



Industrial Development For Lease

300 Berge du Canal, Lachine, Qc

1.4 M SF MODERN INDUSTRIAL SPACE TO BE DEVELOPED



EXPECTED DELIVERY - Q4 2026

Corridor industriel du Canal | 300 Berge du Canal, Lachine



Development Options

Building B

Building area	86,158 sf
Loading docks	21

Building D

Building area	187,745 sf
Loading docks	20

Building E

Building area	275,922 sf
Loading docks	37

Building F

Building area	199,805 sf
Loading docks	25

Building G

Building area	220,420 sf
Loading docks	30

Building H

Building area	306,040 sf
Loading docks	24

Building I

Building area	71,186 sf
Loading docks	11

Building J

Building area	10,345 sf
Loading docks	11

Building K

Building area	23,865 sf
Loading docks	6

All of the proposed buildings can be built-to-suit, with the possibility of combining two or more of the options into one larger facility.

**LEASING RATES
CONTACT BROKERS**

Project Highlights

- Ideally located for e-commerce and last mile fulfilment centers
- Expected delivery - Q4-2026
- Centrally located close to a dense labour pool
- 10 minutes from downtown, 13 minutes to the Montreal P.-E. Trudeau International Airport, 15 minutes from the Port of Montreal & 15 minutes from CN and CP railyards
- Daily frontage traffic volumes: ± 80,000 vehicles

A Snapshot of our Neighbours

2023 figures from Statistics Canada. Drive time zones of 5, 10, 15 minutes from the project.



	POPULATION	MEDIAN AGE	LABOR FORCE PARTICIPATION RATE	AVERAGE HOUSEHOLD INCOME
<5M	7,657	38.5	64.3%	\$79,177
<10M	135,779	39.7	64.7%	\$69,131
<15M	494,694	39.3	65.0%	\$106,555

NUMBER OF HOUSEHOLDS

<5 MINUTES

2,988

<10 MINUTES

26,673

<15 MINUTES

75,441

PROJECTED GROWTH 2033

12.97%

13.52%

12.68%



DRIVE TIMES	
CN/ CP Railyard	15 mins
Montreal Airport	13 mins
Downtown Montreal	10 mins
Port of Montreal	15 mins

CONTACTS

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