



FOR LEASE

LOGISTICS AND DISTRIBUTION CENTRE IN THE HEART OF SAINT-LAURENT

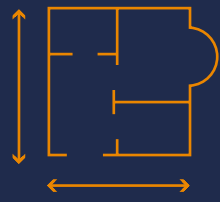
**EXPANSIVE SPACE.
EFFORTLESS ACCESSIBILITY.
INFINITE OPPORTUNITIES.**



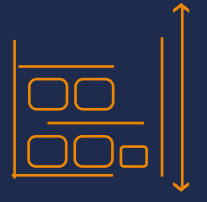


WELCOME TO 2000 HALPERN

A unique industrial opportunity offering a vast 537,376 SF of high quality industrial space available for lease on the Island of Montreal. This well-maintained warehouse and distribution center is strategically positioned in the heart of St. Laurent, just minutes from the Trans-Canada Highway and Highway 13. Elevate your business potential by securing this exceptional location, perfectly designed to meet your industrial and logistical needs.



537,376 SF of Industrial Space



Clear Height of 30'



Power 2,000 A

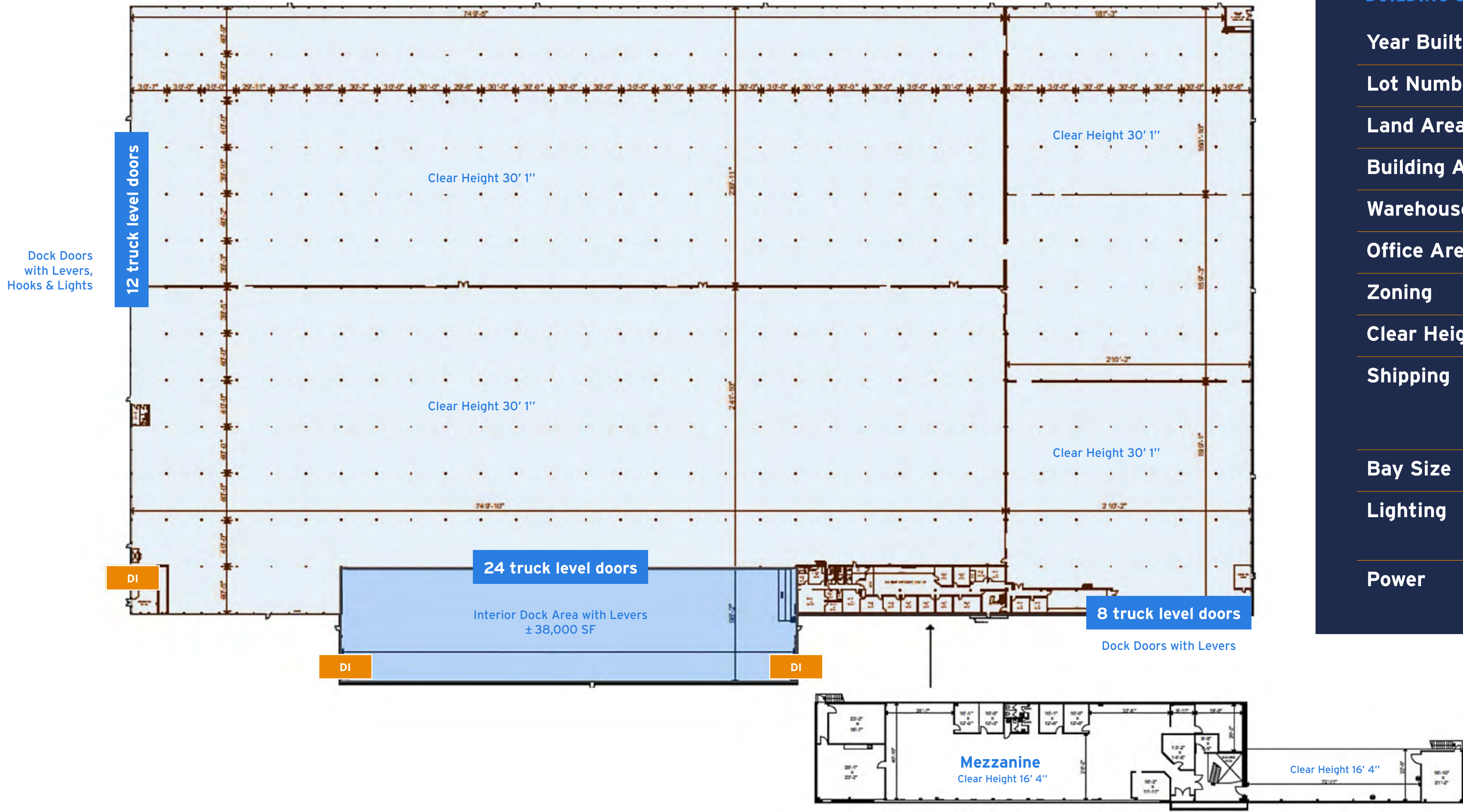


Access to Hwys 13 & 40



Occupancy Q1 2025

LARGE SPACE TO GROW YOUR BUSINESS



BUILDING SPECIFICATIONS

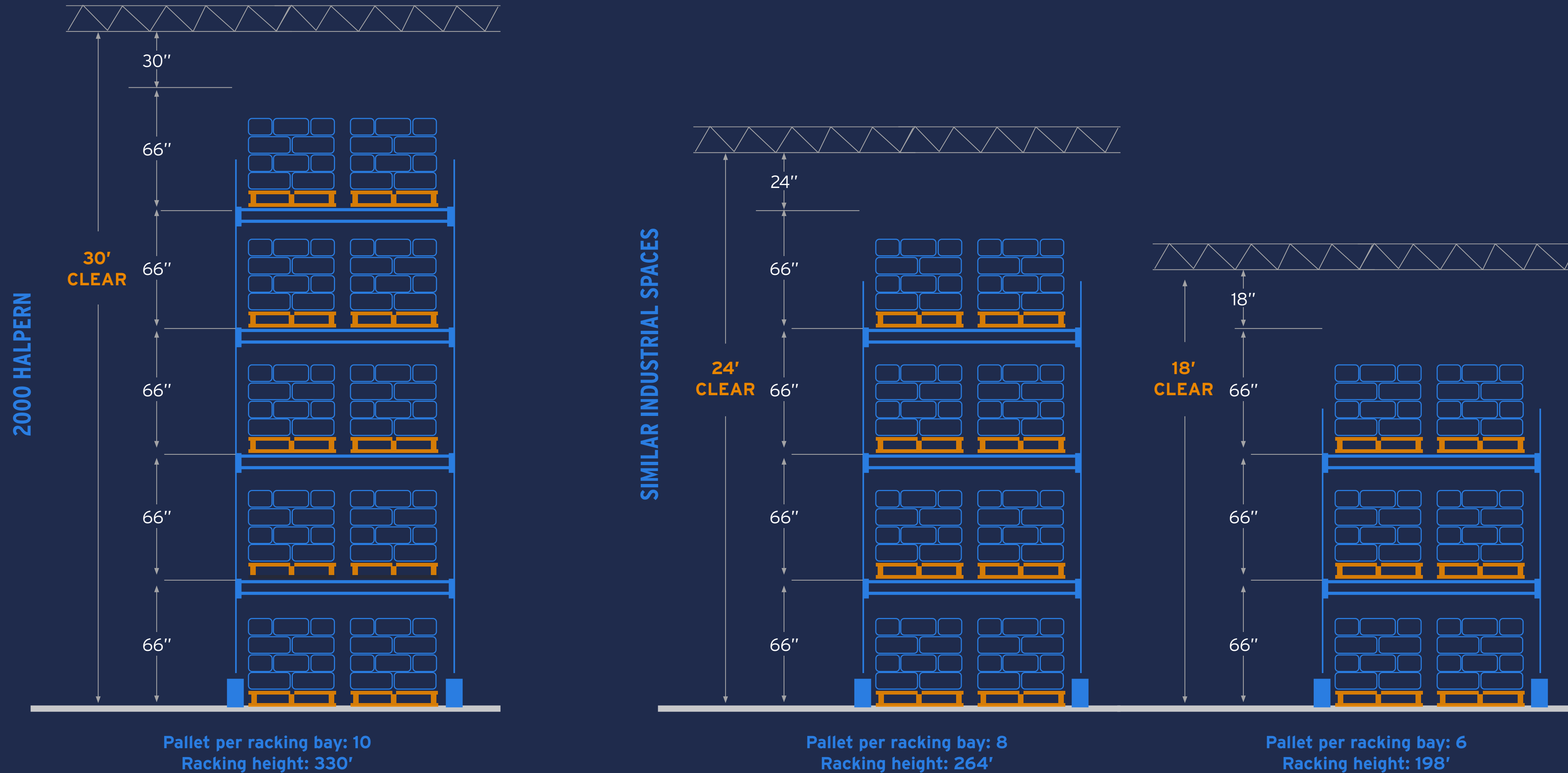
Year Built	1977
Lot Number	1163 908
Land Area	± 846,000 SF
Building Area	± 537,376 SF
Warehouse Area	± 518,108 SF
Office Area	± 19,258 SF on two floors
Zoning	I 05-019: S6, I2, I3, I4, I5
Clear Height	30'
Shipping	<ul style="list-style-type: none"> • 44 truck level doors (24 are interior doors) • 3 Drive-In doors
Bay Size	40' X 30'
Lighting	T5 light bulbs with built-in motion sensors
Power	2,000A/600V

