

MI  
TRIMONT

INDUSTRIAL BUILDING  
FOR SALE

13150

Boul. Métropolitain E.  
Pointe-aux-Trembles
















# PROPERTY DETAILS



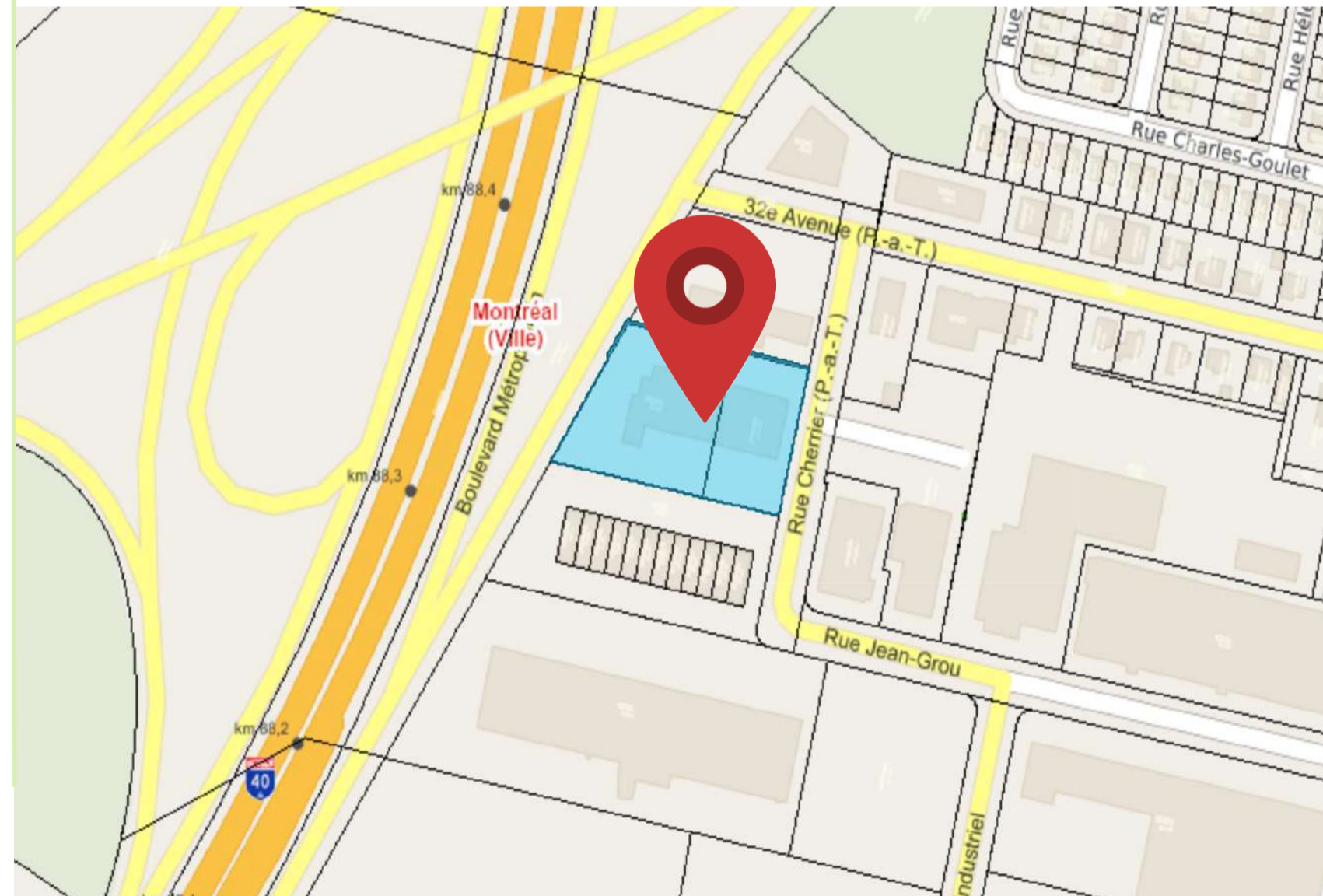
## FEATURES

- Strategically located off of Highway 40, in close proximity to rue Sherbrooke E. and Boul. du Tricentenaire.
- Exceptional cross-dock facility featuring 24 truck-level doors with levelers.
- Rare building configuration.
- Well maintained property built with premium construction materials.

