



SUSTAINABLE
INDUSTRIAL
CAMPUS

Industrial space for lease

Montreal-Est, Quebec, Canada



**Building B
FOR LEASE**
JUNE 2026 OCCUPANCY

[Watch the video](#)



53,000 sq. ft. to 195,000 sq. ft.

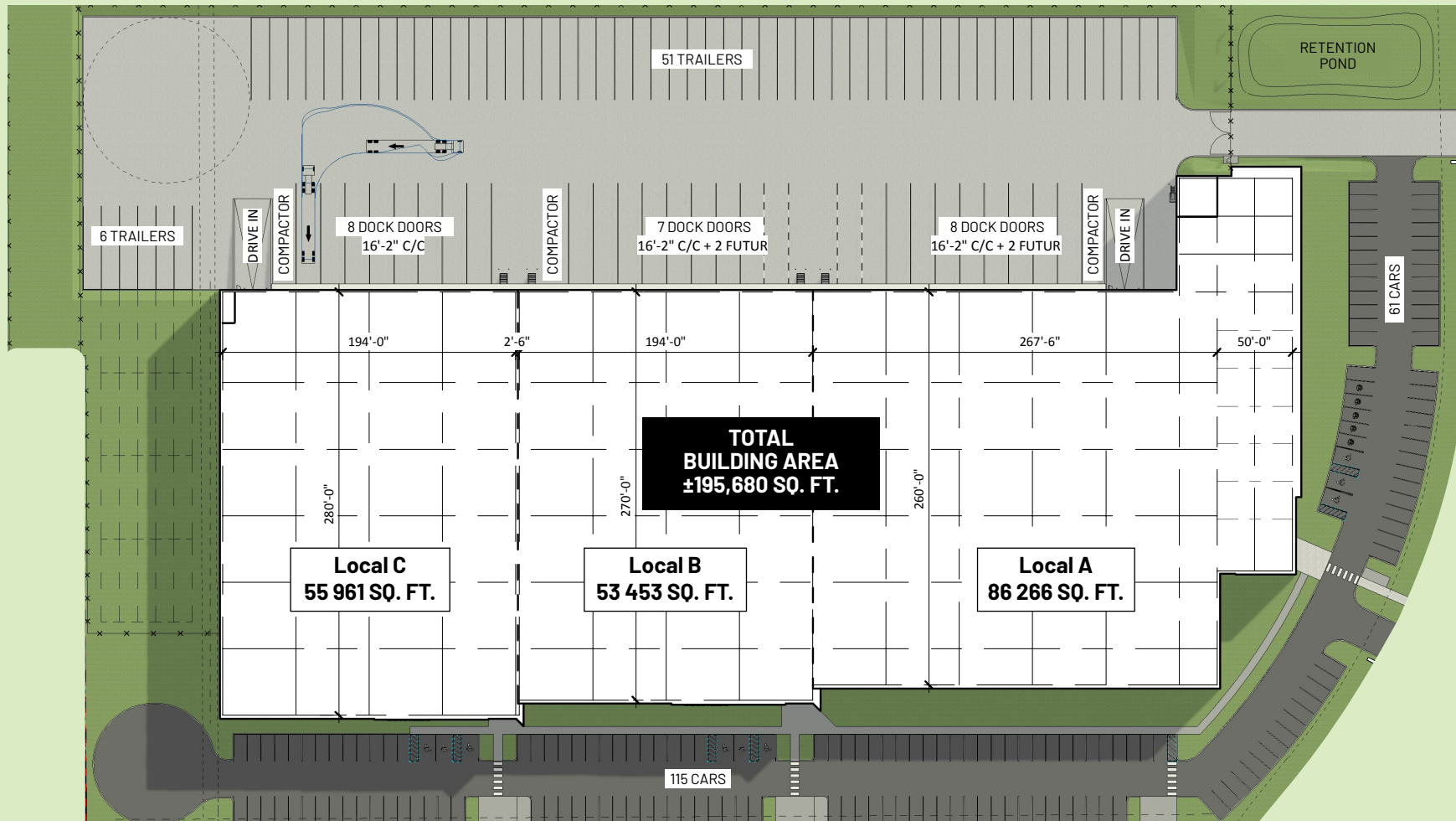
Contact us →

Specifications

- Available area (sq. ft.) | **53,000 to 195,000**
- Loading docks | **23 + 4** (optional)
- Garage doors | **2**
- Trailer parking | **57 + 24** (optional)
- Car parking | **176**
- Lot area (sq. ft.) | **450,000**
- Column span | **48.5' wide**
- Speed bay | **60'**
- Truck court depth | **190'**
- Clear height | **40'**

Features

- LEED Zero Carbon Certification
- ESFR sprinklers
- Vertical levelers
- EV charging stations
- Secured truck court
- Temperature-controlled warehouses
- Inflatable dock shelters
- Hidden restraint systems
- High-quality design
- MF Global 90 roof system





The largest sustainable industrial campus in North America, located in the heart of Montréal.

Good for the planet, excellent for business

Every aspect of the 40NetZERO industrial campus has been designed from A to Z to meet and anticipate businesses' needs. Today's companies aim to minimize environmental impact, promote social responsibility, ensure strong governance, and strengthen resilience to climate change, while maintaining solid financial performance.

40NetZERO is taking the actions required to achieve these goals.



Bike Paths



Abundant Vegetation



Campus Plan

Welcome to McKESSON CANADA in Building A



Targeted certifications



LEEDZero



Pavilion

Campus tenants and their employees will have access to an ultramodern pavilion offering a variety of services and amenities.

Learn more



Café and restaurant



Gym and yoga studio



Food trucks spaces



Indoor and outdoor sports fields



Conference room



Outdoor relaxation areas



View on Google Maps

Information

Ugo Cianciulli, Real Estate Director
(514) 355-0088 #420

ugo@40NetZERO.com



40NetZERO.com



ALSO AVAILABLE
Custom construction
From 100,000 sq. ft.
to 750,000 sq. ft.