

Revised Price

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Manulife
Investment Management

CENTRE LOGISTIQUE

POINTE-AUX-TREMBLES

FOR LEASE

12100 & 12200 METROPOLITAIN BLVD. EAST



NEW INDUSTRIAL DEVELOPMENT | COMPLETED & AVAILABLE

TWO BUILDINGS FOR LEASE
UP TO ± 201,806 SF ~~340,000 SF~~

Two new industrial buildings in the heart of Montreal East, with access off of Blvd Saint-Jean Baptiste, Pointe-Aux-Trembles.

The properties offer superior visibility on Highway 40, and a location benefiting from a large surrounding labour pool.



12100 Métropolitain	
Total building area	± 92,712 SF
12200 Métropolitain	
Total building area	±109,094 SF 246,740 SF
Clear Height	36'
Availability	Immediately
Zoning	Industrial I1 - I2
Sprinklers	ESFR with fire pump
Columns Span	40' X 54' (12100 Métropolitain) 38'4" X 54' (12200 Métropolitain)
Shipping Doors	18 loading docks & 1 drive-in door (12100 Métropolitain) 16 loading docks & 1 drive-in door (12200 Métropolitain)

Target Building Certification	LEED Silver
Electrical Capacity	500A /600V (12100 Métropolitain) 800A /600V (12200 Métropolitain)
Lighting	High Efficiency LED
Employee & Visitor Parking Stalls	12100 Métropolitain 54 spaces 12200 Métropolitain 60 spaces
<i>Bicycle parking and electric vehicle parking available</i>	

