

savills

FOR SUBLEASE

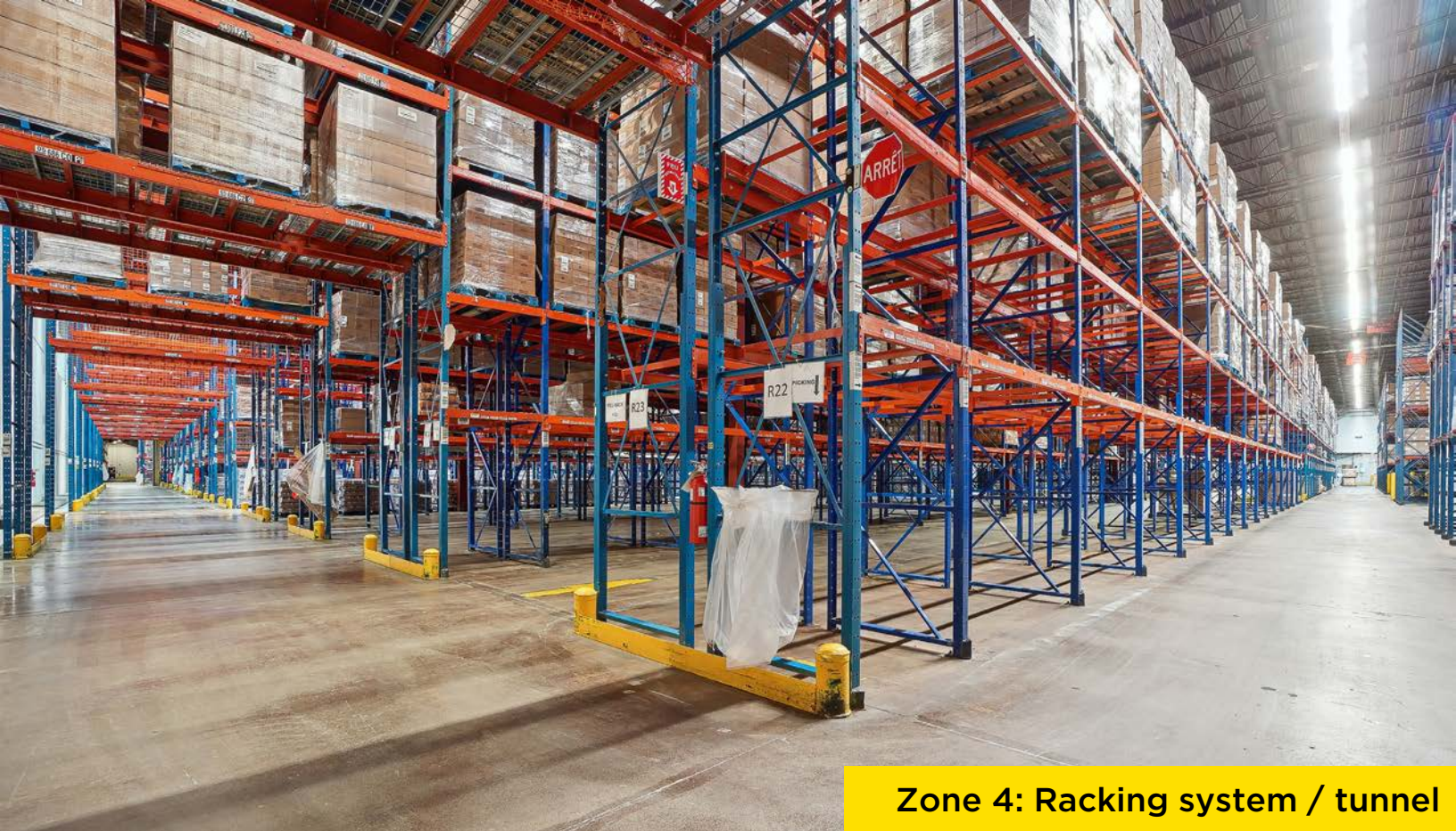
11287 Albert-Hudon Boulevard, Montreal-North

\$8.00 gross rent per square foot
Racking system included



Property highlights

- From 116,516 sq. ft. to 237,173 sq. ft. warehouse space
- Available immediately, HACCP certified space
- Easy access to Highways 40, 25 and the 440
- Access to bus #40 & 5 mins from the Anjou train station
- Ample truck maneuvering area and 126 parking stalls for trailers



Zone 4: Racking system / tunnel

Description of the space

Total available area
(zones 3, 4 & 5) 237,173 sq. ft.

