

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

Prime Industrial Space with Land for Trailer Parking

For Lease

Jean-Marc **Dubé**

Executive Vice President
Chartered Real Estate Broker
+1 514 764 2829
marc.dube@colliers.com

Vincent **Iadeluca***

Executive Vice President
Real Estate Broker
+1 514 562 6370
vincent.iadeluca@colliers.com

Massimo **Franscischello, MBA**

President
Chartered Real Estate Broker
+1 514 729 8484
maxf@asgaard.com

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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.



Adjacent to Highway 40



Located in the Montreal-Est Industrial Park



Land for exterior storage



Secured and fenced yard



Trailer parking available



Sign on pylon available

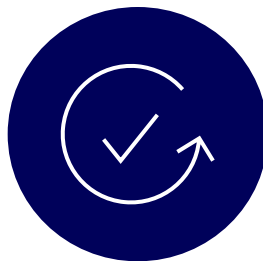


Property Overview

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



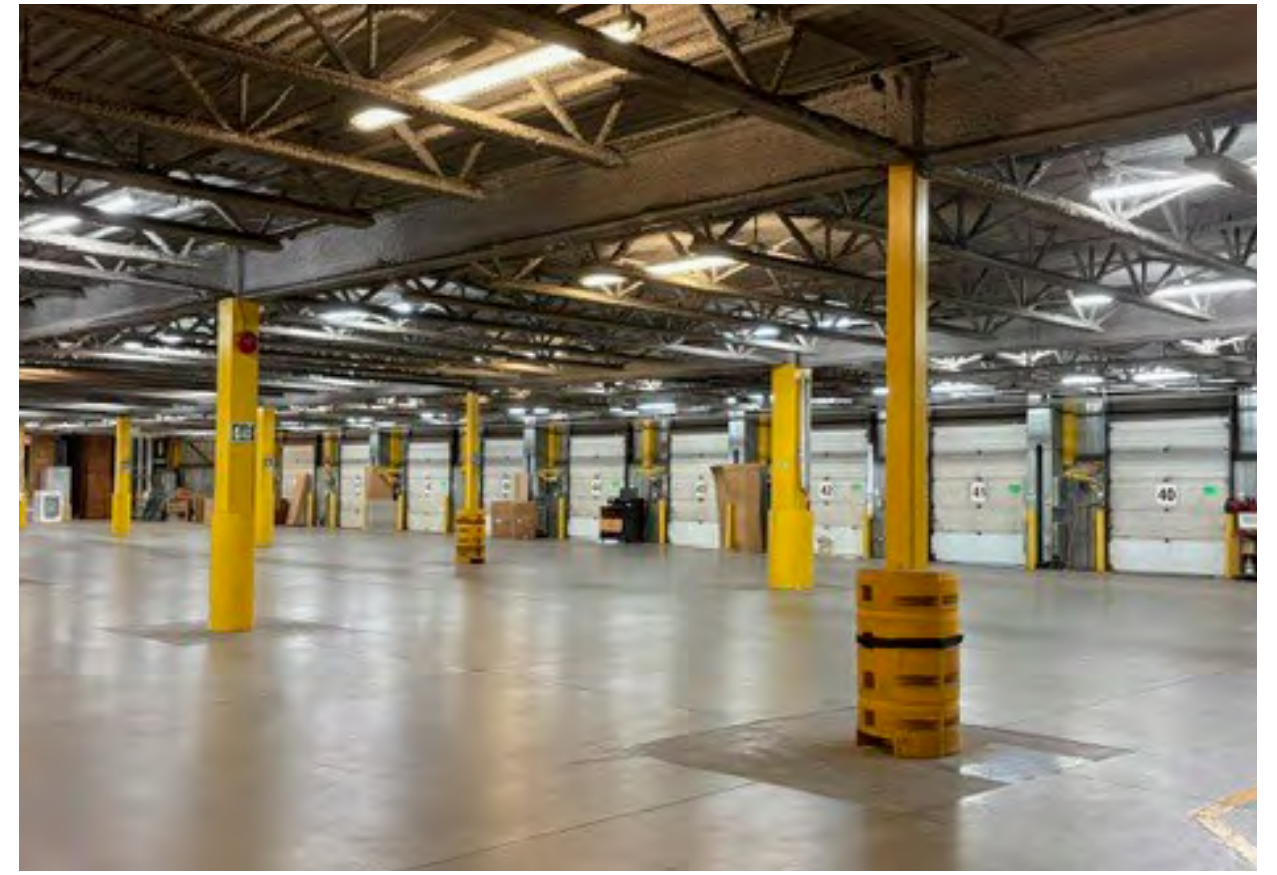
Additional Rent:
\$4.31 PSF



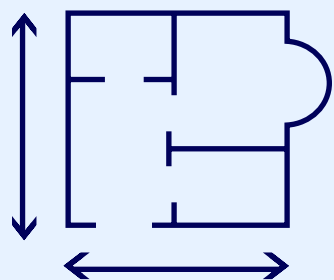
Availability:
May 2026



