



9 7 3 5 - 9 7 8 5

JEANNE-MANCE STREET

EXCEPTIONAL VALUE-ADD INDUSTRIAL OPPORTUNITY  
IN THE HEART OF MONTRÉAL

AHUNTSIC-CARTIERVILLE (QUÉBEC)

**CBRE**

# PROPERTY SUMMARY

## INVESTMENT HIGHLIGHTS

- Highly functional industrial asset comprising 229,980 SF of flexible space
- Significant upside potential through tactical asset management and strategic leasing initiatives
- Ideal floorplates for user-occupier
- Exceptional electrical power specifications with multi-level distribution
- Strong corporate synergies driven by large labor pool in the area
- Excellent transit connectivity with proximity to Highways 15, 40 and the Port of Montréal



<b>ZONING</b>	Zone 1293 - C.6 (2) A, C.7 A, I.1 A, I.2 A and I.4 A (Commercial, Industrial)
<b>MAX COVERAGE RATIO</b>	100%
<b>DENSITY</b>	3x

### 9735-9785 JEANNE-MANCE

<b>LEGAL DESCRIPTION</b>	1 488 653, 1 488 655, 1 488 656, 1 466 657 (Cadastre du Québec)
<b>SITE AREA (SF)</b>	87,150

### VACANT LOT 1

<b>LEGAL DESCRIPTION</b>	1 488 222 (Cadastre du Quebec)
<b>SITE AREA (SF)</b>	4,000
<b>BUILDABLE AREA (SF)</b>	12,000

### VACANT LOT 2

<b>LEGAL DESCRIPTION</b>	1 488 640 (Cadastre du Quebec)
<b>SITE AREA (SF)</b>	4,150
<b>BUILDABLE AREA (SF)</b>	12,450

