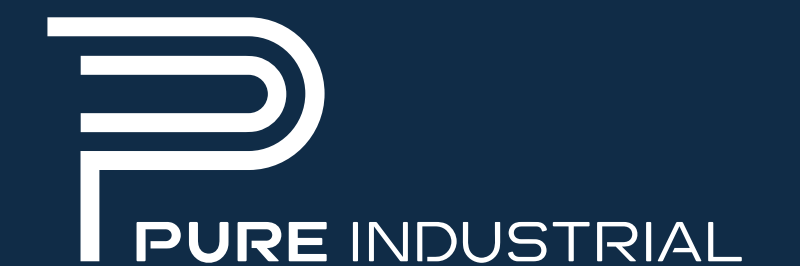




**FOR LEASE**

5799 DE L'AÉROPORT ROAD, SAINT-HUBERT

**±205,162 SF CLASS A FREE-STANDING INDUSTRIAL  
BUILDING WITH AIR-CONDITIONED WAREHOUSE**







## THIS IS 5799 DE L'AÉROPORT ROAD

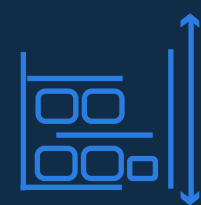
Colliers International, in partnership with Pure Industrial, presents this Class A, single-tenant industrial facility covering approximately 205,162 SF. Recently renovated and LEED certified, the well-maintained property is built for efficiency and growth. With a low office ratio and plenty of trailer parking, it's an ideal location for businesses looking for a high-performance headquarters.



**Single Tenant**



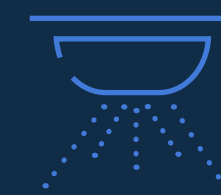
**LEED Building Design  
and Construction -  
Silver Certification**



