

8500-8760, Place Marien, Montréal-Est, QC

Prime Industrial  
Space with Land  
for Trailer Parking

For Lease

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# Opportunity Overview

Located at **8500-8760 Place Marien** in Montréal-Est, this industrial space is strategically positioned in a well-established industrial hub.

With immediate access to Highway 40 and close proximity to the Port of Montreal, it offers exceptional connectivity for transportation and distribution.

The property is surrounded by a strong mix of industrial users and benefits from ongoing development in the east end of the island, making it an ideal location for companies seeking efficiency, visibility, and long-term growth potential.



# Property Overview

**Total Area** ± 201,352 SF

**Warehouse Area** ± 176,070 SF

**Mezzanine Area** ± 23,782 SF

**Office Area** ± 1,500 SF

**Clear Height** 26'

**Shipping** 20 TL

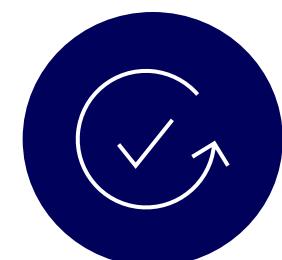
**Power** 1600A/600V (entire building)

**Parking** Ample

**Zoning** Industrial - I.04  
Light Industrial



**Lease Rate:**  
Contact the brokers



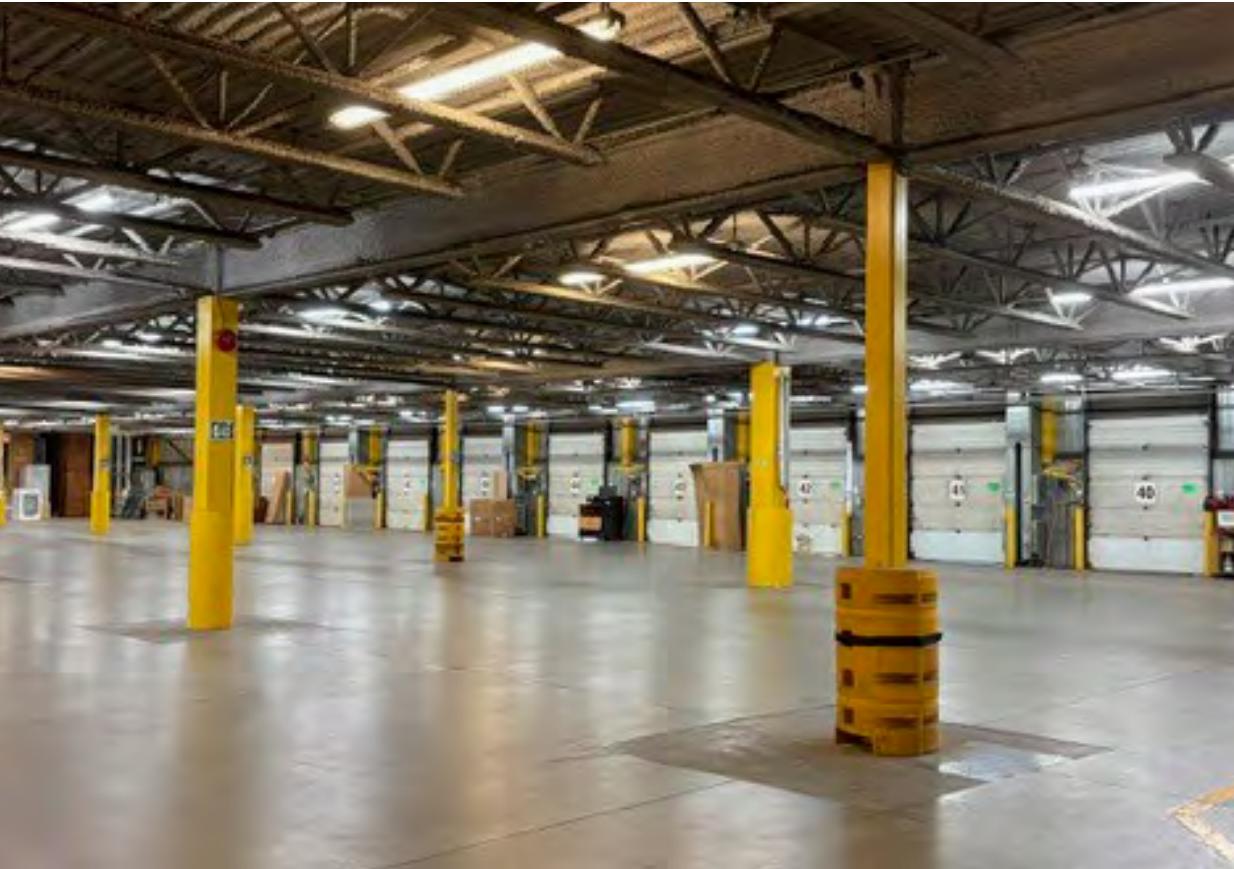
**Addtional Rent:**  
\$4.31 PSF



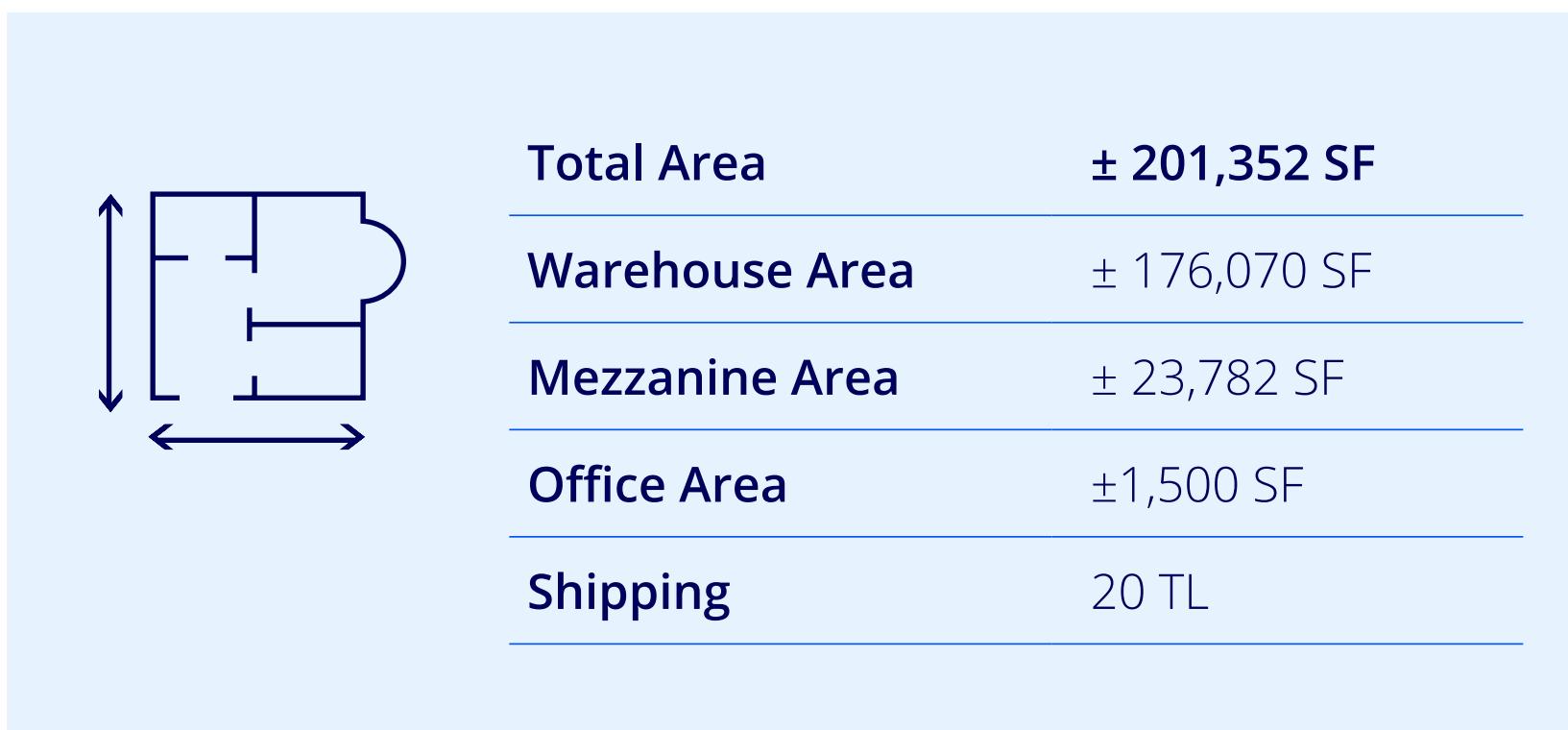
**Availability:**  
May 2026

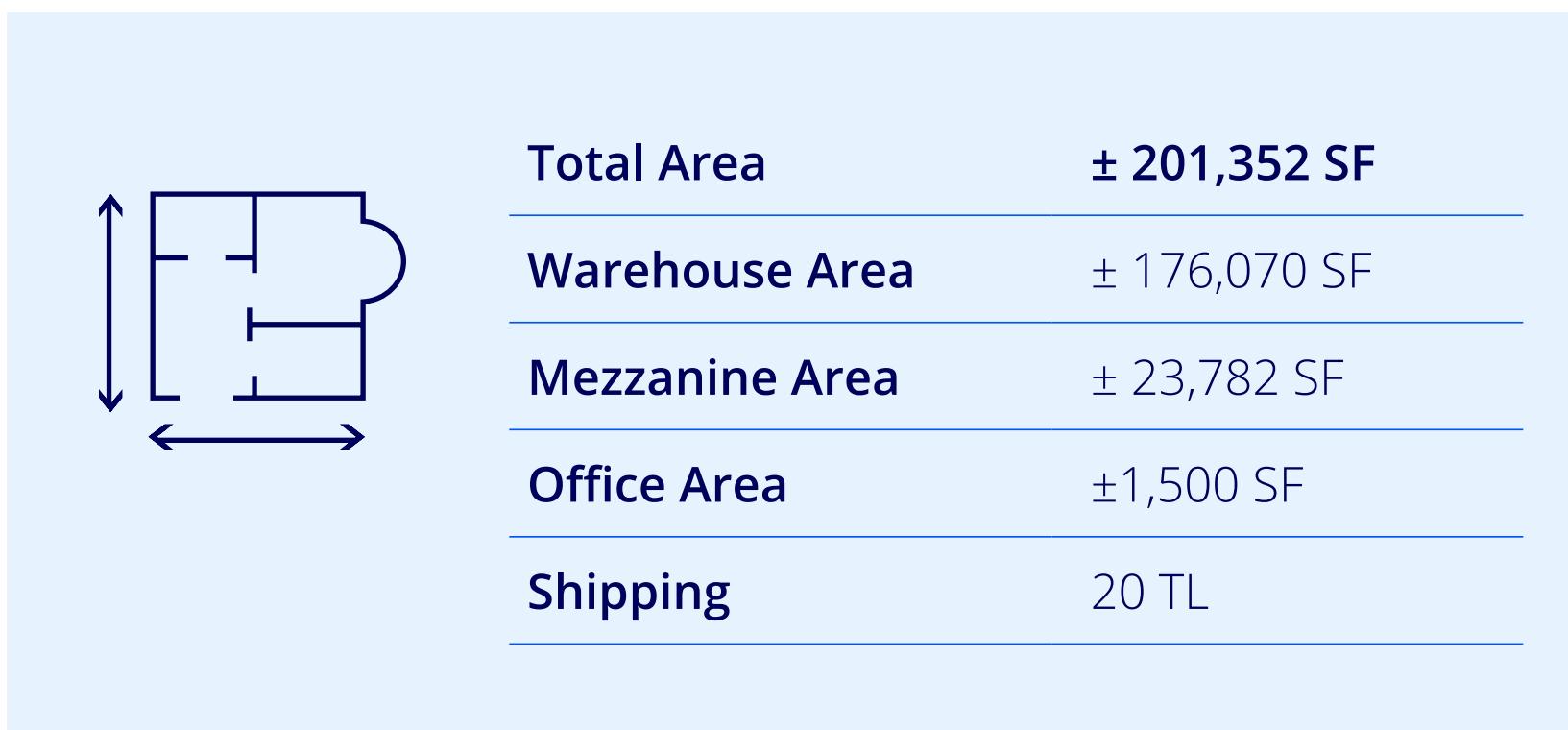


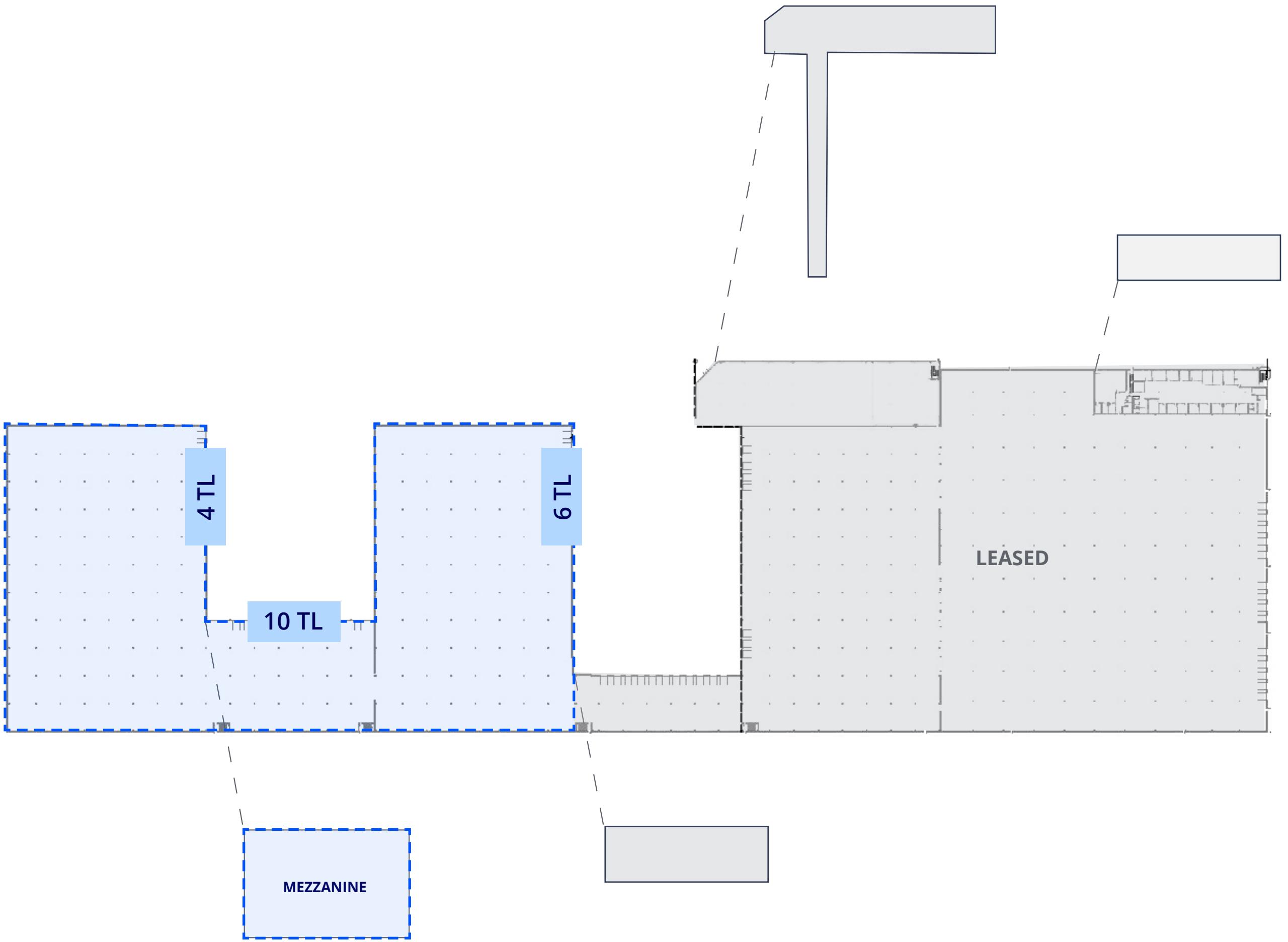
