

The Savills logo, featuring the word "savills" in a lowercase, red, sans-serif font, centered within a solid yellow square.

# FOR SALE OR FOR LEASE

3500 Trans-Canada Highway, Pointe-Claire

75,003 square feet of single-tenant industrial building  
with fenced yard



## Property Highlights

- Outstanding location and visibility, offering prime exposure along the Trans-Canada highway
- Section of warehouse boasts a clear height of 26 feet
- Fenced exterior shipping area and exterior storage permitted
- Ample power available
- Close proximity to public transportation: STM bus stop #215 directly in front of building, REM station 'des Sources' approximately 1 km away
- Lower warehouse section offers drive-through access



## Property details

Total building area ± 75,003 sq. ft.

Office area ± 9,020 sq. ft.

Warehouse area ± 65,983 sq. ft.

Land area ± 178,565 sq. ft.

Lot number 3 806 058

Clear height 16' (34,738 SF)  
26' (31,245 SF)

Year built / renovated 1965 / 2006

Shipping doors 7 truck-level doors  
3 drive-in doors

Electricity 2500 amps | 600 volts

Parking stalls 50+

Sprinkler ESFR (26' clear section)

Zoning Industrial  
Class A, B and C-1

## Financial information

### Municipal Evaluation (2022-2024)

Land \$3,979,700

Building \$5,480,800

Total \$9,460,500

### Taxes (2022-2023)

Municipal \$327,847

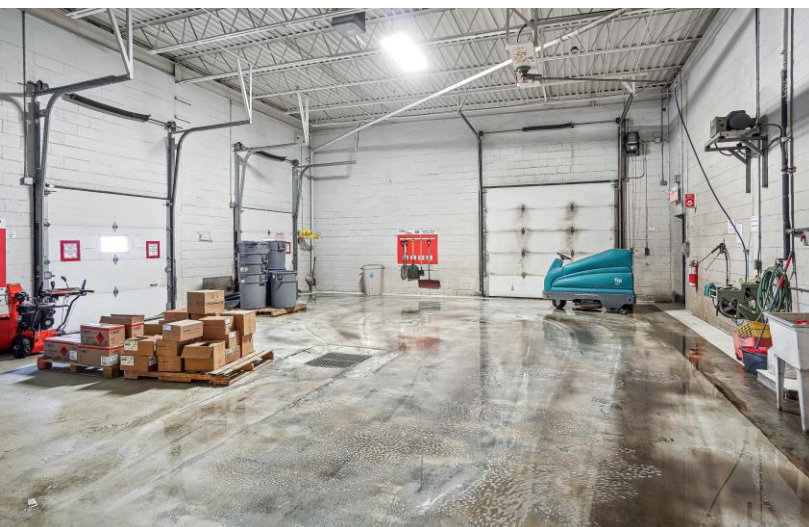
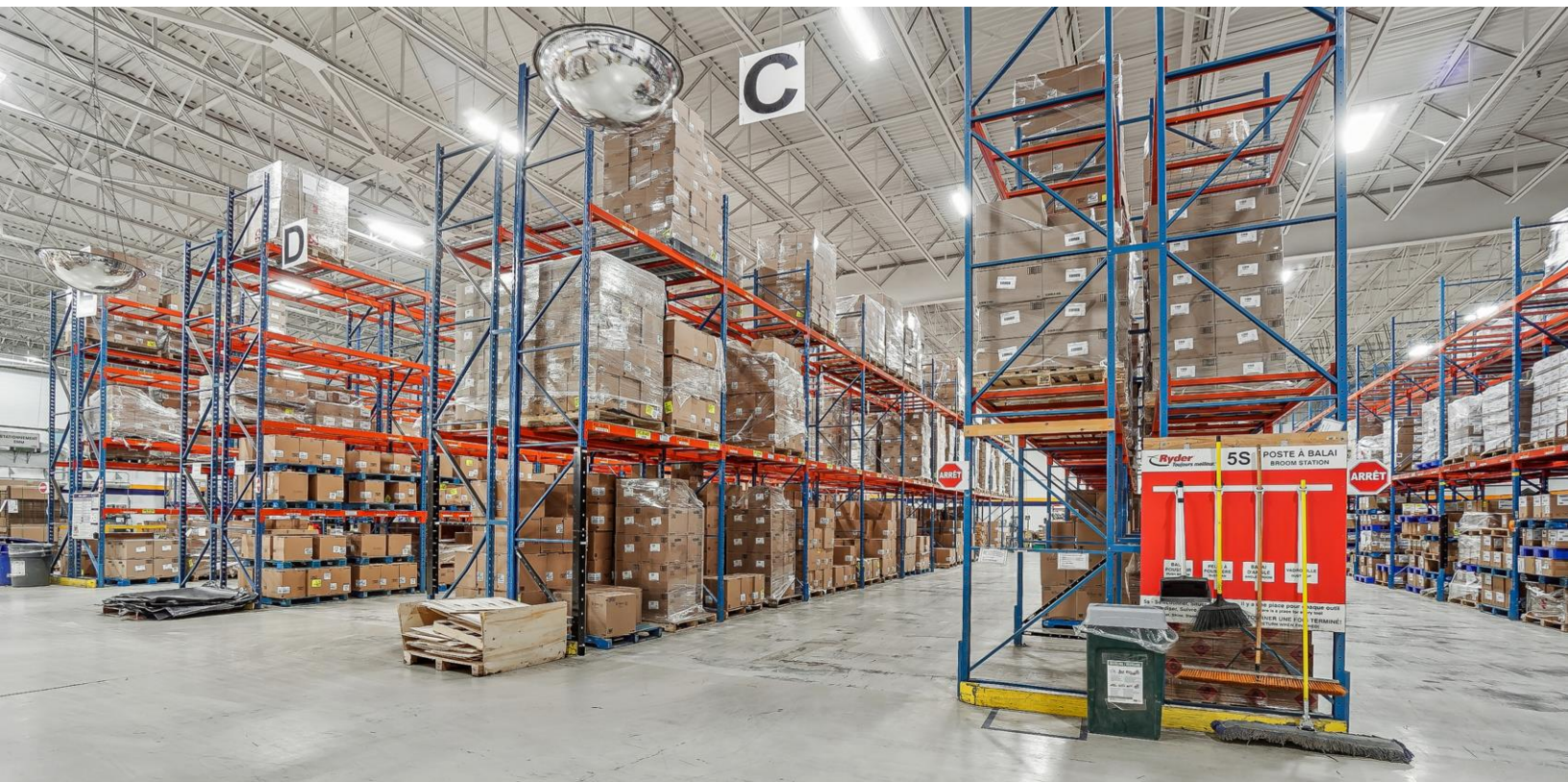
School \$6,653