THE OFFERING

PROPERTY SPECIFICATIONS

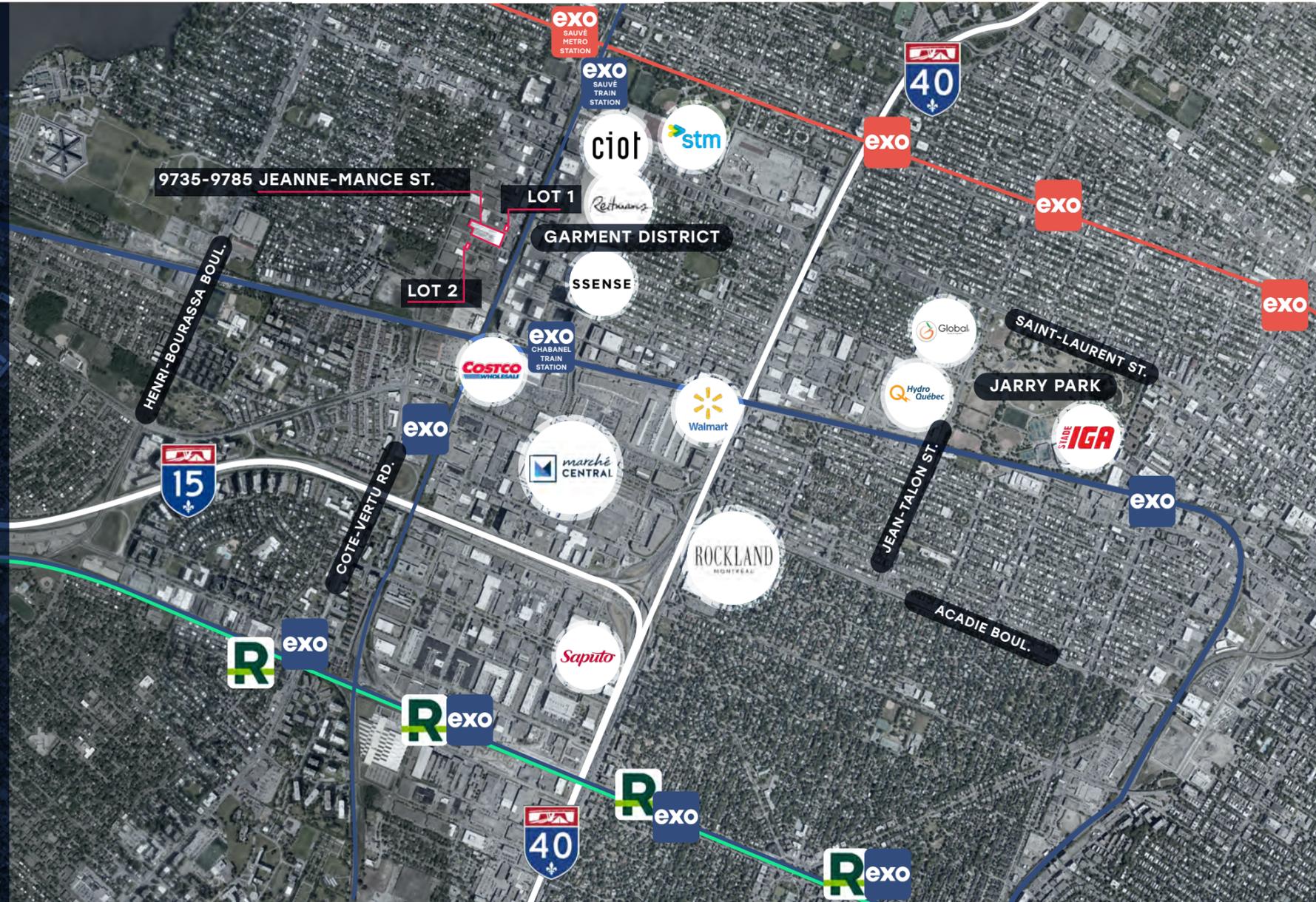
<b>LOCATION</b>	Ahuntsic-Cartierville
<b>GLA (SF)</b>	229,980
<b>CONSTRUCTION/RENOVATED</b>	1960/1987/1992
<b>NUMBER OF STOREYS</b>	4
<b>CLEAR HEIGHT</b>	15'-21' (warehouse)
<b>SHIPPING/RECEIVING</b>	Yes
<b>LOADING</b>	4 loading docks
<b>ELEVATORS</b>	Four (4) hydraulic freight elevators
<b>FOUNDATION &amp; STRUCTURE</b>	Concrete and steel with masonry walls and poured concrete foundation
<b>EXTERIOR WALLS</b>	Masonry brick and aluminium sliding
<b>ROOF</b>	Conventional built-up roofing type tar and gravel membrane
<b>WINDOWS</b>	Aluminum framed, insulated glazing units (IGU), single pane of the fixed and slider types and glass blocks
<b>DOORS</b>	Single pane, aluminum framed units, metal clad service doors and vinyl clad and wood overhead garage doors
<b>HEATING/COOLING</b>	Roof mounted packaged heating, ventilation and air conditioning (HVAC) units, air handling units (AHU) equipped with heating elements, ceiling mounted natural gas fired space heaters and wall mounted fan heaters. Cooling is provided by the packaged HVAC units
<b>LIGHTING (WAREHOUSE)</b>	Ceiling mounted fluorescent tube fixtures
<b>SAFETY/SECURITY</b>	Wet sprinkler system, fire alarm, fire extinguishers, emergency exit signs and battery powered emergency lights.
<b>ELECTRICAL POWER</b>	Circuit Breakers: 3000A, 4000A, 25kV Voltage: 25kV transformer 2500kVA Equipment: 600V