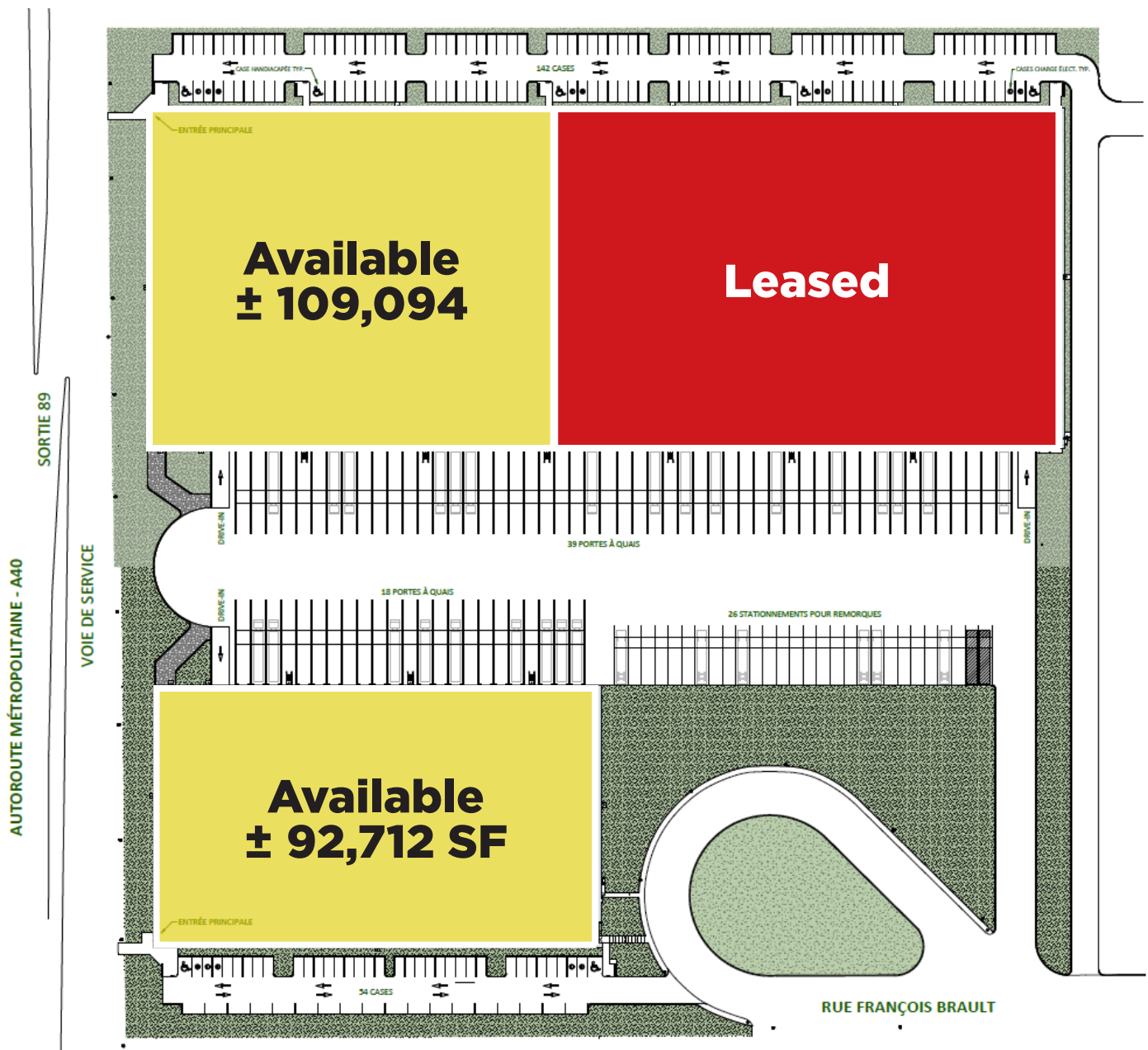
Lease Rates:
Please Contact Brokers

12100 & 12200 Metropolitan Blvd. East

The Centre Logistique industrial development benefits from favourable municipal zoning regulations that can accommodate multiple light industrial uses (Class I1) and medium industrial uses (Class