Total \$334,500

For pricing  
Contact brokers

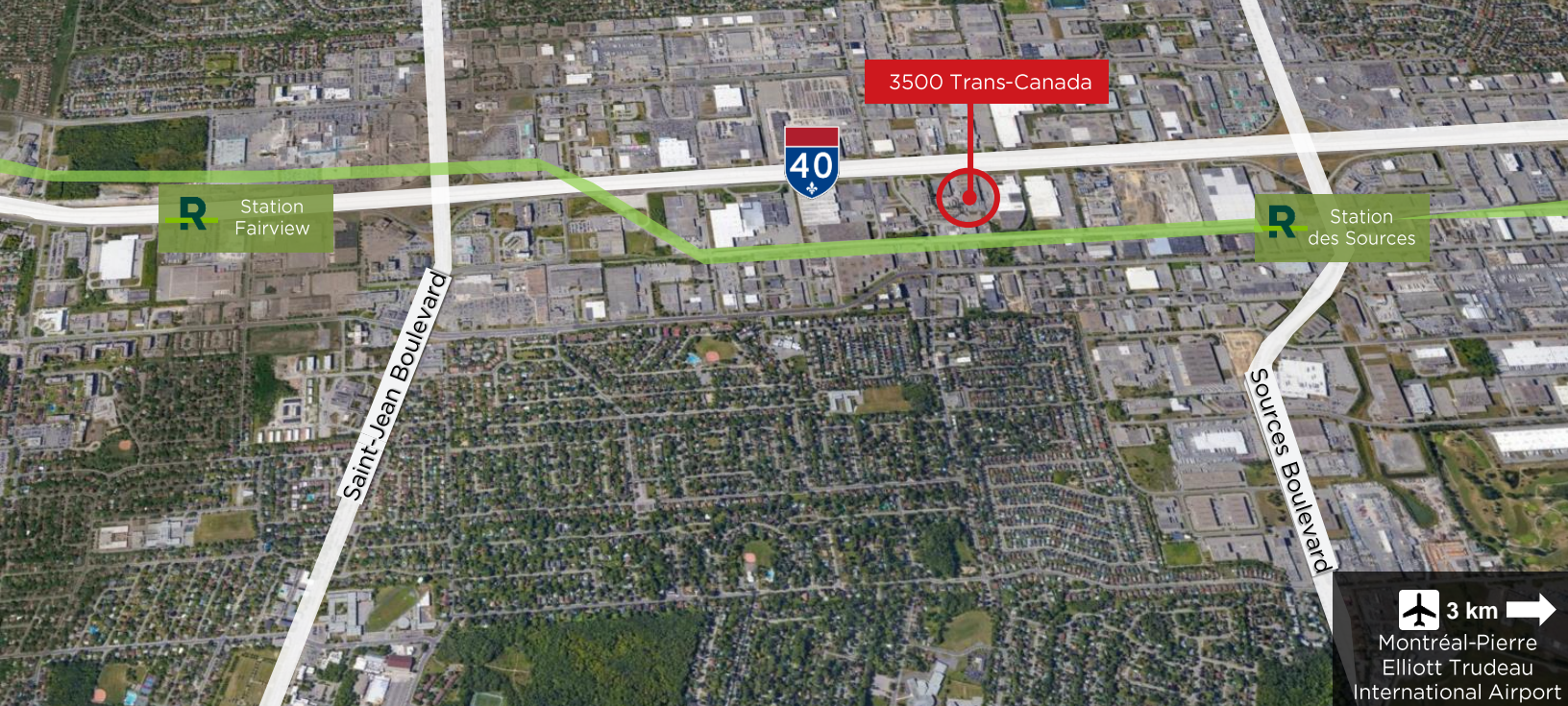


# Property photos



# Property photos





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