# Property Photos



# Site Plan




<b>Total Area</b> $\pm 201,352$ SF
<b>Warehouse Area</b> $\pm 176,070$ SF
<b>Mezzanine Area</b> $\pm 23,782$ SF
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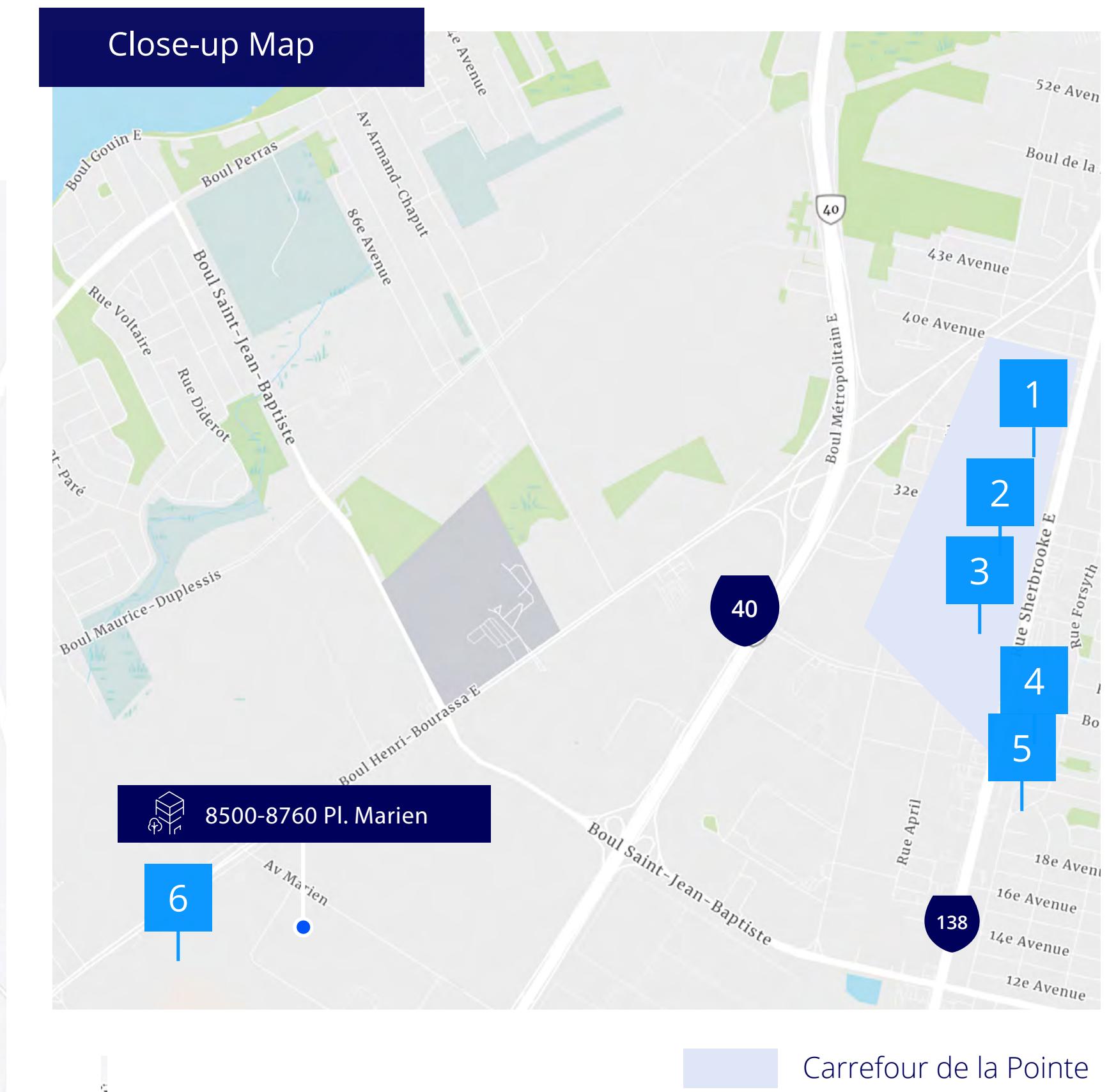
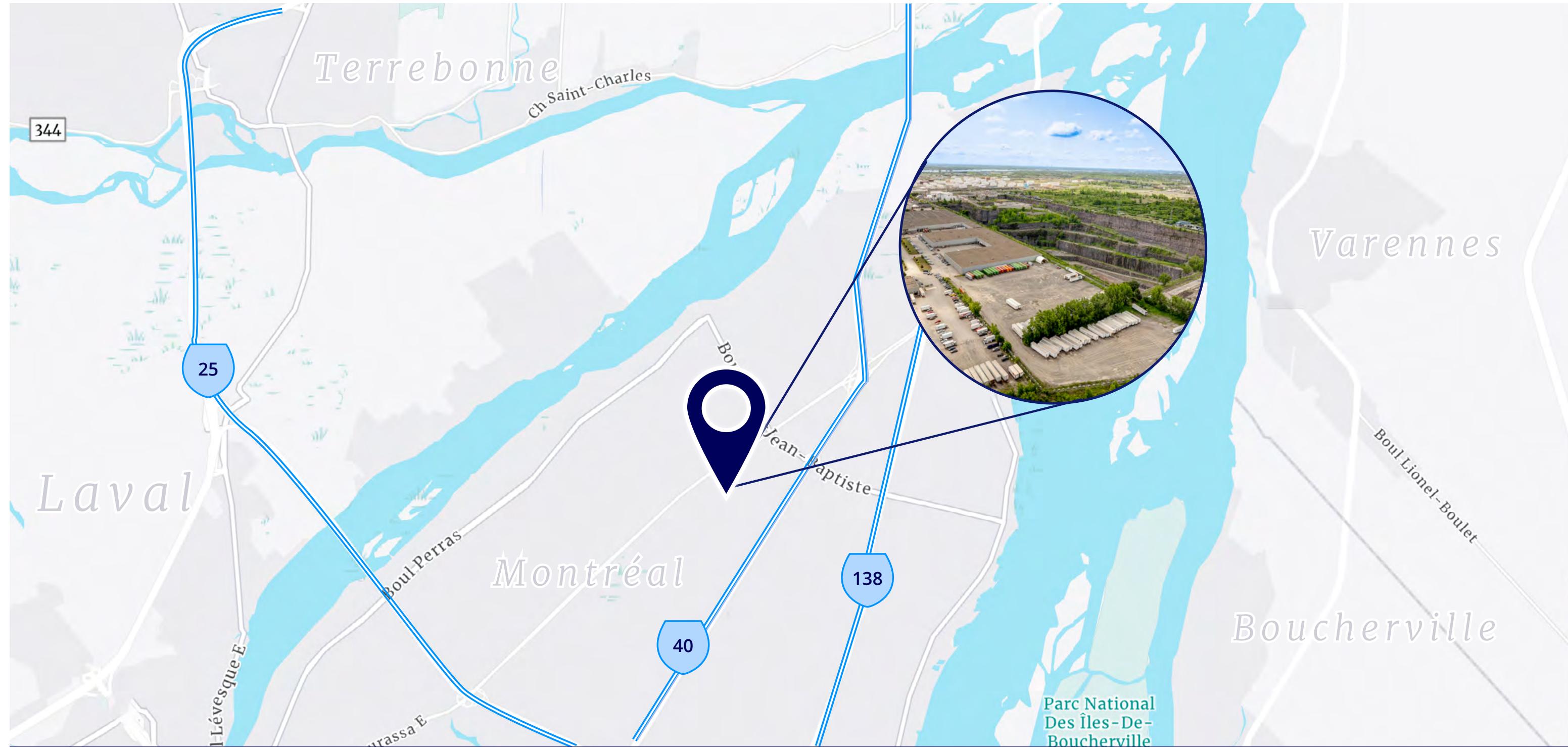


 Available Space

# Surrounding Area



# Nearby Amenities



● Highway 40 1 min

● Highway 25 10 min

● Road 138 12 min

● Port of Montreal 20 min

● Downtown Montreal 45 min

● Laval 12 min

1 IGA Extra, Allô Mon Coco

2 Super C, Tim Hortons

3 Walmart, SAQ

4 Maxi, A&W, Pharmaprix

5 Subway, La Belle Pro

6 Pizzarella, Cocktail Samara



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