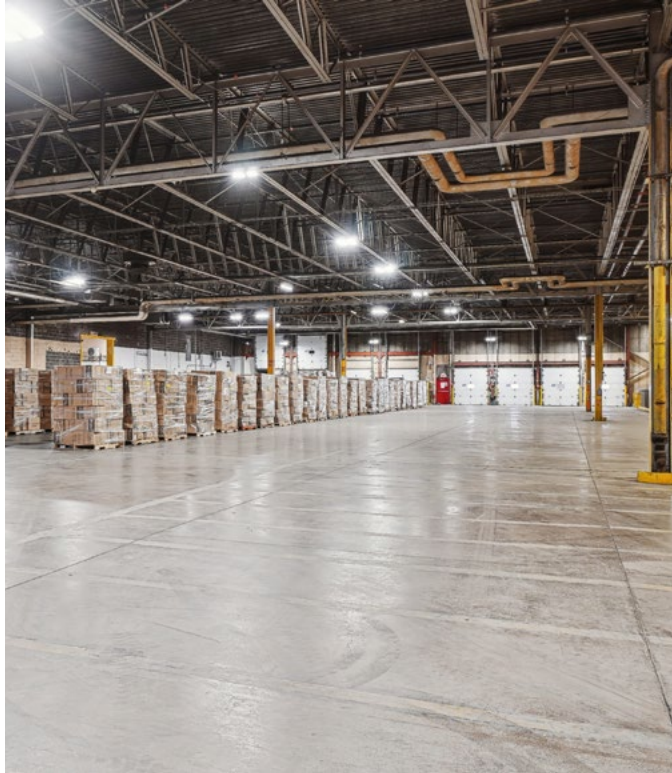
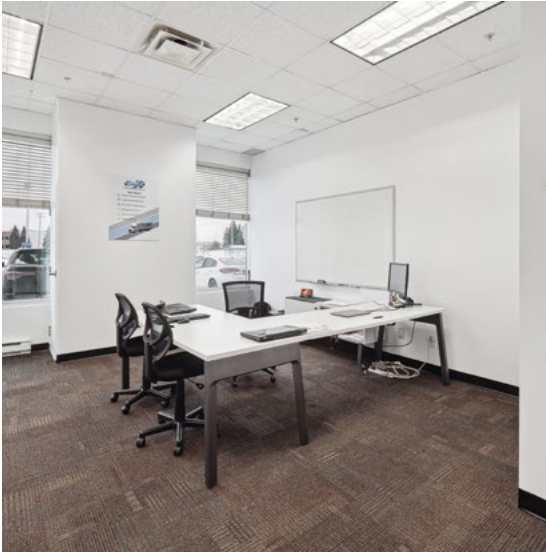
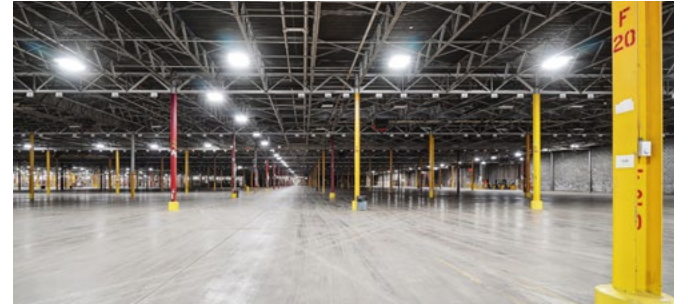
## Tenant #2

Floor Area: ±204,974 SF  
Mezzanine: ±11,027 SF  
Total: ±216,001 SF  
Shipping: 25 TL | 2 DI