Office area 3,555 sq. ft.

Warehouse area 233,618 sq. ft.

Clear height 23', 29' and 33'

Truck level loading doors 46

Parking

Employee Ample space

Trailer 126 exclusive stalls

Zoning Industrial I-04, manufacturing, distribution, warehousing



Zone 3: Staging area

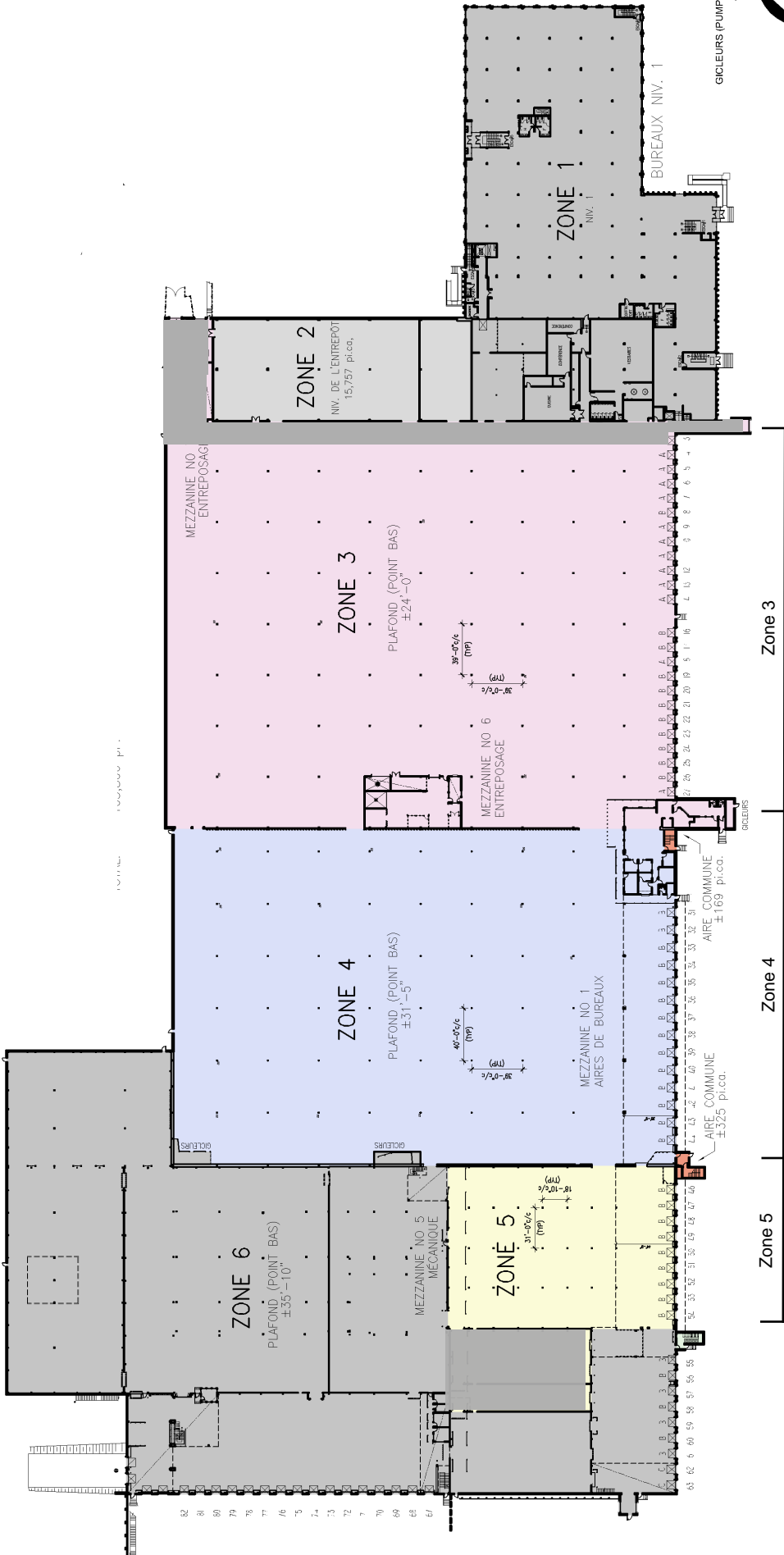
Financial information

Gross rent \$8.00 / sq. ft.

Additional rent Inclusive

Energy Metered

Leasable layout options



GICLIEURS (PUMP-HOUSE) ±578 pi.ca.
GUÉRIE ±473 pi.ca.



	Zone 5	Zone 4	Zone 3
Total area	21,853 SF	98,804 SF	116,514 SF
Truck-level doors	9 doors	14 doors	23 doors
Clear height	33'	29'	23'
Layout 1	X	X	X
Layout 2	X	X	Not applicable
Layout 3	Not applicable	Not applicable	X

