

**FOR LEASE**

**75,003 SF**

**AVAILABLE SEPTEMBER 2024**

**savills**

**Manulife**  
Investment Management

**3500 Trans-Canada Highway, Pointe-Claire, Quebec, H9R 1B1**

## **Single-tenant industrial building with fenced yard**

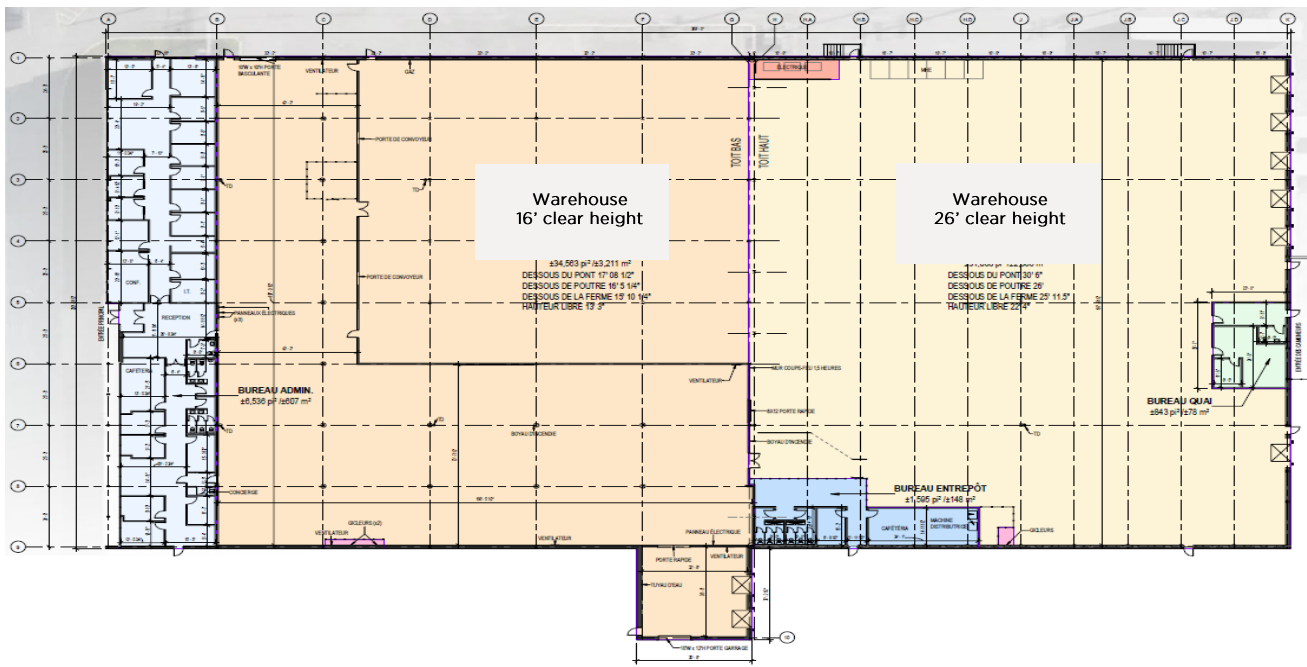
### **Property Highlights**

- Excellent location/visibility along Highway 40
- Easy access to surrounding major autoroutes and Montreal Pierre-Elliott Trudeau International Airport
- Close proximity to public transportation: STM bus stop #215 directly in front of building, REM station 'des Sources' approximately 1 km away
- Flexible zoning, ideal for manufacturing and distribution
- Fenced exterior shipping area and exterior storage permitted

<b>Total building area</b>	<b>75,003 SF</b>	Shipping Doors	7 truck-level doors 3 drive-in doors
Total land area	± 178,565 SF	Electrical Capacity	2500 amps / 600 volts
Warehouse area	± 65,983 SF	Parking stalls	50+
Total office area	± 9,020 SF	Zoning	Industrial (Class A, B and C-1)
Clear height	16' clear (34,738 SF) 26' clear (31,245 SF)	Sprinkler	ESFR (26' clear section)
Construction/renovated	1965/2006	Availability	September 2024

Contact broker for net rental rate, additional rent \$ 5.92 / SF (2024 estimate)

# Floor Plan



1	CF Fairview Pointe-Claire	1	Double Tree by Hilton
2	Complexe Pointe-Claire	2	Comfort Inn
3	Smart Centres Pointe-Claire	3	Embassy Suites
4	Sources Mega Centre	4	Hampton Inn
5	Galeries des Sources		
6	Costco		



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