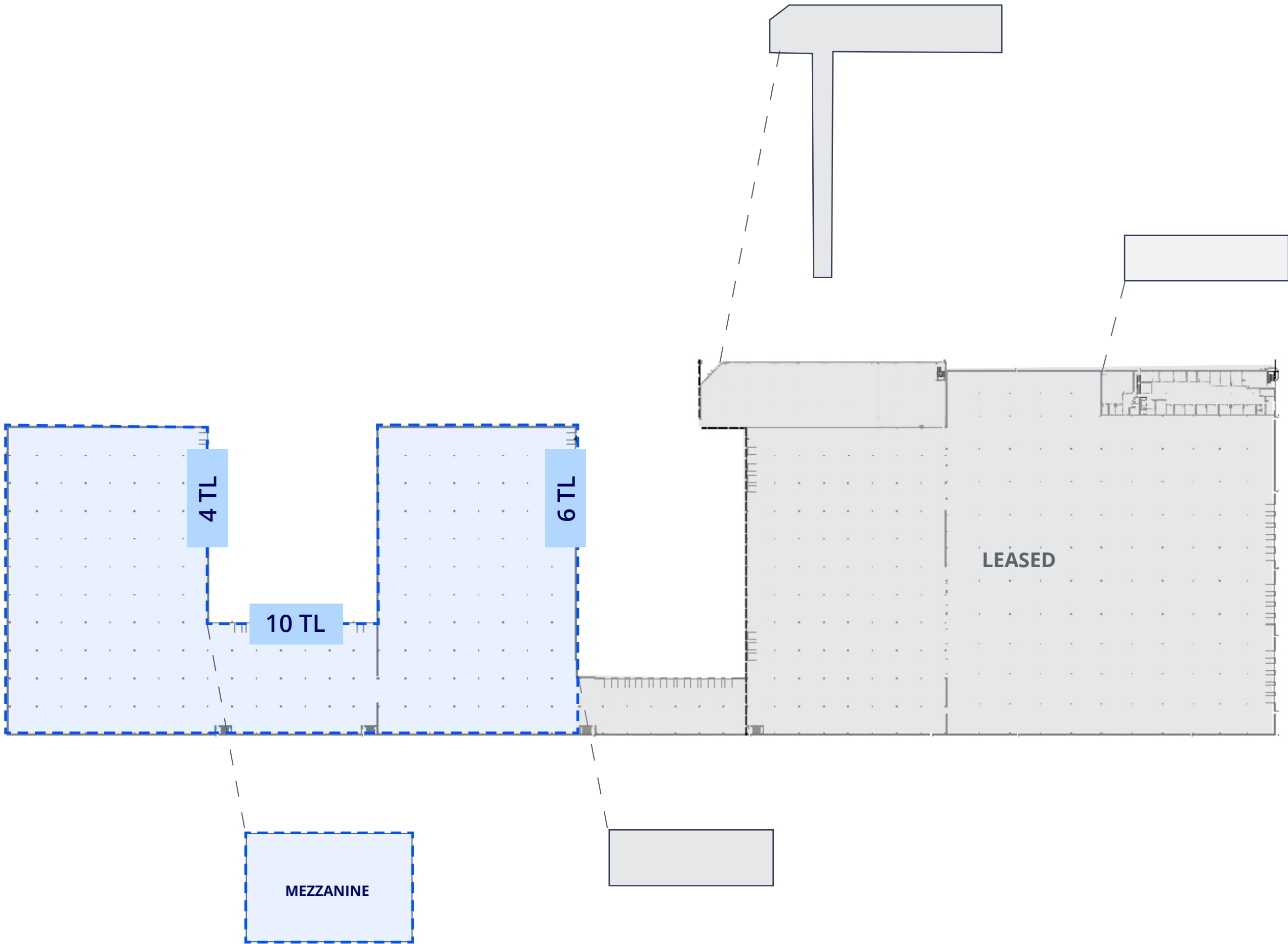
Property Photos



Site Plan



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Shipping	20 TL

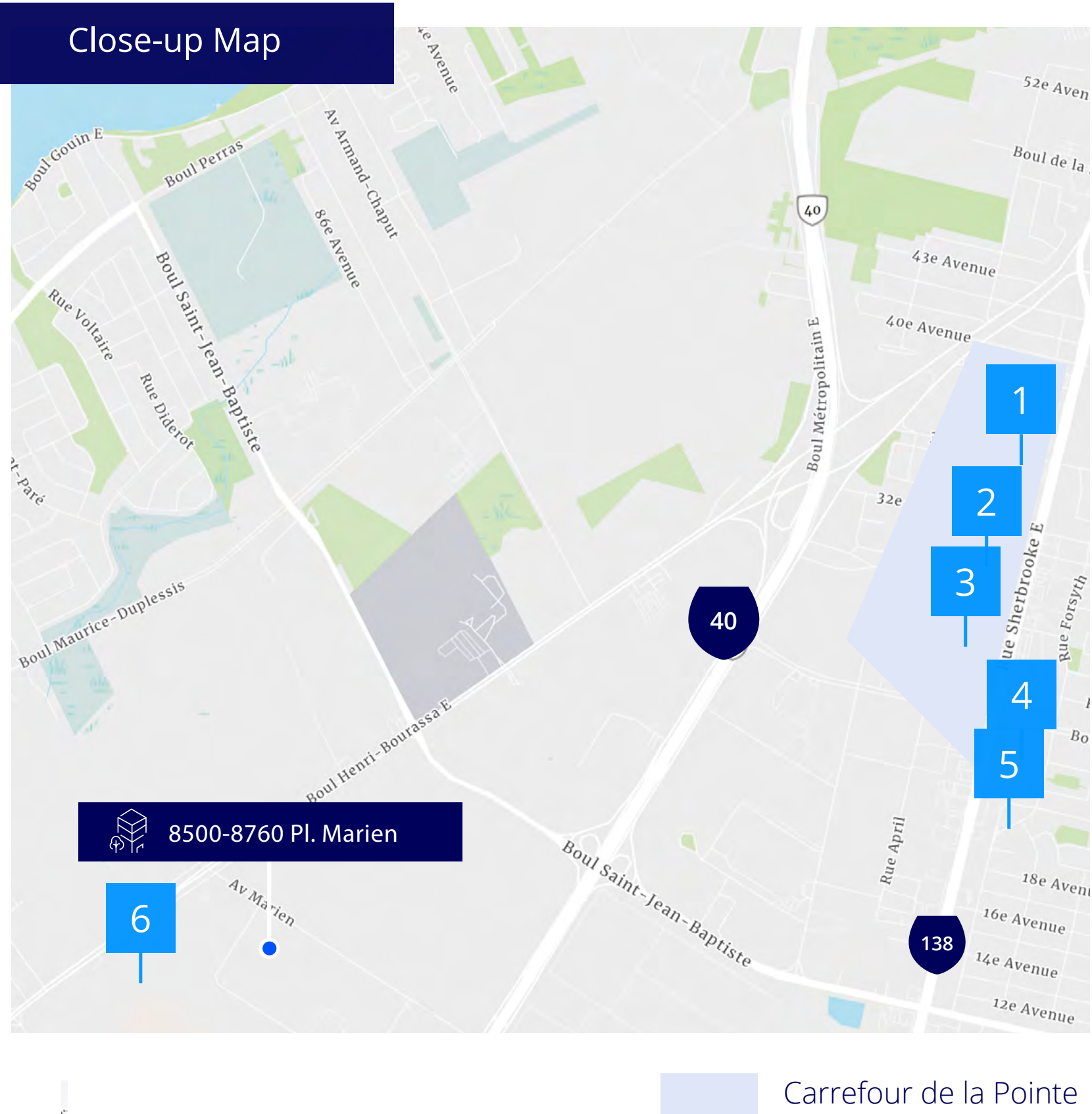
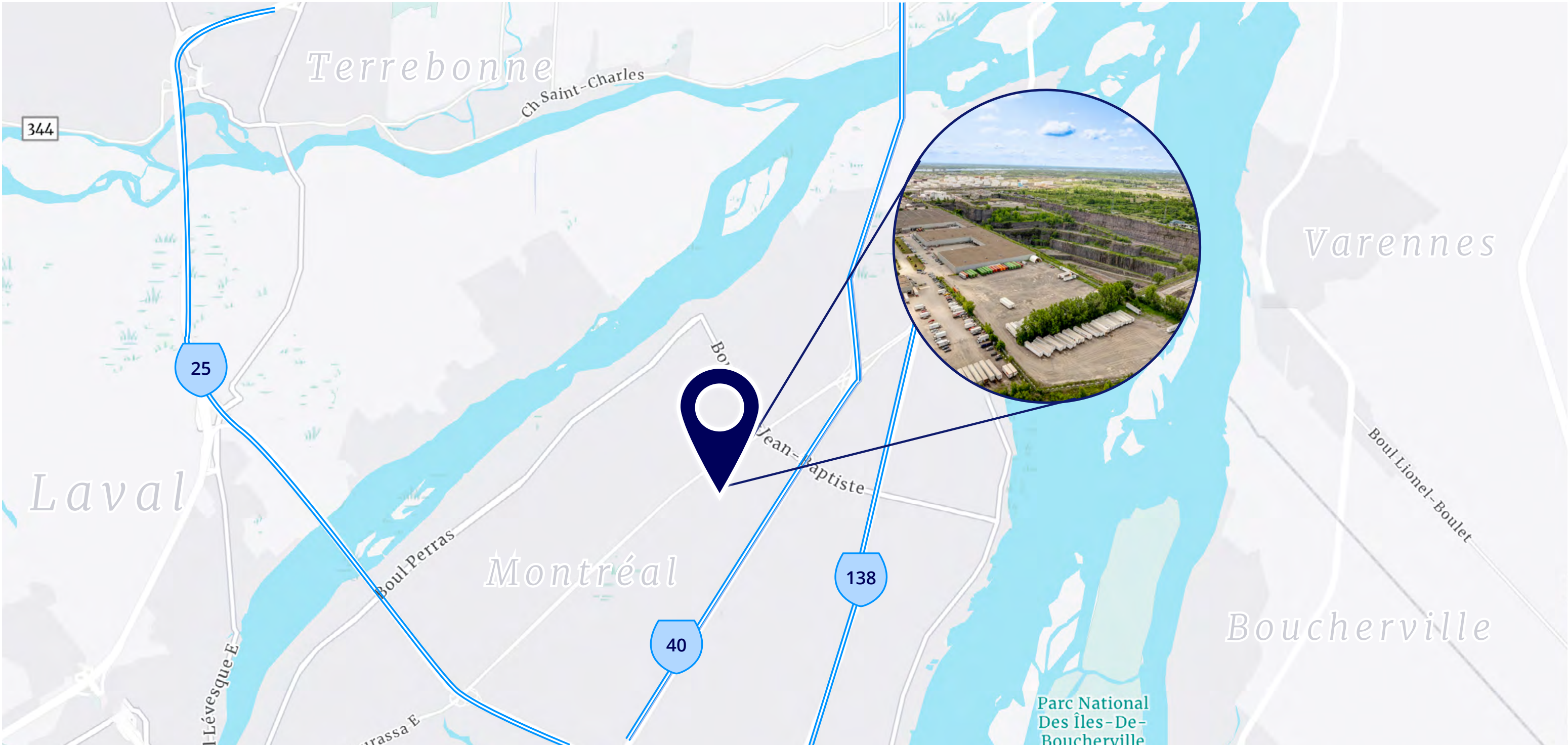


 Available Space

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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