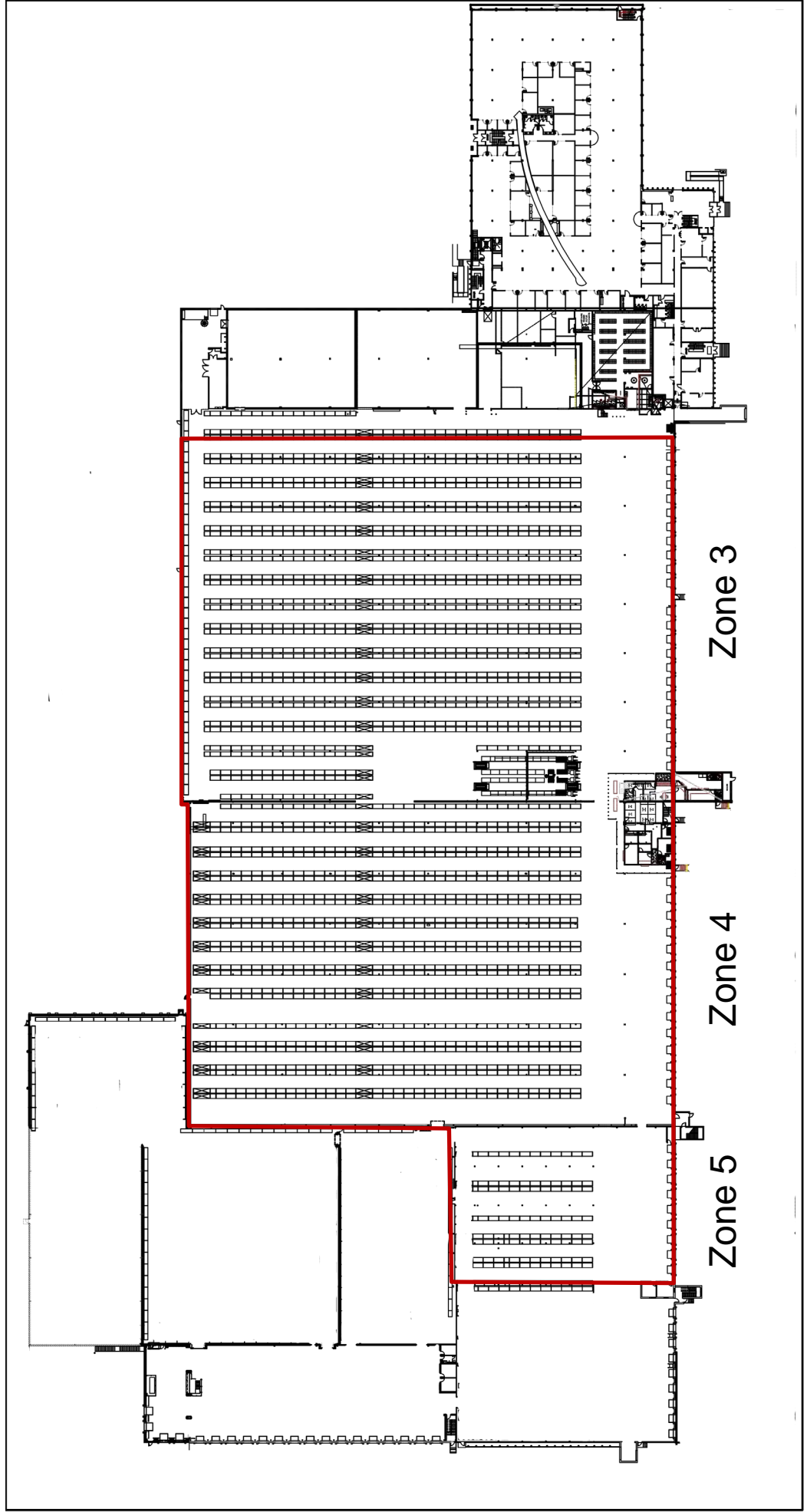
LEASABLE LAYOUT OPTIONS

LAYOUT 1 (Zone 3, 4 & 5)
Total area: 237,173 SF (100 %)
Warehouse area: 233,616 SF
Office area: 3,555 SF

LAYOUT 2 (Zone 4 & 5)
Total area: 120,657 SF
Warehouse area: 118,765 SF
Office area: 1,892 SF

LAYOUT 3 (Zone 3)
Total area: 116,514 SF
Warehouse area: 114,851 SF
Office area: 1,663 SF