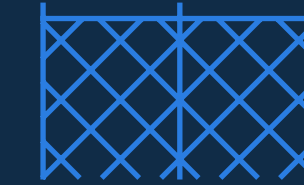
**Clear Height  
of 32'**



**Air-Conditioned  
Warehouse**



**ESFR  
Sprinklers**



**Secured Fenced Yard  
With Guard Shack**



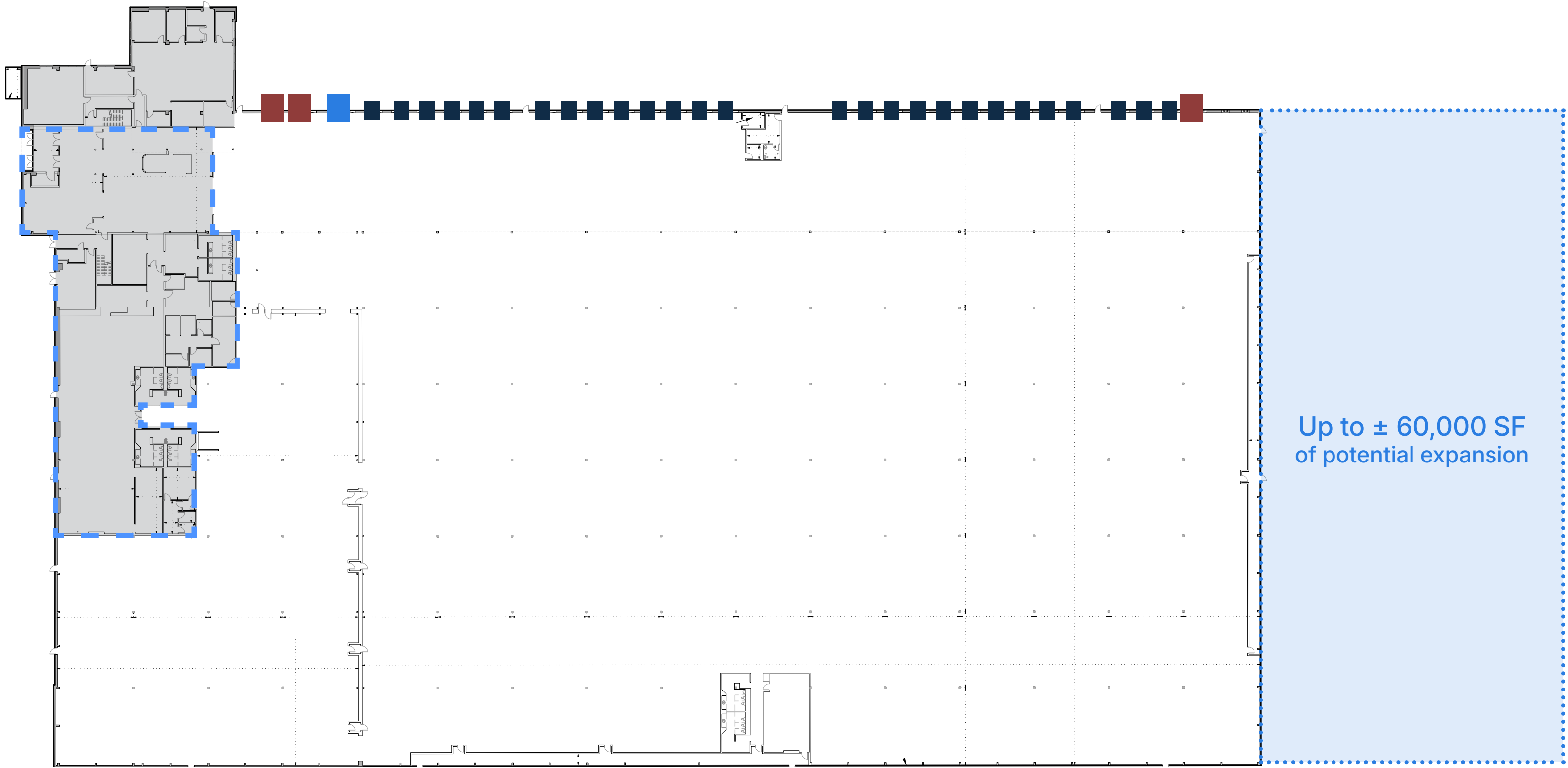
**Trailer  
Parking**



# LARGE SPACE TO GROW YOUR BUSINESS



DE L'AÉROPORT ROAD



## BUILDING SPECIFICATIONS

Year Built	2008
Building Area	± 205,162 SF with possible expansion of ± 60,000 SF
Warehouse Area	± 200,956 SF
Office Area	± 4,206 SF
Land Area	± 600,129 SF
Zoning	I-116, I1, I2, I3
Clear Height	32'
Shipping	<ul style="list-style-type: none"><li>• 29 Docks with levelers</li><li>• 3 Courier doors</li><li>• 1 drive-in door</li></ul>
Trailer Parking	± 52 cases
Car Parking	± 148 parking stalls
Electrical Entry	1,200A/600V
Generator	Yes
A/C	Air-Conditioned Warehouse and Office
Lighting	LED
Sprinklers	ESFR