YOUR INDUSTRIAL SPACE



PALLET CAPACITY BY CLEAR HEIGHT

Warehousing users will recognize the value of 2000 Halpern's 30' clear height. Comparable industrial buildings in the area typically offer a clear height of only 18' or 24', making 2000 Halpern a standout choice for maximizing storage capacity and operational efficiency.



A HIGHLY ATTRACTIVE INDUSTRIAL AREA

Located in Montreal Island's highly sought-after industrial zone, 2000 Halpern is the ideal location for major industrial users. It boasts excellent public transport access and convenient proximity to major highways, including Highway 40, which offers direct connectivity to the Trans-Canada Highway. Its strategic location is just a short distance from Montreal-Trudeau Airport, ensuring easy and efficient transportation for both domestic and international business needs. Furthermore, the site provides access to a diverse and robust workforce, making it an optimal choice for businesses seeking skilled labor and operational efficiency.



A VIBRANT INDUSTRIAL COMMUNITY

R MARIE-CURIE REM STATION (IN CONSTRUCTION)
▲ 4 MIN DRIVE

metro

HWY 40

TRANS-CANADA HWY.

HWY 13

CHOMEDEY WEST HWY.

FONEX
3 MIN DRIVE ▲

Hypertec

TransPlus

VersaCold
LOGISTICS SERVICES

MARIE-CURIE AVE.

VANDEN ABEELE ST.

BUS LINE 72

BUS LINE 175

VANDEN ABEELE ST.

2000
HALPERN

HALPERN ST.

BUS LINE 175

IPEX

MONTREAL-TRUDEAU INTL' AIRPORT
▲ 14 MIN DRIVE

SAINT-FRANÇOIS RD.

AMENITIES WITHIN 10-MIN DRIVE

-  14 Restaurants
-  10 Banks
-  17 Retail Shops
-  8 Gas Stations

PARTNERS IN YOUR SUCCESS

Colliers

Colliers is a leading diversified professional services and investment management company.

With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors.

With annualized revenues of \$3.6 billion (\$4.0 billion including affiliates) and \$46 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people.



Pure Industrial is one of Canada's leading providers of industrial real estate.

Headquartered in Toronto, with offices in Montreal, Quebec City and Vancouver, Pure Industrial owns and operates a portfolio of over 40 million square feet of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Our strategic focus has enabled us to develop and refine our unique industrial real estate offering in order to serve the needs of customers, with premium industrial real estate in locations that are critical for the Canadian supply chain, from the first mile, to the last.

Pure prides itself on its professional and customer service-oriented team, building long-term relationships with tenants based on providing highly-responsive, personalized service.





CONTACT US FOR MORE INFORMATION

JEAN-MARC DUBÉ

EXECUTIVE VICE PRESIDENT
CHARTERED REAL ESTATE BROKER
+1 514 764 2829
MARC.DUBE@COLLIERS.COM

VINCENT IADELUCA*

SENIOR VICE PRESIDENT
REAL ESTATE BROKER
+1 514 764 2831
VINCENT.IADELUCA@COLLIERS.COM

ARNOLD FOX

EXECUTIVE VICE PRESIDENT
REAL ESTATE BROKER
+1 514 764 2823
ARNOLD.FOX@COLLIERS.COM

NICHOLAS PAYETTE

ASSOCIATE VICE PRESIDENT
COMMERCIAL REAL ESTATE BROKER
+1 514 764 2847
NICHOLAS.PAYETTE@COLLIERS.COM



[COLLIERSCANADA.COM](https://www.collierscanada.com)

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International (Québec) Inc. Real Estate Agency. *Vincent Iadeluca Real Estate Services Inc.