Racking plan



Parking / charging areas



126 Exclusive trailer parking stalls



Additional parking



Zone 3: Charging station

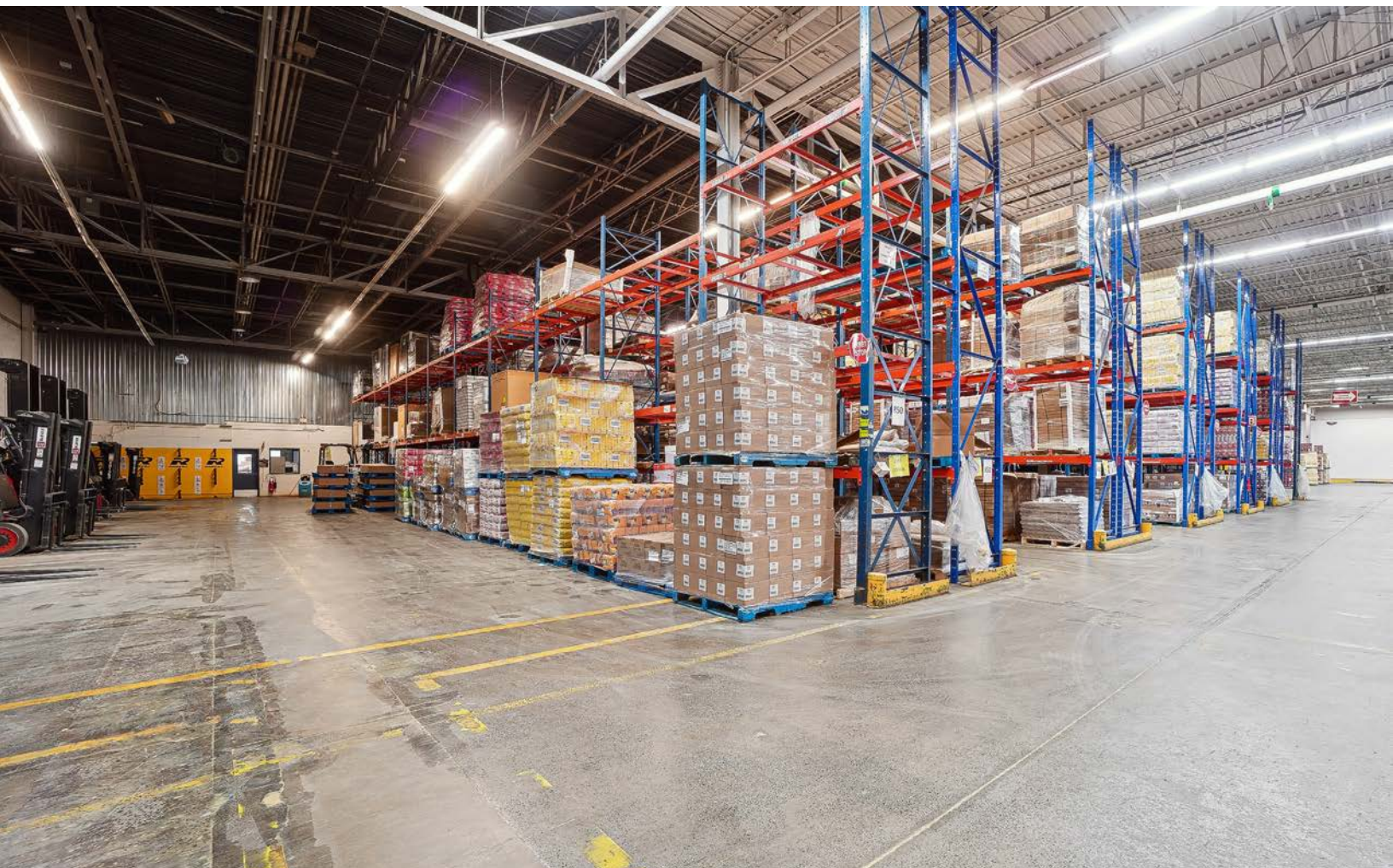
Zone 3



Zone 3: Loading docks