# LOCATION OVERVIEW

**24**  
MINUTES TO  
DOWNTOWN

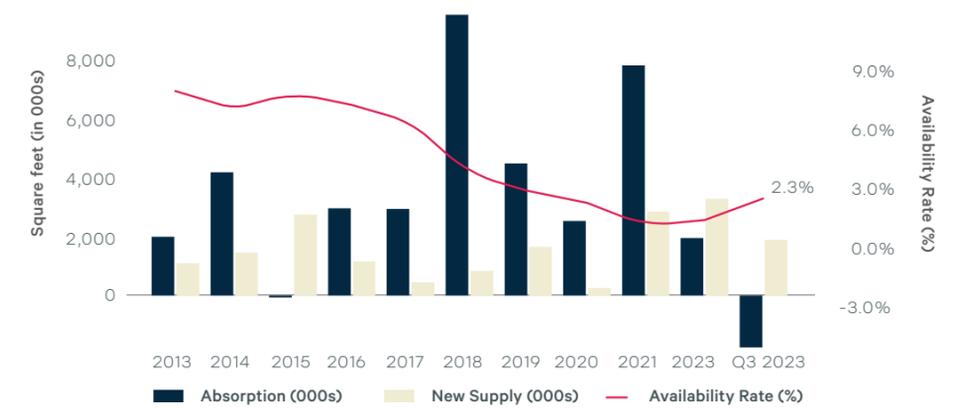
**3**  
TRANSIT OPTIONS (REM,  
METRO, EXO TRAIN)

**PRIME**  
CENTRAL LOCATION  
WITH AMENITIES

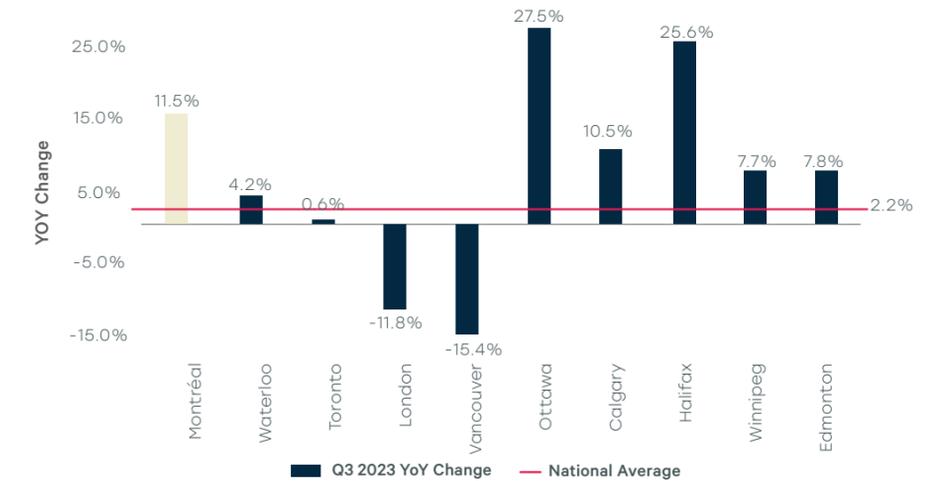


## INDUSTRIAL MARKET FUNDAMENTALS

### ABSORPTION, CONSTRUCTION & AVAILABILITY



### YOY RENTAL RATE GROWTH



**\$16.52**  
GMA Q3 2023  
AVG NET RENTS

**11%**  
YOY GMA  
RENTAL GROWTH

**2.3%**  
GMA Q3 2023  
VACANCY RATE

# CONTACT INFORMATION

All inquiries regarding the offering should be directed to the noted Advisors. Upon execution of a Confidentiality Agreement, interested parties will be provided with a Confidential Information Memorandum containing detailed property and financial information, along with access to an electronic dataroom containing pertinent property information. Interested parties are invited to submit a Letter of Intent (“LOI”) on a first-come, first-serve basis.

## MONTRÉAL NATIONAL INVESTMENT TEAM

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1. Courtier immobilier exerçant ses activités au sein d'une société par actions Scott Speirs immobilier inc.

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2. Courtier immobilier agissant au sein de la société par actions Services Immobiliers Ryan Cymet Inc.

3. Courtier immobilier agréé agissant au sein de la société par actions Services Immobiliers Jean-Philippe Daunais Inc.



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