|  |                      |                 |
|--|----------------------|-----------------|
|    | TOTAL BUILDING AREA  | ± 20,182 SQ.FT. |
|   | OFFICE AREA          | ± 2,352 SQ.FT.  |
|  | WAREHOUSE AREA       | ± 17,830 SQ.FT. |
|  | LAND                 | ± 74,034 SQ.FT. |
|  | YEAR OF CONSTRUCTION | 2005            |
|  | CLEAR HEIGHT         | 16.5'           |
|  | TRUCK-LEVEL DOORS    | 24              |
|  | COLUMN SPAN          | 28.5' x 39'     |
|  | ELECTRICAL ENTRY     | 400A / 600V     |
|  | HEATING              | Gas             |
|  | HVAC                 | Office          |
|  | SPRINKLERS           | Yes             |
|  | LEASE                | 5 Years         |

## ZONING DETAILS

**ZONE: 268**  
**INDUSTRIAL: I1 & I2**

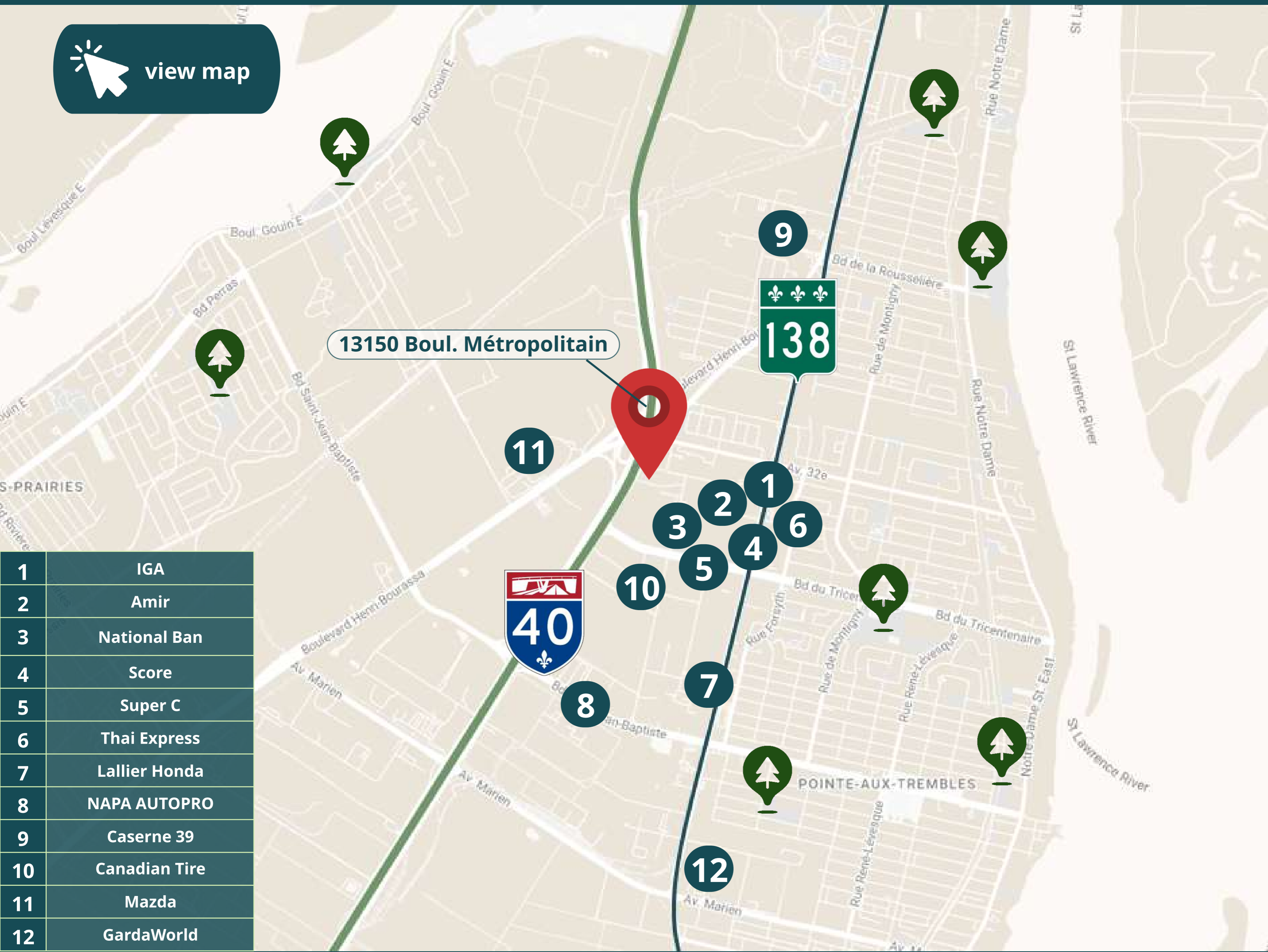


**INDUSTRIAL BUILDING FOR SALE**

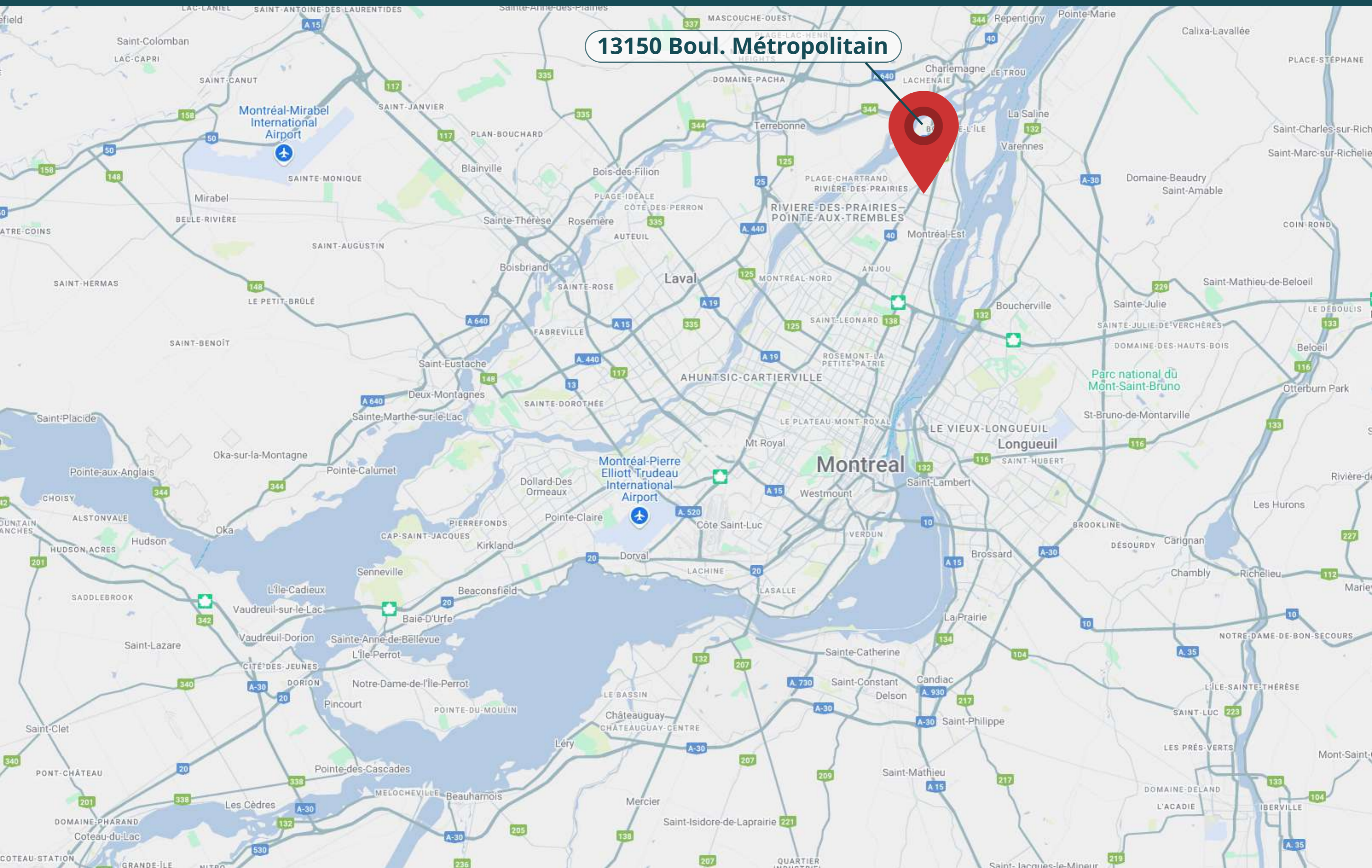
CONTACT US FOR MORE INFORMATION

# LOCATION

Strategically located off of **Highway 40**, in close proximity to **rue Sherbrooke E. and Boul. du Tricentenaire**.