Zone 3: Shipping office



Zone 3: Racking system

Shipping areas



Zone 4 & 5: Shipping apron



Zone 4: Shipping doors



Zone 4: Dispatch / shipping office

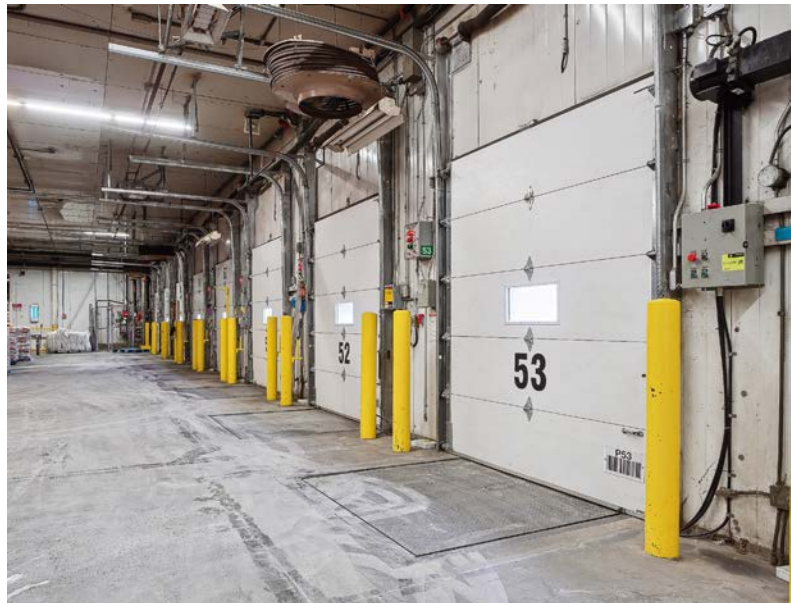
