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PREMIER
INDUSTRIAL
DEVELOPMENT
OPPORTUNITY IN
MONTRÉAL-EST

8 CLASS-A BUILDINGS
TOTALING ~1.66M SF ON
THE A-40 CORRIDOR

+

OCCASION DE
DÉVELOPPEMENT
INDUSTRIEL DE
PREMIER PLAN
À MONTRÉAL-EST

+

P
ARC INDUSTRIEL BROADWAY

BROCCOLINI

 CUSHMAN &
WAKEFIELD



A LANDMARK INDUSTRIAL OPPORTUNITY IN A STRATEGIC LOCATION

CLASS-A DESIGN, SUPERIOR ACCESS, AND AMPLE SPACE FOR MODERN LOGISTICS

DETAILS

LOCATION

Montréal-Est, along Autoroute 40 (Trans-Canada)

BUILDING AREA

~1,657,198 SF

LAND AREA

~4,244,982 SF
(Developable ~3,036,070 SF)

ZONING

H-02 Industrial

BUILDINGS

8 total, ranging from ~174k SF to ~440k SF



DOCK & DRIVE-IN
LOADING ACROSS
ALL BUILDINGS



AMPLE TRAILER
AND CAR PARKING



HIGHWAY FRONTAGE
ALONG AUTOROUTE 40



SUSTAINABLE
DESIGN + LANDSCAPED
GREEN SPACE

+

8 MODERN INDUSTRIAL BUILDINGS DESIGNED FOR FLEXIBILITY

EFFICIENT LAYOUTS, HIGH-CAPACITY LOADING,
AND SCALABLE PARKING



BÂTIMENT 2A

BÂTIMENT 1F

BÂTIMENT 1C

BÂTIMENT 1A

BÂTIMENT 1G

BÂTIMENT 1E

BÂTIMENT 1D

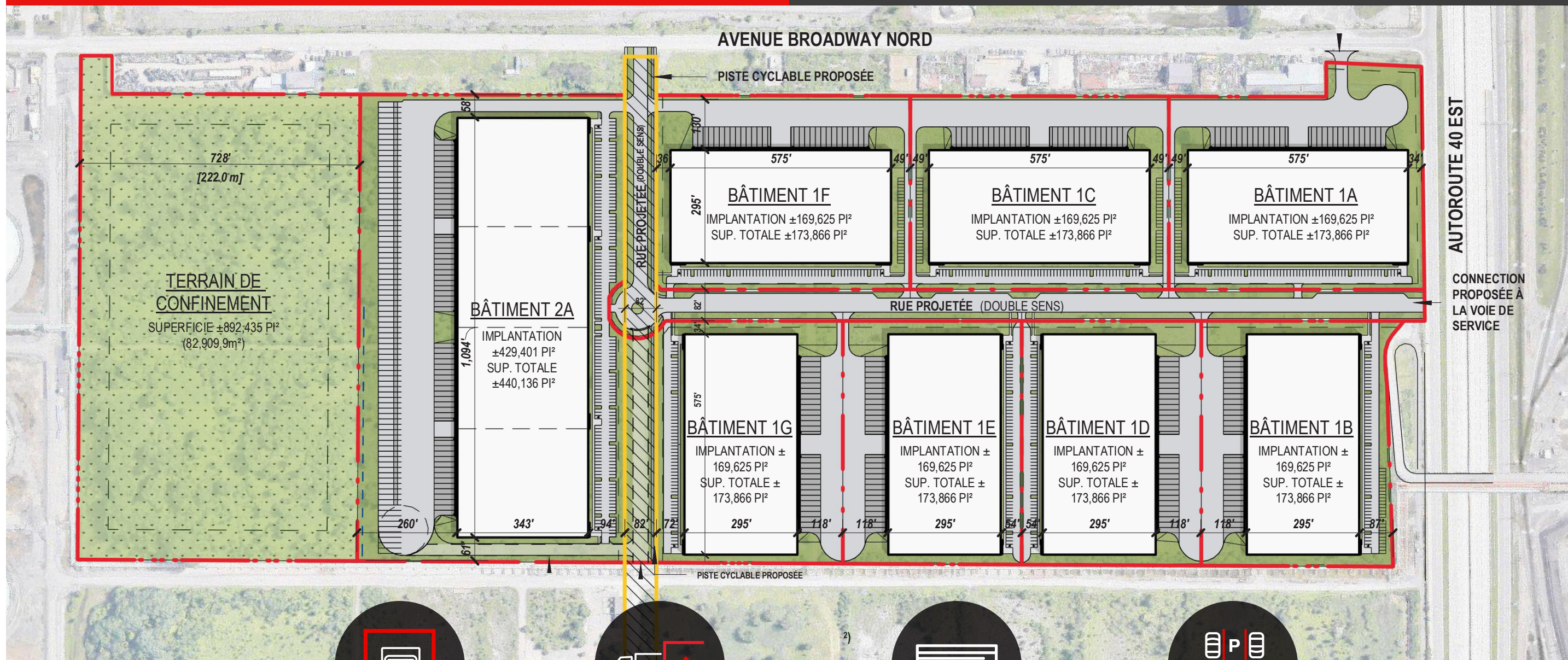
BÂTIMENT 1B



SITE PLAN

ALTERNATE CONFIGURATION OPTION: SINGLE