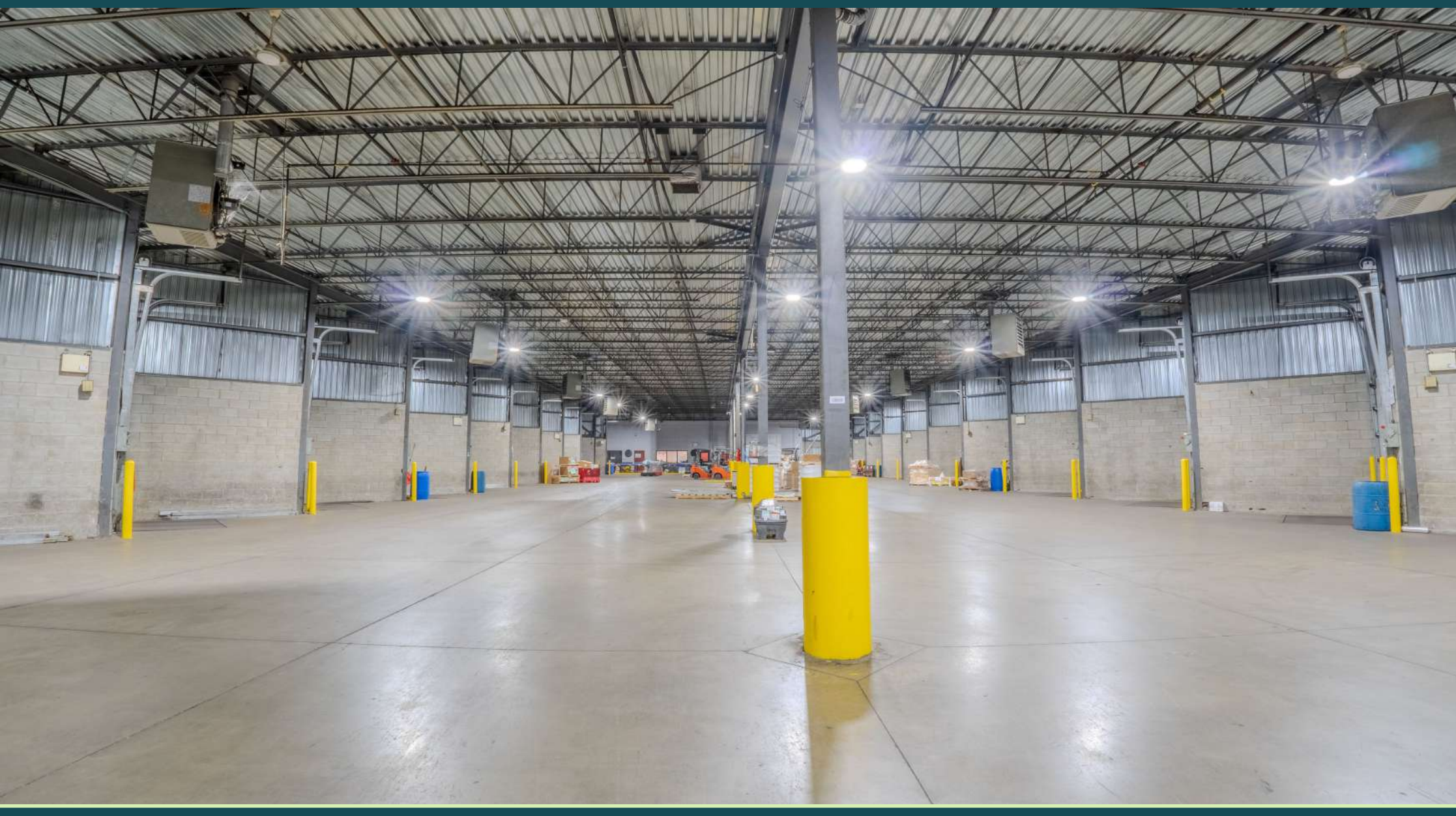