Contact Brokers  
Asking Rent



\$3.12 PSF  
Taxes



Immediate  
Availability

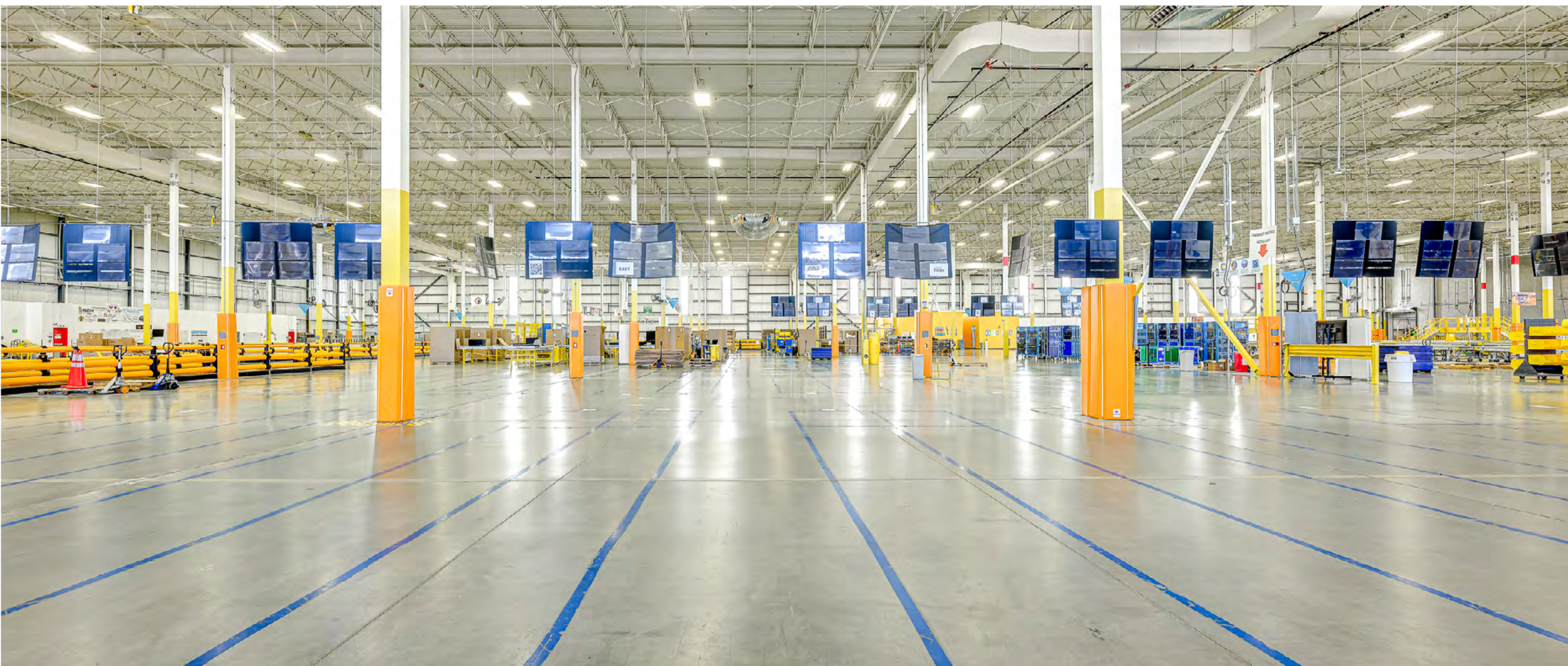