LARGE-FORMAT BUILDING (±900,000 – 1,000,000 SF)
FRONTING AUTOROUTE 40 IN PLACE OF
BUILDINGS 1A-1G

BUILDING	SF (±)		
1A	173,866	1E	173,866
1B	173,866	1F	173,866
1C	173,866	1G	173,866
1D	173,866	2A	440,136
		TOTAL	1,657,198



**TYPICAL
FEATURES**
(PER BUILDING)



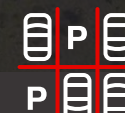
DOCK DOORS
50-66



DRIVE-IN DOORS
2-4



TRAILER PARKING
66-132 SPACES



CAR PARKING
140-202 SPACES



POSITIONED FOR LOGISTICS, DISTRIBUTION, AND MANUFACTURING SUCCESS

IMMEDIATE HIGHWAY ACCESS AND PROXIMITY TO KEY TRANSPORT HUBS

1	Olivier-Charbonneau Bridge	8 KM 13 Min	10	STM Green Line	9 KM 11 Min
2	A-25	6 KM 10 Min	11	Louis-Hippolyte-Lafontaine Bridge-Tunnel	11 KM 11 Min
3	Avenue Marien	7 KM 13 Min	12	A-20	13 KM 14 Min
4	Boulevard Henri Bourassa E	5 KM 9 Min	13	Port of Montréal	15KM 22 Min
5	Anjou Industrial Park	2 KM 5 Min	14	Montreal Metropolitan Airport	27 KM 33 Min
6	Boulevard Saint-Jean Baptiste	2 KM 3 Min	15	Jacques-Cartier Bridge	24 KM 28 Min
7	A-40	1 KM 1 Min	16	Rue Sherbrooke E / Rte 138	25 KM 29 Min
8	Suncor Montréal Refinery	5 KM 9 Min	17	Boulevard Pie-IX / Rte 125	4 KM 20 Min
9	Rue Notre-Dame	E 6 KM 11 Min	18	A-19	25 KM 21 Min