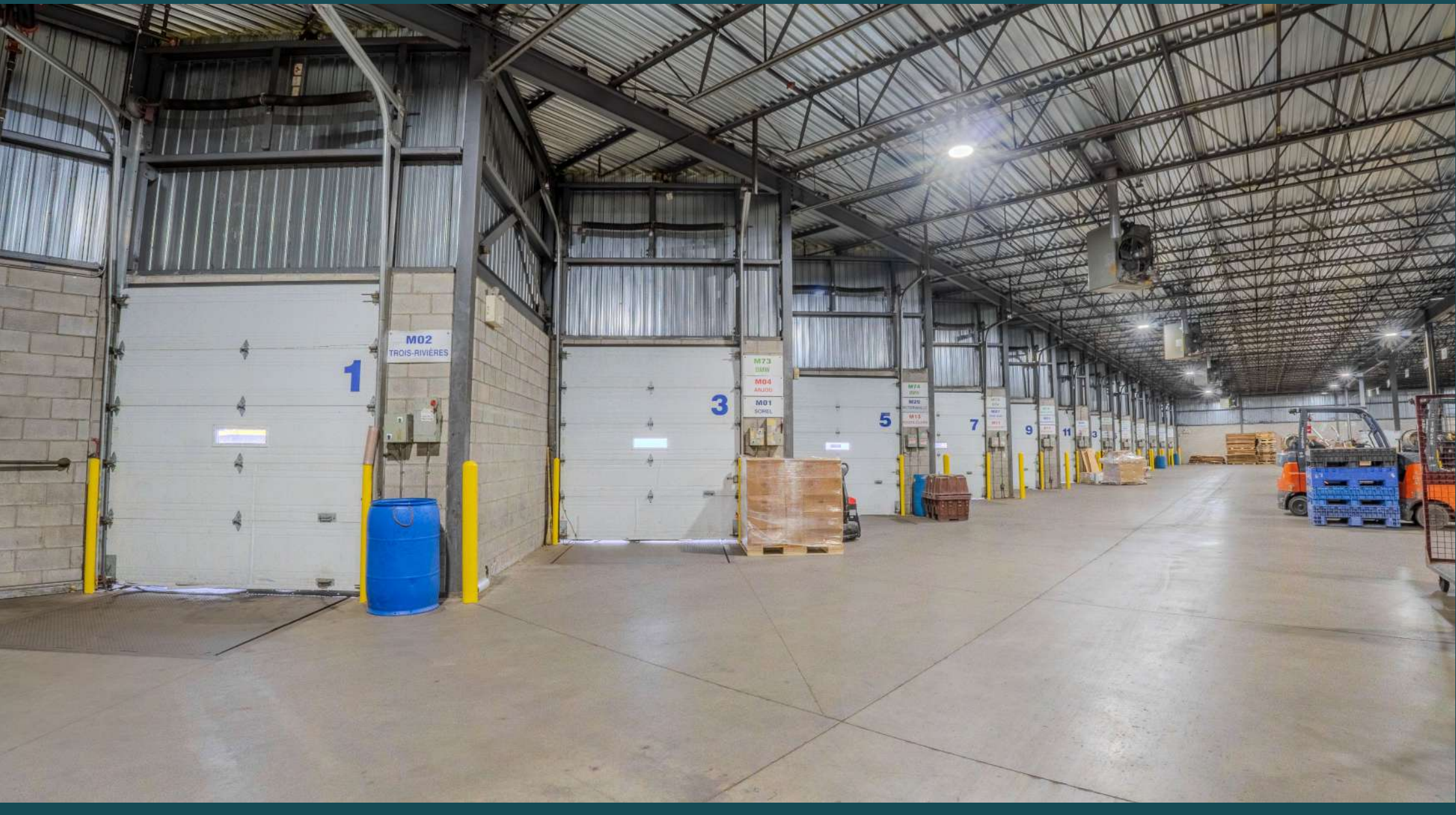
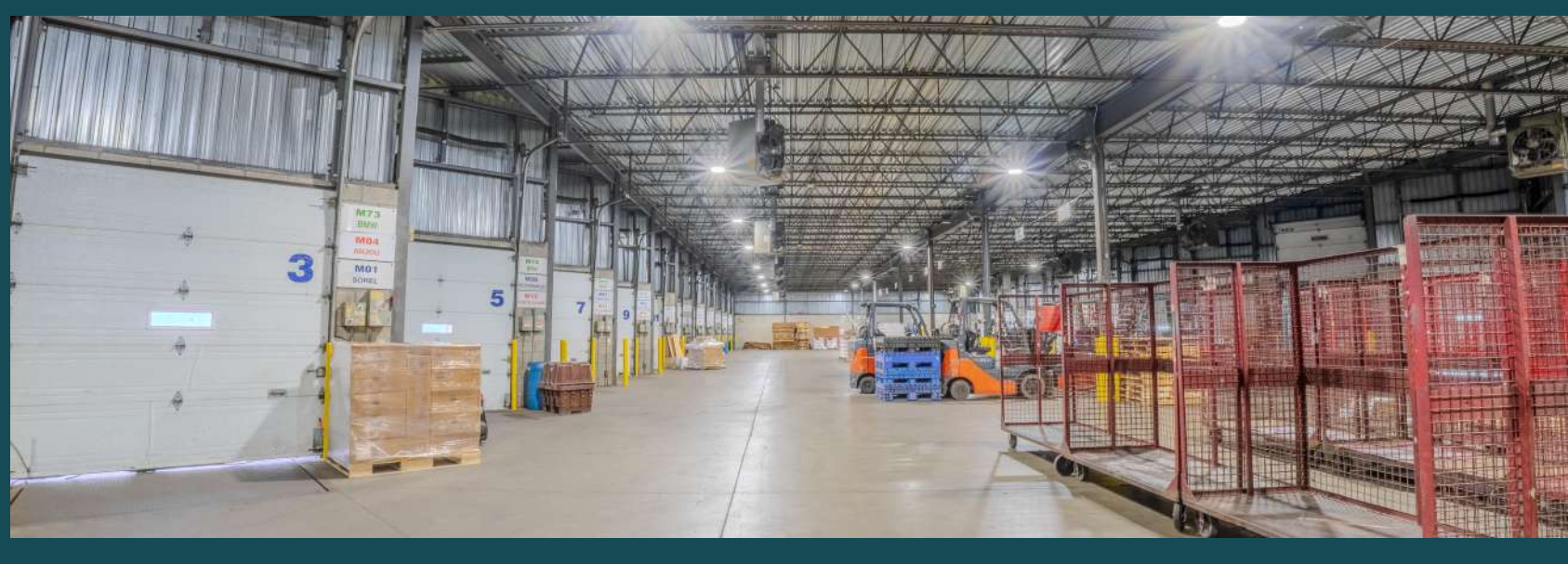