I2), including, but not limited to, the following sectors*:

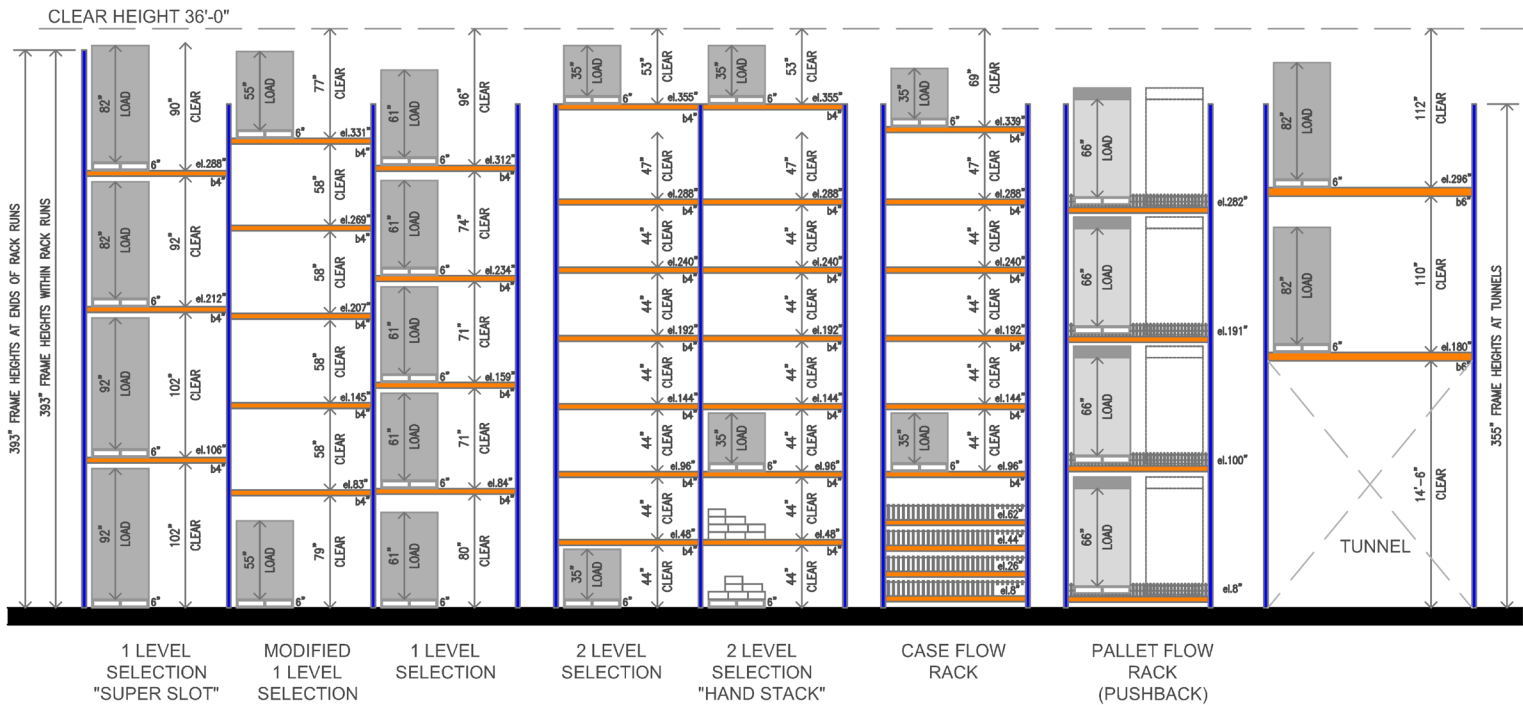
- ❖ Warehousing
- ❖ Transport & Distribution
- ❖ Manufacturing
- ❖ Life sciences and health technology
- ❖ Metals / Electronics / Plastics
- ❖ Clean technology
- ❖ Energy & Electronics
- ❖ Research and Development