	Tenant #1: ±369,232 SF
	Tenant #2: ±216,001 SF
	Space #3: ±236,466 SF







# Location & Access










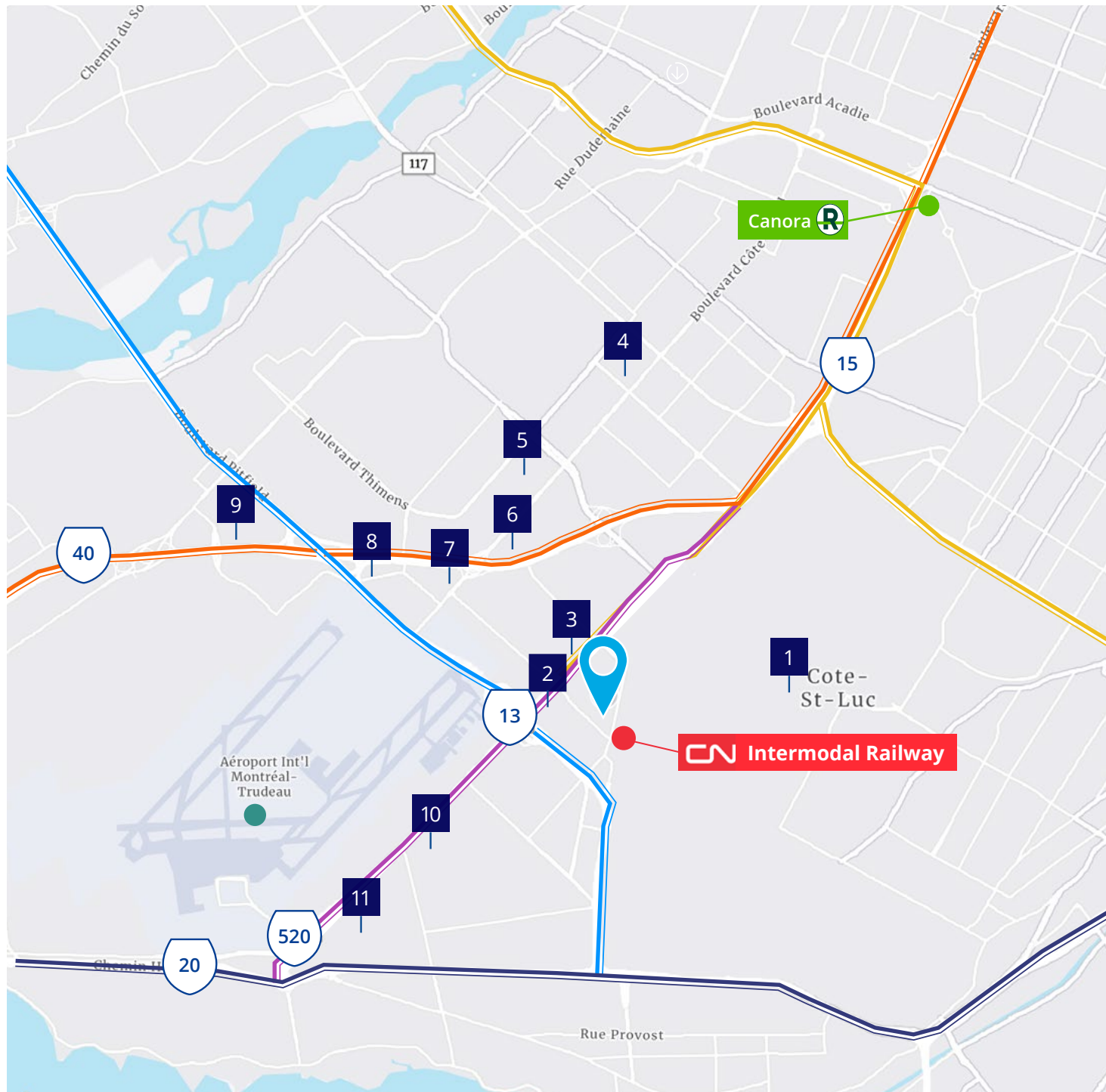


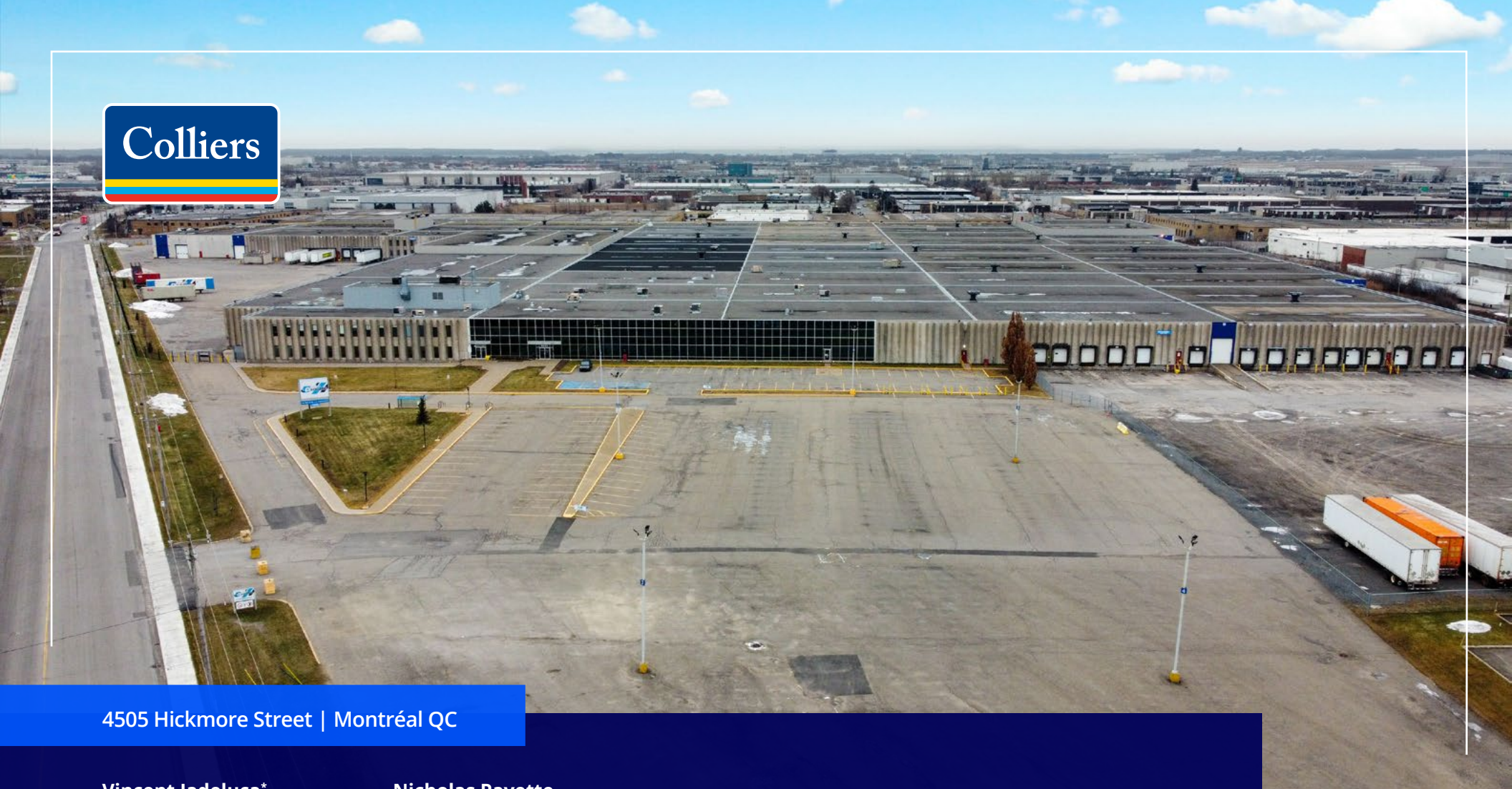
# Nearby Amenities

 4505 Hickmore Street

- 1** Shoppers Drug Mart
- 2** Hilton Garden Inn
- 3** Jardins Le Pavillon
- 4** Uniprix
- 5** Starbucks
- 6** Bank of Montreal
- 7** Days Inn by Wyndham
- 8** Ultramar
- 9** Heritage Coffee
- 10** Lafleur Restaurant
- 11** Esso

-  CN Intermodal Railway  
200 m | 0 minutes
-  Highway 13  
900 m | 2 minutes
-  Highway 520  
2.4 km | 2 minutes
-  Highway 15  
4.2 km | 6 minutes
-  Highway 40  
5.6 km | 6 minutes
-  YUL International Airport  
8.1 km | 8 minutes
-  Canora REM Station  
8.7 km | 16 minutes





4505 Hickmore Street | Montréal QC

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