

Leasing Availabilities —



4150 Autoroute 13

Laval, QC



The Building —

4150 Autoroute 13

Located at 4150 Highway 13 in Laval, Québec, this single-tenant industrial building is situated on a lot of 198,389 SF and has 70,000 SF of space, including 10,500 SF of office space.


It has a great visibility , off the highway and near highways 440, 15 and Trans-Canada and close to many services.

The property has a few key features such as an enclosed courtyard, outdoor storage area and ample parking.



Building Specifications

Available Size	70,000 SF
Office Space	10,500 SF
Lot Size	198,389 SF
Ceiling Height	24'
Zoning	Industrial
Electrical	600 V / 600 A
Lighting	fluorescent
Sprinkler System	Yes
Roof	Tar & gravel
Loading	3 truck-level doors 2 drive-in doors
Parking Stalls	80
Year Built	2003
Column Span	31' x 26'
Availability	April 2025
Rate	Contact us

[Learn more](#) 

4150 Autoroute 13 —

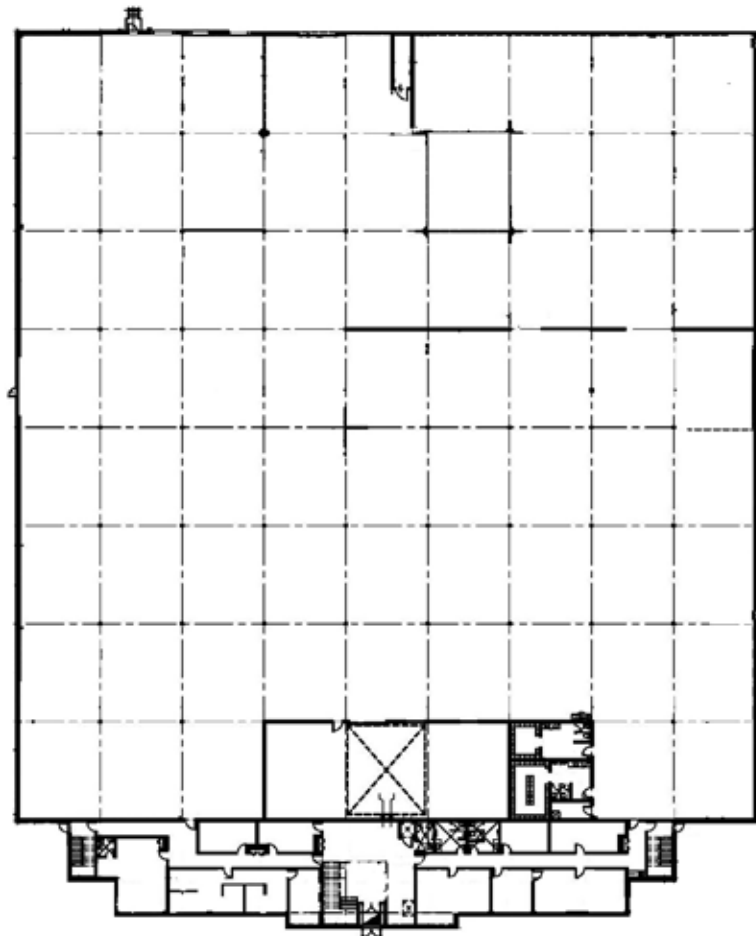
Leasing Opportunities

Available Size

70,000 SF

Availability

April 2025



4150 Autoroute 13 —

Location Proximity



Highways

- Hwy 13 1.3 km
- Hwy 440 3 km
- Hwy 15 4.5 km
- Trans-Can Hwy 11.4 km

Train Stations

- Gare Vimont 9.3 km

Bus Stops

- Route 55 1 km
- Route 73/76 X km

Points of Interest

- 1 Super C 4.5 km
- 2 Allô mon Coco 4 km
- 3 Tim Hortons 3.6 km
- 4 Isabelle Park 4 km
- 5 Canadian Tire 7.5 km

Dream Industrial —

Customer Solutions

With over 50 million square feet of existing assets and a significant development pipeline, we're committed to delivering flexible, innovative, and sustainable solutions. From standardized leases and turnkey construction to renewable energy and decarbonization options, we are here to ensure your real estate works for you—both now and in the future.



Operations

With extensive experience in operations services, we understand the complexities of managing industrial spaces. Services from Turnkey Construction to Tenant Engagement Programs are designed to simplify every aspect of your space management.



Development

Our highly experienced development team is here to empower your organization with extensive capabilities that drive success. We have a proven track record, where joint investments led to mutually beneficial outcomes.



Renewable Energy

Capital investments in solar panels provides us with an opportunity to significantly reduce GHG emissions while creating a financially viable revenue stream. It also offers an element of utility cost certainty to tenants in an unpredictable energy market.



Sustainability

Our team offers customized sustainability and decarbonization solutions to help your business meet its environmental, social, and governance (ESG) goals. Initiatives range from LED retrofits, sustainable roofing, to green building certifications.

Dream Industrial —

ESG / Sustainability

Dream Industrial is targeting to be net zero on Scope 1 and Scope 2 emissions by 2035 and select Scope 3 emissions by 2050. We are developing asset specific net zero roadmaps, which can include the installation of heat pumps, LED retrofits, rooftop solar and other energy efficiency measures.

The information presented is reflective of Dream Industrial REIT and does not include Dream Summit Industrial Joint Venture.



5.8 million SF

of GLA with green building certifications⁽¹⁾



343%

increase in Cumulative On-site Solar PV System Capacity from 2021 to 2023⁽⁴⁾



987,000 SF

of new developments certified as Zero Carbon Building (designated by the CaGBC)⁽²⁾



14.7 million SF

cumulative GLA with LED lighting upgrades⁽⁵⁾



25,685 MW

cumulative on-site Solar PV System Capacity⁽³⁾



1 million kWh

estimated annual electricity savings, equal to 80 tCO₂e in GHG emissions⁽⁶⁾

1. Includes LEED, BREEAM, BOMA BEST, DGNB and ZCB as at September 30, 2024.

2. As at September 31, 2024.

3. The total capacity includes DIR.UN-owned solar PV systems with capacity of 14,197 kW and third-party or tenant-owned solar PV systems capacity of 11,489 kW. Includes estimations and third-party and tenant-owned systems on DIR.UN's properties. As at December 31, 2023.

4. The total capacity includes DIR.UN-owned solar PV systems and third-party or tenant-owned solar PV systems. Includes estimations and third-party and tenant-owned systems on DIR.UN's properties.

5. As at December 31, 2023.

6. Emissions for Canadian projects were calculated using the National Inventory Report (NIR) published in 2022. For European projects they were calculated using the latest JRC-COM-NEEF (National and European Emission Factors for Electricity Consumption) dataset provided by the Joint Research Centre.

Dream Industrial —

About Us

Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX: DIR.UN) as well as several private vehicles.



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