*Please refer to the City of Montreal's zoning bylaw document RCA09-Z01 for the boroughs of Rivières-des-Prairies/Pointe-aux-Trembles for more details and information.



ADVANTAGES OF 36' CLEAR HEIGHT

UNDERSIDE OF ROOF DECK



For example, if a company currently using a warehouse with a 24' clear height moves to a new one at a 36' clear height, it would gain 30% - 50% more space in cubic square feet, depending on its pallet size and racking system.

If a company leasing 100,000 square feet can effectively use 30% - 50% more cubic height, it can reduce its leased space to between 67,000 - 77,000 square feet, lowering its monthly operating costs.

COMPLETED CONSTRUCTION

12100 Blvd. Metropolitain East (+/- 92,712 SF)



12200 Blvd. Metropolitain East (+/- 109,094 SF)





LOCATION OVERVIEW

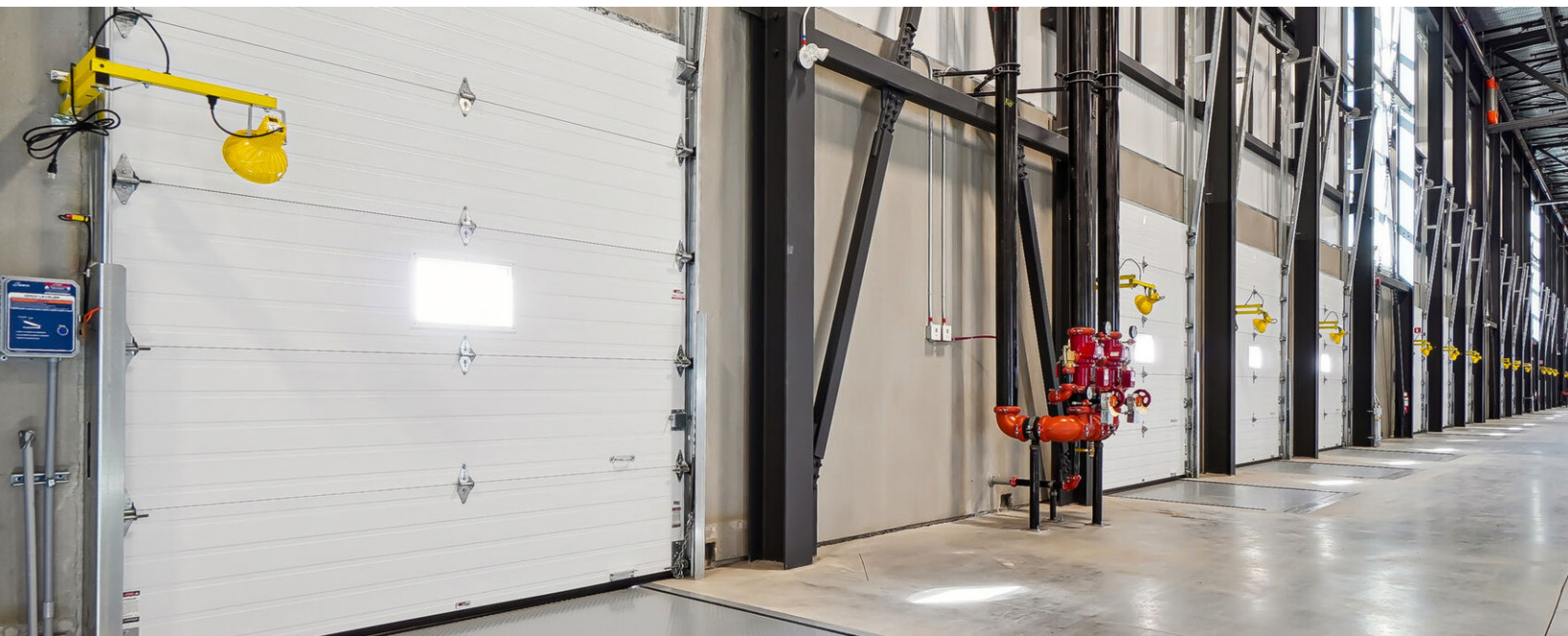
The East-End of Montreal is comprised of 7 Montréal boroughs, representing 30% of the Montréal agglomeration area, with the second-largest industrial presence in the Greater Montreal Area (by square footage of building area). (1)

With a population over 750,000, with 52% being bilingual, including over close to 400,000 employees spread across multiple industries, this sector offers companies a diverse skilled workforce. (2)

Centre Logistique, Pointe-aux-Trembles, is strategically located on the Metropolitain Blvd (Highway 40), only 6km east of Highway 25, with easy access to the North and South Shores of Montreal, as well as Laval. This modern industrial center is only 10km from the Port of Montreal and 30km from the Montréal-Pierre Elliott Trudeau International Airport.

Employees can benefit from multiple nearby public transit options, including the Rivière-des-Prairies EXO train station (2.5km), STM bus lines 40, 81, 183 (400m), the Honoré-Beaugrand Metro station (7.3km) and the future extension of the Metro Blue Line to Highway 25 in Anjou.

(1), (2) Source: City of Montréal, "Vision de développement économique du territoire. Secteur industriel de la Pointe-de-l'île," 2019; Eastern Montréal Chamber of Commerce, "Livre Blanc," 2019; Statistics Canada, 2021 Census; Montréal International analyses.



KEY HIGHLIGHTS



Available immediately



Target Building Certification: LEED Silver



Montreal East labour pool of 400,000 workers, including 170,000 university graduates with bachelor degree or higher education.



10km to the Port of Montréal, 30km to Montréal-Pierre Elliott Trudeau International Airport. 120km to Trois-Rivières and 515 km to Boston, USA



Flexible Zoning: Light industrial (class I1) and medium industrial (class I2)



Proximity to Public Transit: 2.5km from Rivières-des-Prairies EXO train station, 400 meters from STM bus lines (40, 81, 183), and 7.3km from Honoré-Beaugrand Metro station.



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