

For Sale |
For Lease

5660 Ferrier

Mount-Royal, Qc

Up to 88,900 SF of warehouse space with strategic
access to highways 15 & 40

 JLL SEE A BRIGHTER WAY



PRIME USER OPPORTUNITY – FOR LEASE OR SALE

The property offers remarkable flexibility, available for lease as a complete unit or divided into two independent sections, or for purchase as an exceptional owner-user opportunity. This versatile facility can accommodate diverse business operations—from last-mile delivery and distribution to warehousing and manufacturing facilities. With an impressive clear height ranging from 17 to 24'8" feet, this property stands out as a rare find in the Mont-Royal area, providing the vertical space essential for modern industrial operations. Its integrated office space creates an ideal setting for establishing a corporate headquarters or owner-occupied operations center.

Positioned strategically in the heart of Mont-Royal at the junction of Highways 15 and 40, the location grants prime accessibility and logistical efficiency for businesses requiring seamless connectivity throughout the greater Montreal region. It is located close to the new Royalmount Mall, which is a top shopping and entertainment destination.

INVESTMENT HIGHLIGHTS (FOR SALE)

- Rare opportunity to acquire a fully functional industrial facility in a prime location
- Exceptional clear height of 17-24'8" feet—uncommon for buildings in this area
- Ideal for owner-users seeking to establish their operations in a strategic Montreal location
- Strong alternative to leasing with long-term ownership benefits and equity building
- Immediate occupancy potential



Space Overview

Property	5660 Ferrier, Mount-Royal
Office Area	9,000 SF
Warehouse Area	79,900 SF
Total Area	88,900 SF
Clear Height	17' - 24'8"
Interior loading docks	2 (20' x 14')
Truck Level Doors	7
Sprinklers	Yes

Financial Information

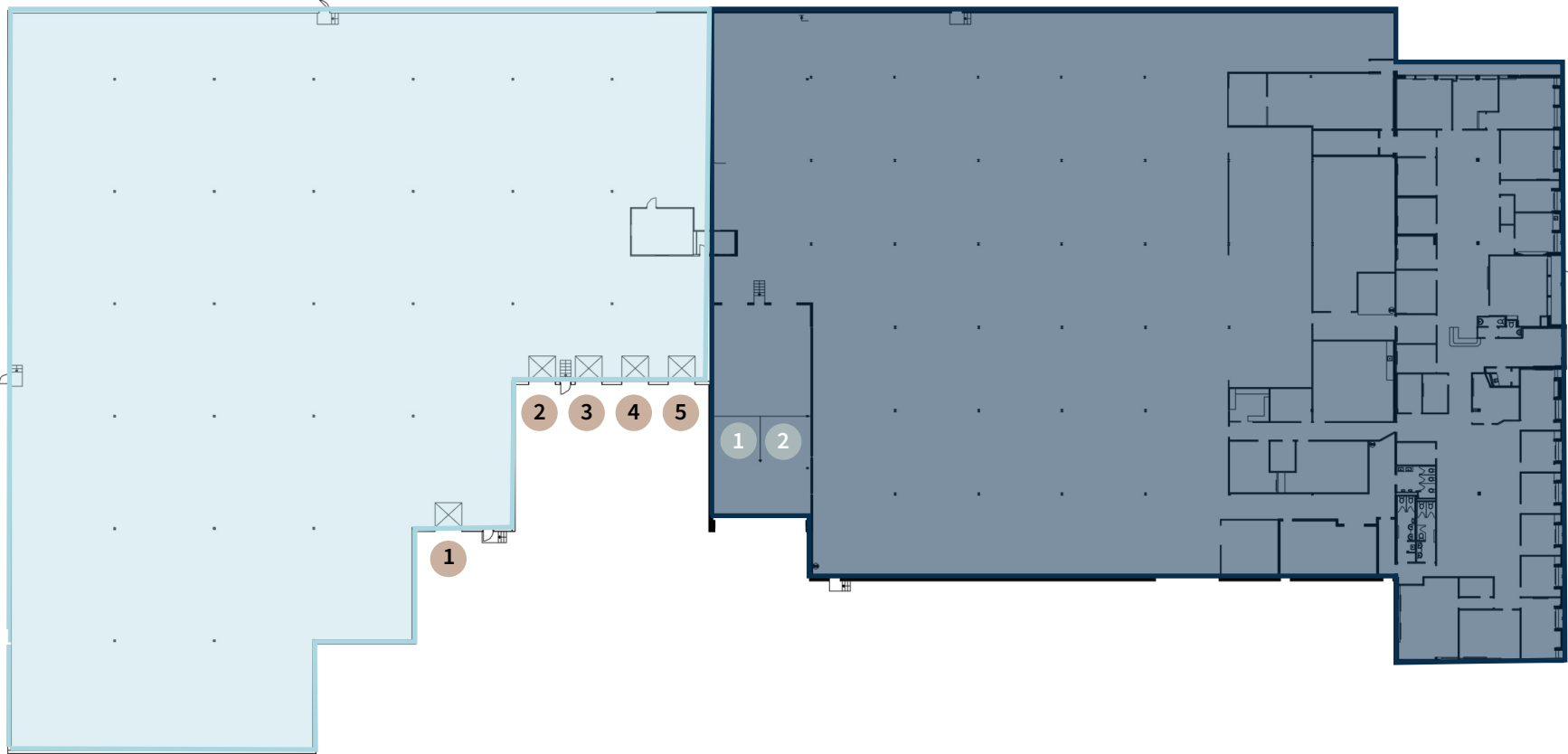
Occupancy Date	Immediate
Asking Net Rent	\$13.95/SF
OPEX (2026)	\$4.25/SF
Asking Price	\$16,891,000.00 (\$190.00 PSF)



Photos



Space Plan



- Loading docks
- Interior loading docks
- Possibility to demise



7 Truck
Level Doors



16' - 24'8" clear



Near Highways 15 and 40



Available immediately

Location



5660 Ferrier

Mount-Royal, QC

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