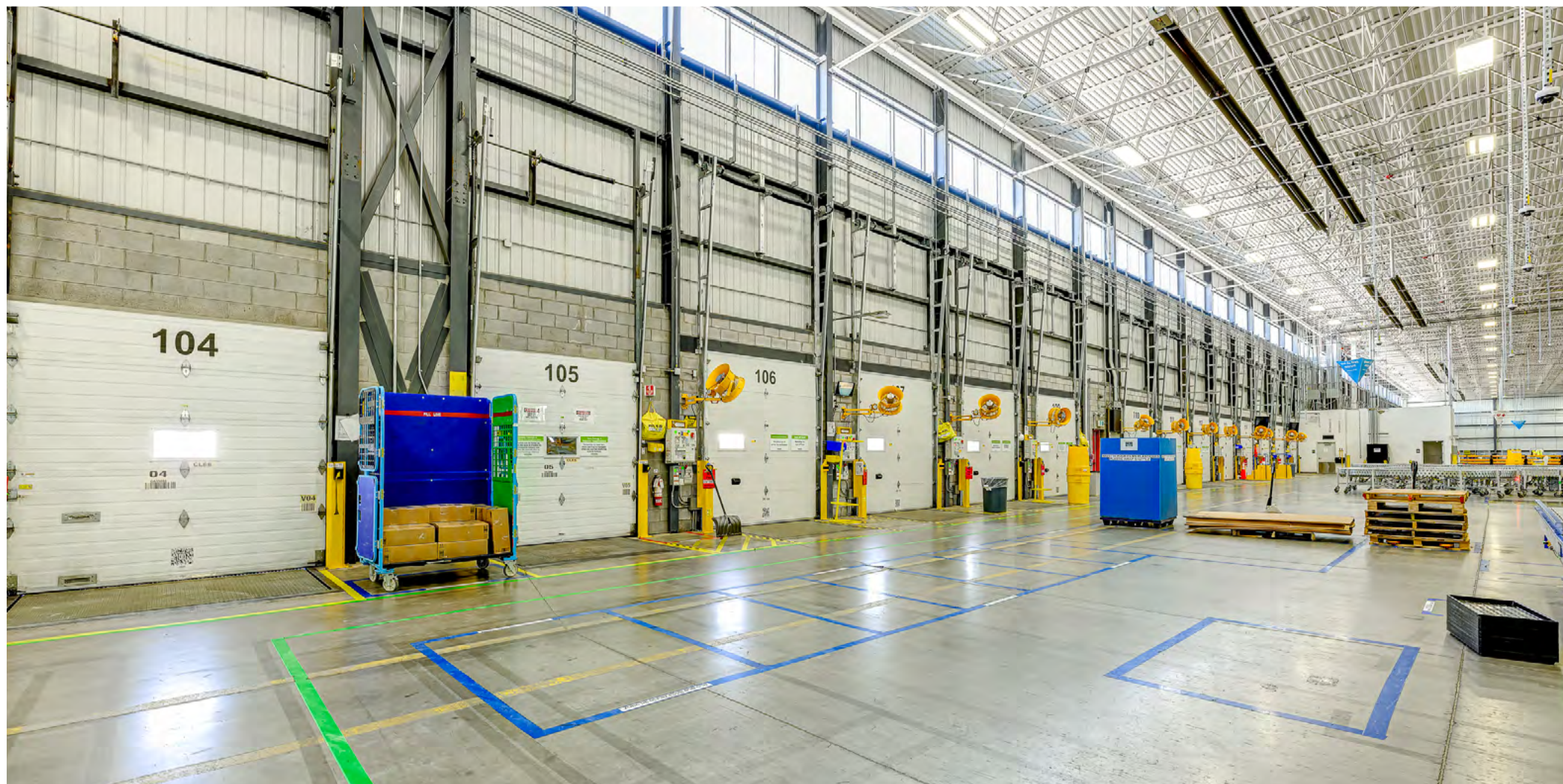
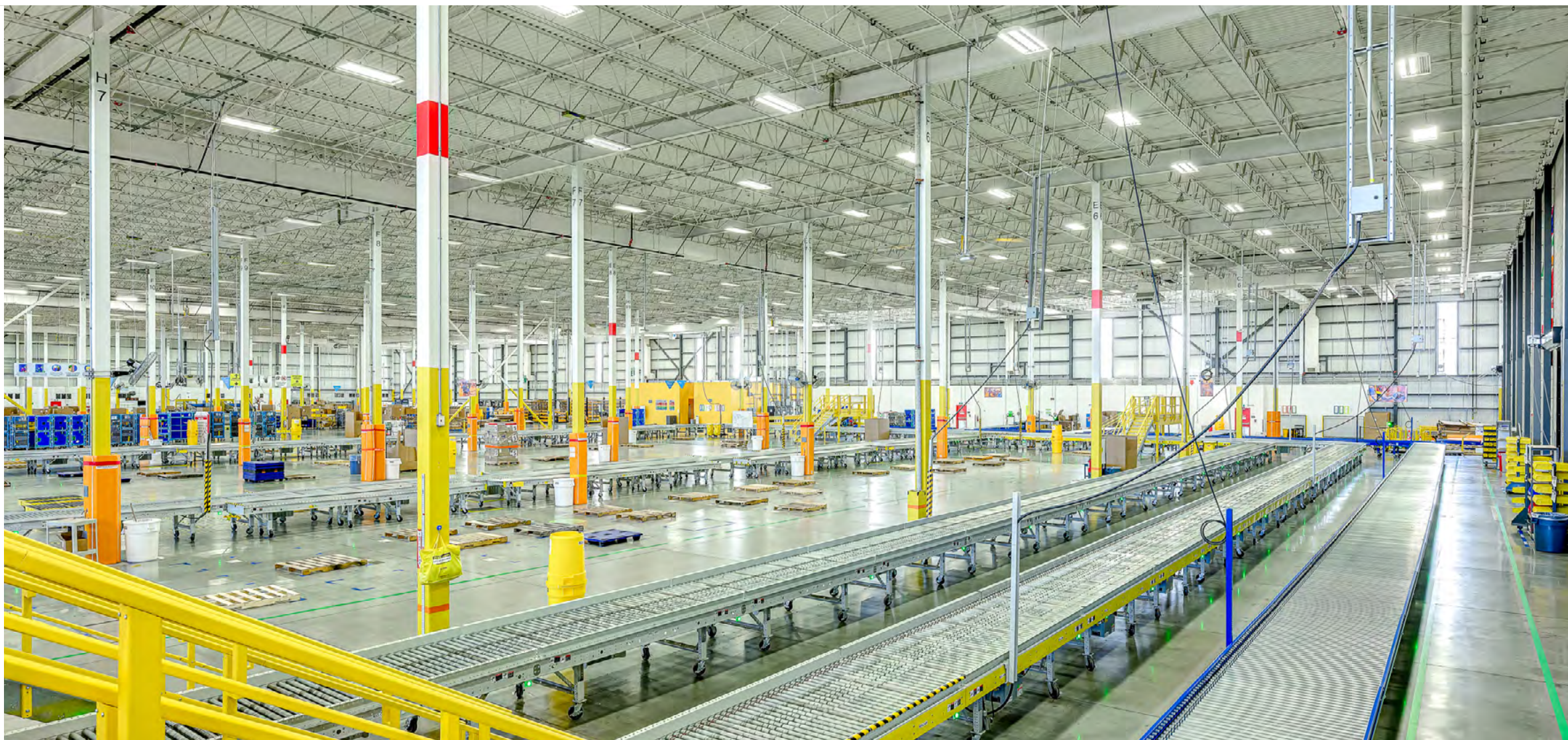