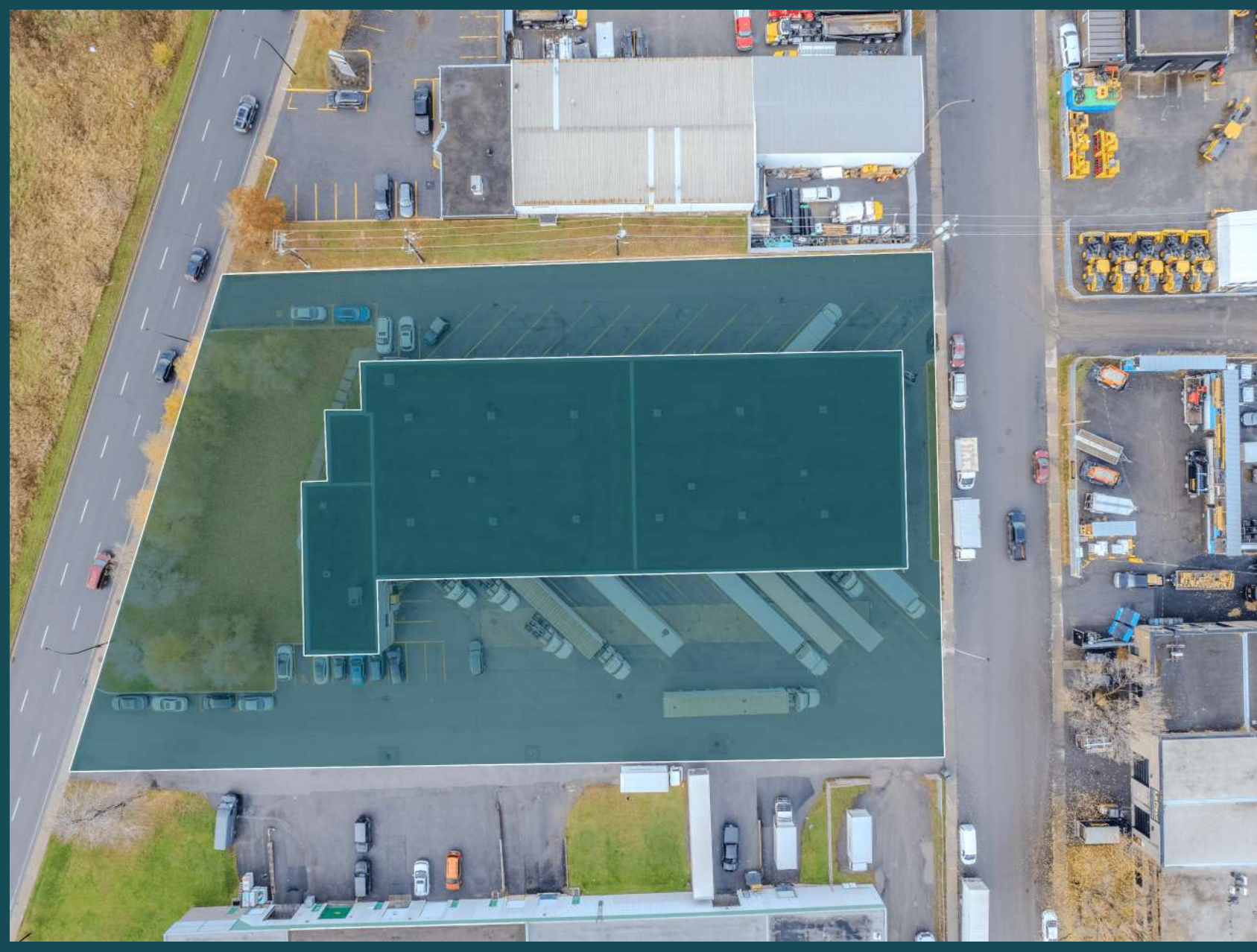