Zone 5



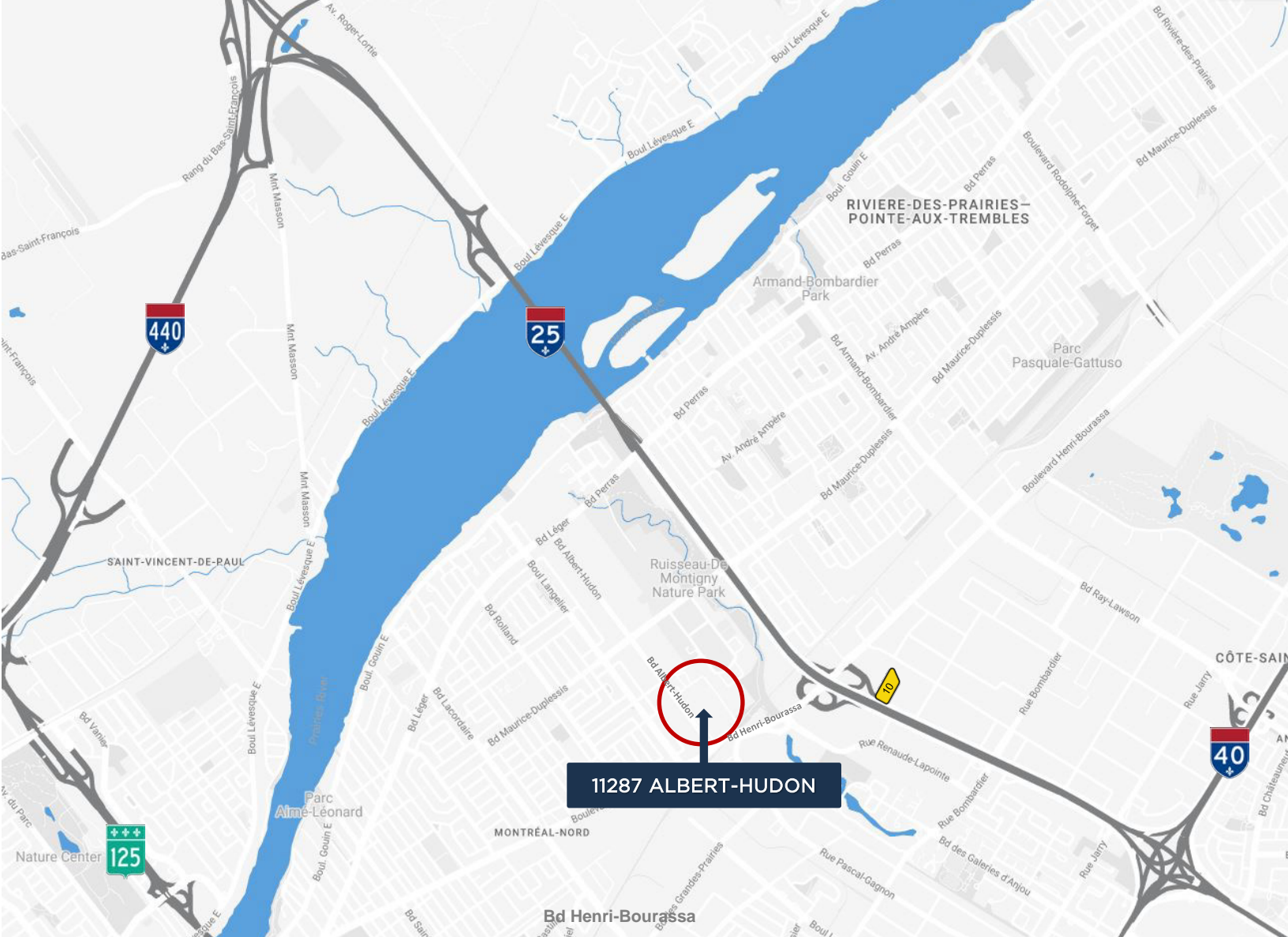
Zone 5: Racking system



Zone 5: Racking system



Zone 5: Shipping doors



11287 ALBERT-HUDON

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