# CLASS A DISTRIBUTION CENTER





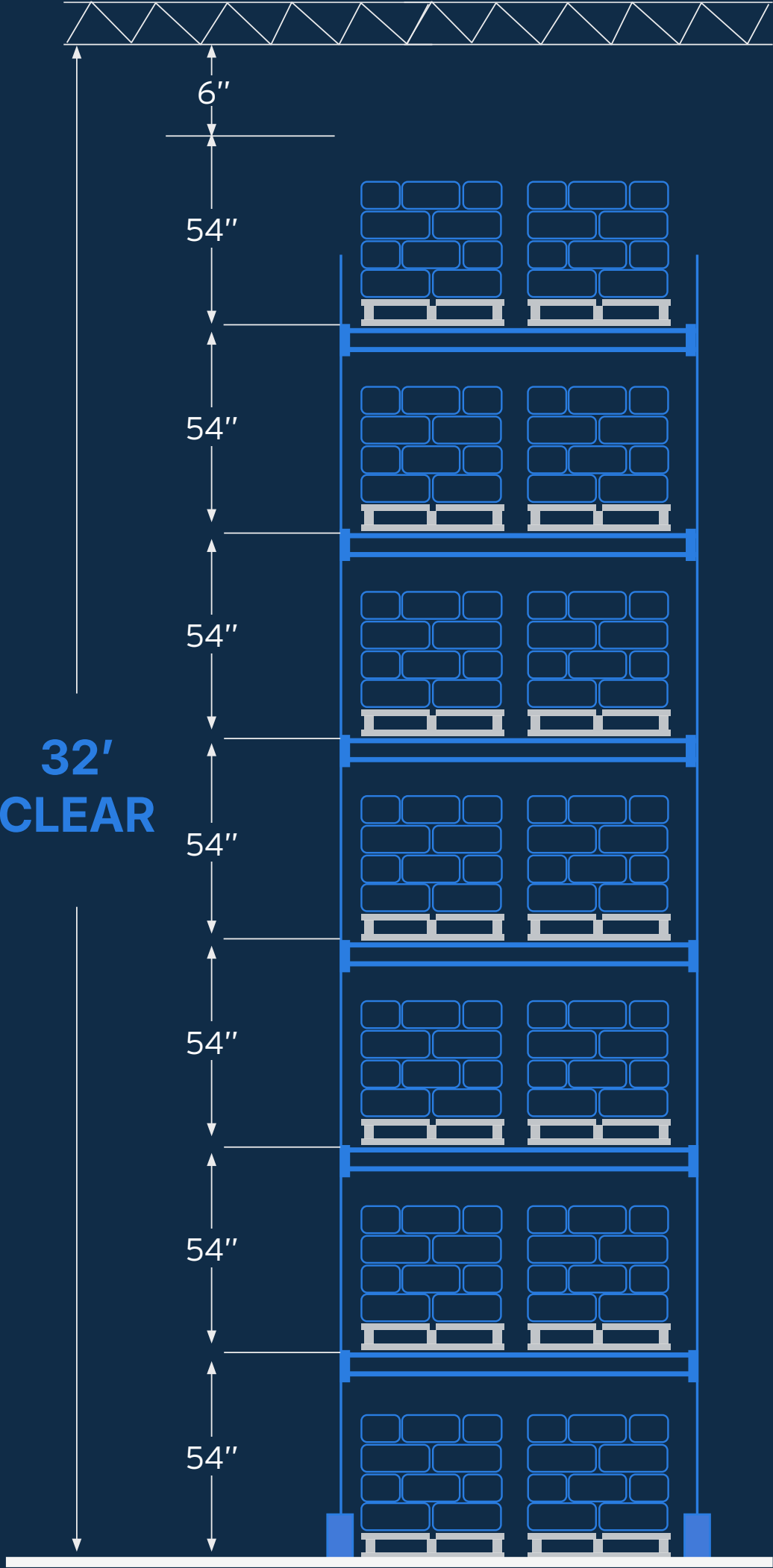
# RECENTLY RENOVATED INDUSTRIAL SPACE





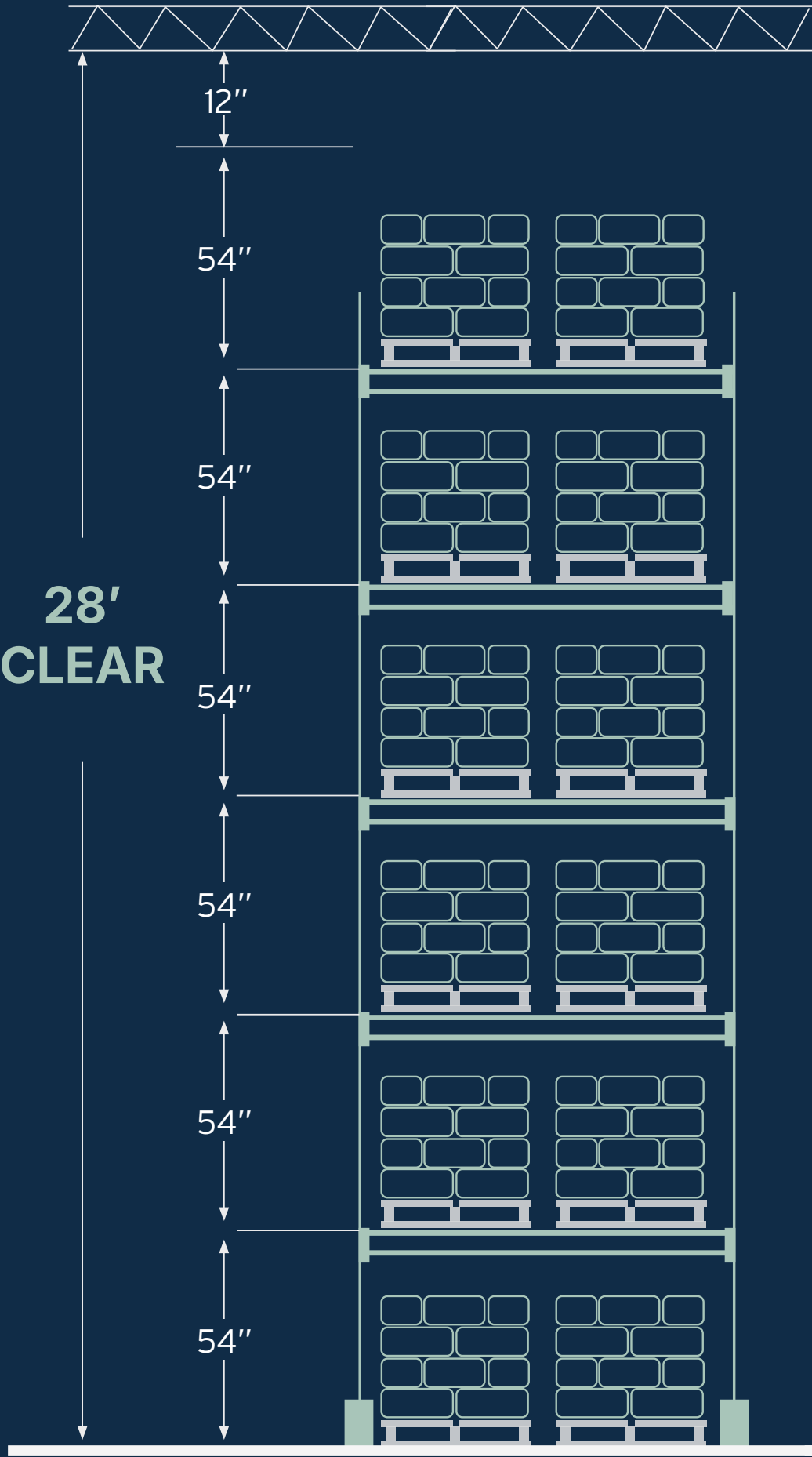
# PALLET CAPACITY BY CLEAR HEIGHT

5799 DE L'AÉROPORT ROAD, SAINT-HUBERT

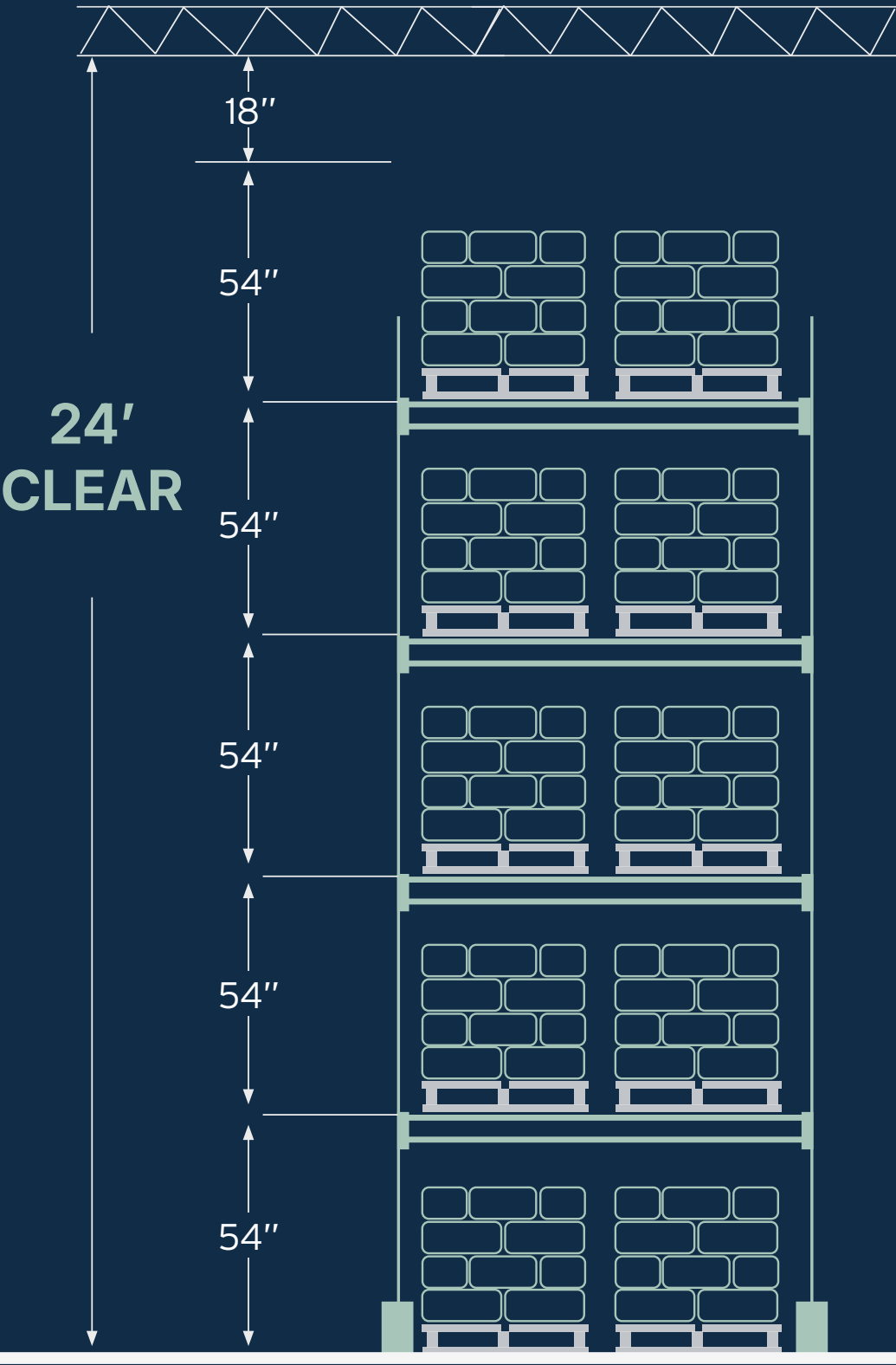


Pallet par racking bay: 14  
Total pallets: ± 21,900  
Racking height: 378"

SIMILAR INDUSTRIAL SPACES



Pallet par racking bay: 12  
Total pallets: ± 18,000  
Racking height: 324"



Pallet par racking bay: 10  
Total pallets: ± 14,600  
Racking height: 270"

Warehousing users will recognize the value of 5799 de l'Aéroport Road's 32' clear height. Comparable industrial buildings in the area typically offer a clear height of only 28' or 24', making the property a standout choice for maximizing storage capacity and operational efficiency.