|    |               |
|----|---------------|
| 1  | IGA           |
| 2  | Amir          |
| 3  | National Ban  |
| 4  | Score         |
| 5  | Super C       |
| 6  | Thai Express  |
| 7  | Lallier Honda |
| 8  | NAPA AUTOPRO  |
| 9  | Caserne 39    |
| 10 | Canadian Tire |
| 11 | Mazda         |
| 12 | GardaWorld    |



**INDUSTRIAL BUILDING FOR SALE**  
CONTACT US FOR MORE INFORMATION





INDUSTRIAL BUILDING FOR SALE  
CONTACT US FOR MORE INFORMATION





Real Estate Agency

4480 Chemin de la Côte-de-Liesse, suite 290,  
Mont-Royal (Montréal), QC, H4N 2R1

514.736.0511

DISCLAIMER: Information provided is based on sources considered reliable, without a guarantee of accuracy. No responsibility and/or warranty is assumed by the broker. This document is intended solely for informational purposes, and is made subject to errors, modifications, and omissions. The purchaser/lessee is encouraged to perform proper due diligence prior to an acquisition or lease agreement. This is not an offer or promise to sell/lease that could bind the vendor/lessor to the purchaser/lessee, but rather an invitation to submit such offers or promises. Any sale is made without legal warranty.



## Germando Mazzotta \*

Partner

Commercial Real Estate Broker

📞 514.743.5013

✉️ gmazzotta@trimontcanada.com

\* Real estate broker acting within the business corporation Germando Mazzotta inc.

## Dimitri (Jimmy) Mouhteros \*\*

Partner

Commercial Real Estate Broker

📞 514.296.6203

✉️ jmouhteros@trimontcanada.com

\*\* Real estate broker acting within the business corporation Dimitri Mouhteros inc.

## Peter Mouhteros

Partner

Certified Real Estate Broker, AEO

📞 514.229.3016

✉️ pmouhteros@trimontcanada.com

## Owen Paek

Associate Vice President

Commercial Real Estate Broker

📞 514.816.2920

✉️ opaek@trimontcanada.com

## Robert Kohos

Associate

Commercial Real Estate Broker

📞 438.229.4741

✉️ rkohos@trimontcanada.com