LARGE, ACCESSIBLE INDUSTRIAL WORKFORCE



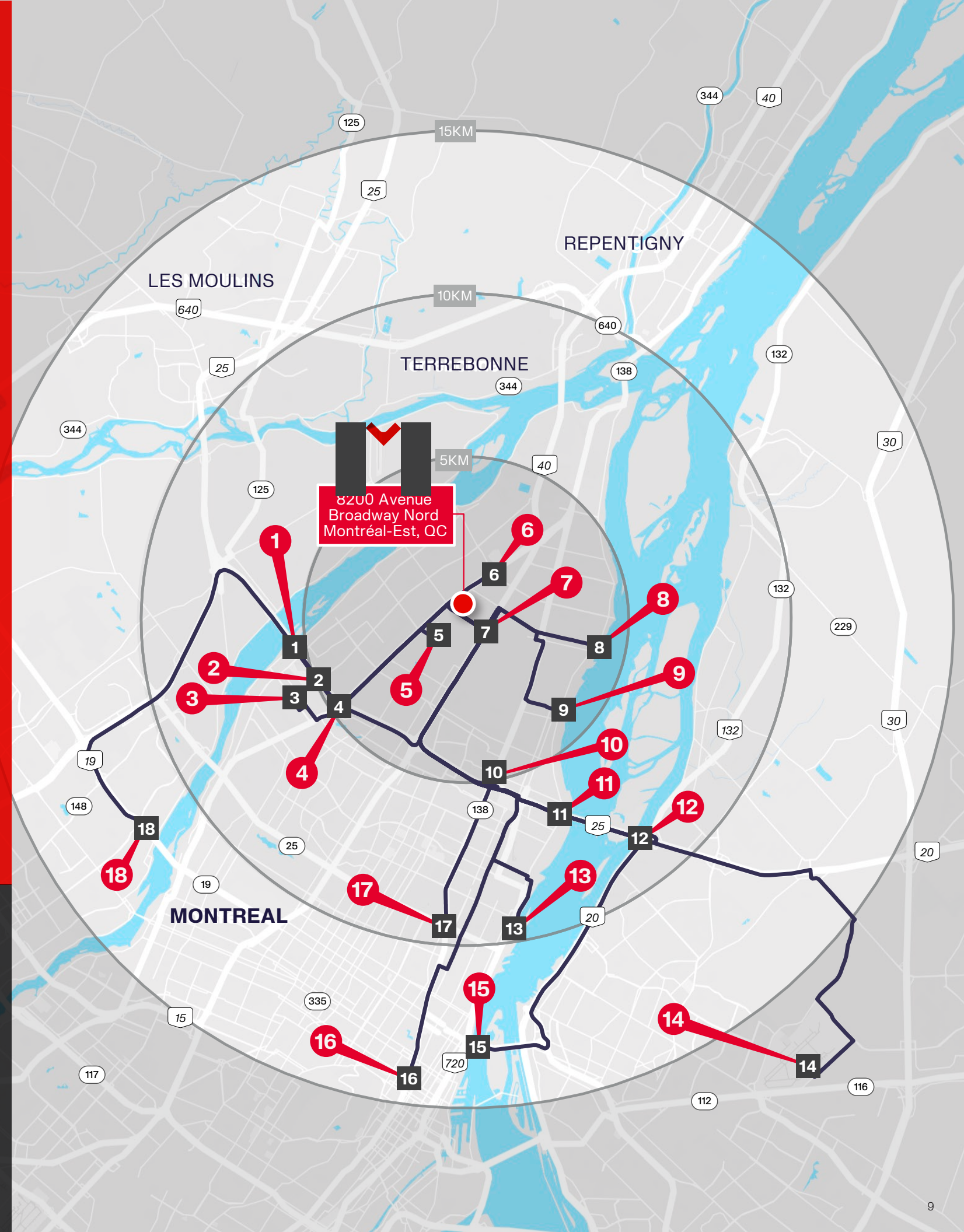
COMPETITIVE WAGE ENVIRONMENT



STRATEGIC POSITION NEAR MAJOR LOGISTICS NODES



STABLE INDUSTRIAL EMPLOYMENT BASE



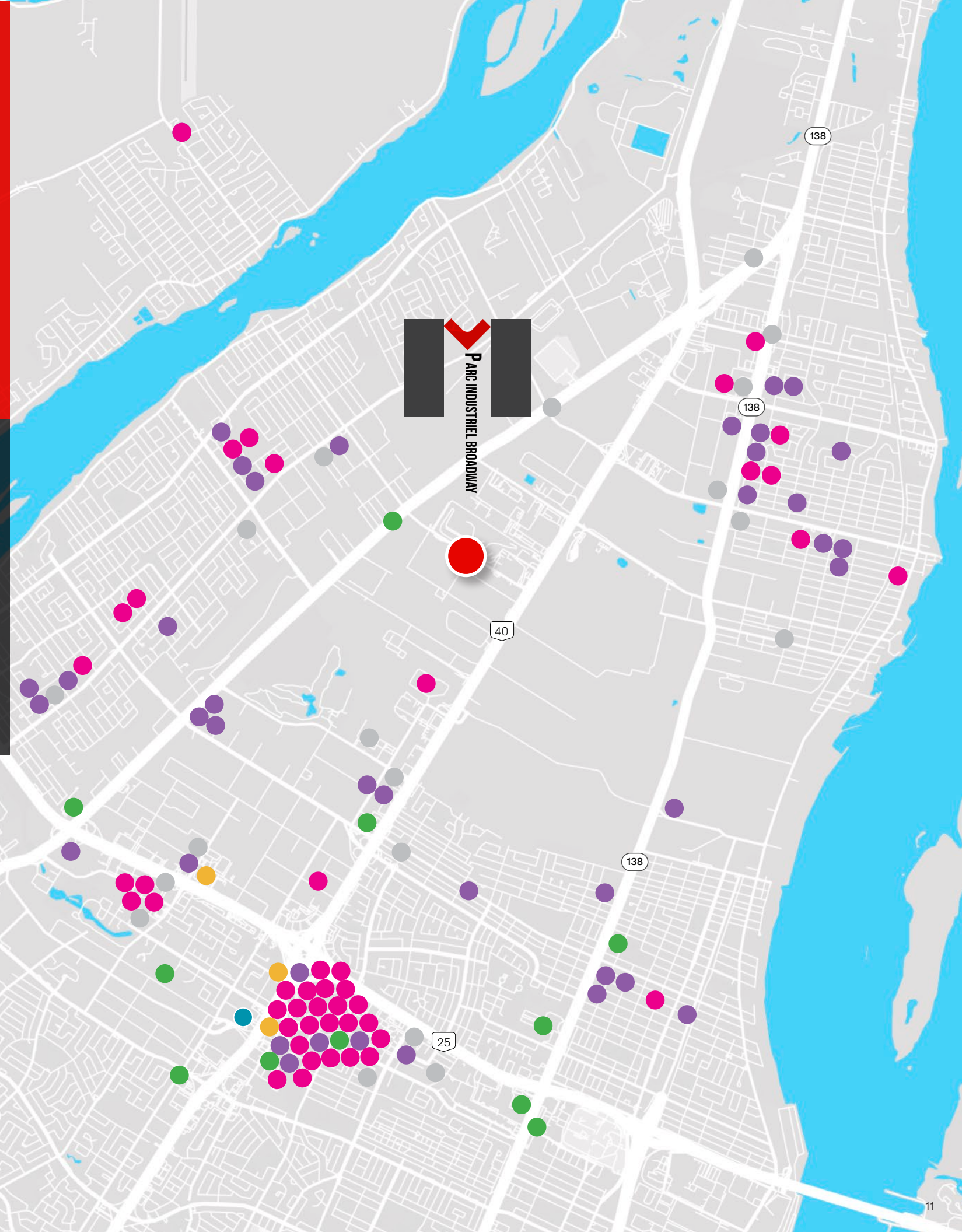


ESSENTIAL SERVICES AND LOGISTICS SUPPORT NEARBY

IMMEDIATE ACCESS TO RETAIL, FUEL, DINING,
AND INDUSTRIAL SERVICES

AMENITIES

- | | |
|-------------|-------------|
| FITNESS | PARKING LOT |
| GAS STATION | RESTAURANT |
| HOTEL | SHOPPING |



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STRONG INDUSTRIAL LABOR POOL AND COMPETITIVE COSTS

ACCESS TO A SKILLED AND GROWING
WORKFORCE FOR WAREHOUSING AND
MANUFACTURING

HIGHLIGHTS

MONTRÉAL-EST POPULATION

~700 000 (2021),
+14.1% SINCE 2016

LABOR FORCE
PARTICIPATION

~64.6%

UNEMPLOYMENT

~8.5% (MONTRÉAL-EST),
~6.0% (QC OVERALL)

MONTRÉAL WAREHOUSE
LABOR FORCE

~129,360 (PROJECTED),
+11.4% BY 2034





LOOKING WEST

LOOKING NORTHWEST



LOOKING SOUTH





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