# HIGHLY ATTRACTIVE INDUSTRIAL AREA


Strategically located just 15–20 minutes from Montréal-Trudeau International Airport (YUL), this prime site provides direct access to Highway 30 and Route 116, connecting you to major trade corridors and supporting efficient regional and cross-border transportation. Proximity to rail terminals and the Port of Montreal enhances multimodal logistics options, while access to a large local labour pool strengthens workforce availability.

Located at the heart of Montreal’s logistics network, 5799 de l’Aéroport Road is built to support and elevate your business.

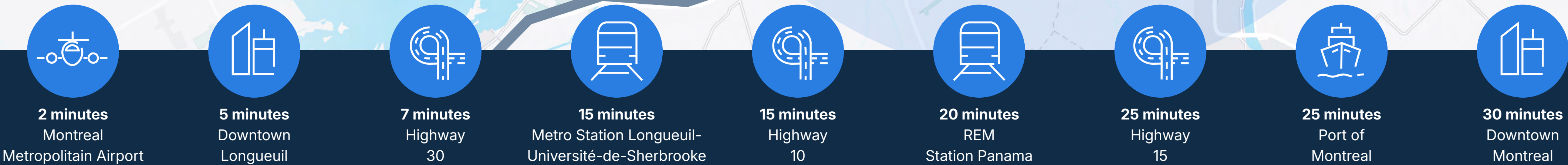
## LABOUR POOL

5 km	Labour Force: 69,726 Population: 127,300
10 km	Labour Force: 254,369 Population: 470,691
15 km	Labour Force: 684,699 Population: 1,192,862

## KEY SECTORS - 10 KM RADIUS

-  Retail Trade
-  Health Care and Social Assistance
-  Professional, Scientific and Technical Services

## DRIVE TIMES







# A VIBRANT INDUSTRIAL COMMUNITY

## AMENITIES WITHIN 12 MIN DRIVE



41 Restaurants



8 Banks



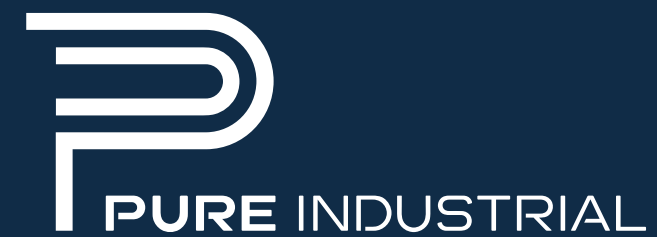
24 Retail Shops



12 Gas Stations



## PARTNERS IN YOUR SUCCESS



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, with offices in Toronto, Montreal, Quebec City, and Vancouver, and top tier properties across the country. We're not just providing industrial real estate; we are laying the foundation for your business to thrive.

We offer a portfolio of more than 42M square feet of prime locations across Canada, from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our customer-focused team is here to deliver highly responsive, personalized service and keep your supply chain seamless, from the first mile to the last.







## CONTACT US FOR MORE INFORMATION

**JEAN-MARC DUBÉ**

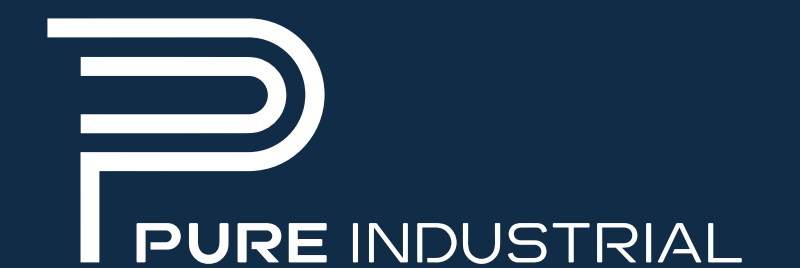
EXECUTIVE VICE PRESIDENT  
CHARTERED REAL ESTATE BROKER  
+1 514 764 2829  
MARC.DUBE@COLLIERS.COM

**VINCENT IADELUCA\***

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

**SHAWN MACHADO**

SENIOR ASSOCIATE  
REAL ESTATE BROKER  
+1 514 294 8494  
SHAWN.MACHADO@COLLIERS.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 © 2025. 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.