

FOR LEASE

12321-12329 Metropolitan Boulevard East

Pointe-aux-Trembles (Québec)

REVISED RATE



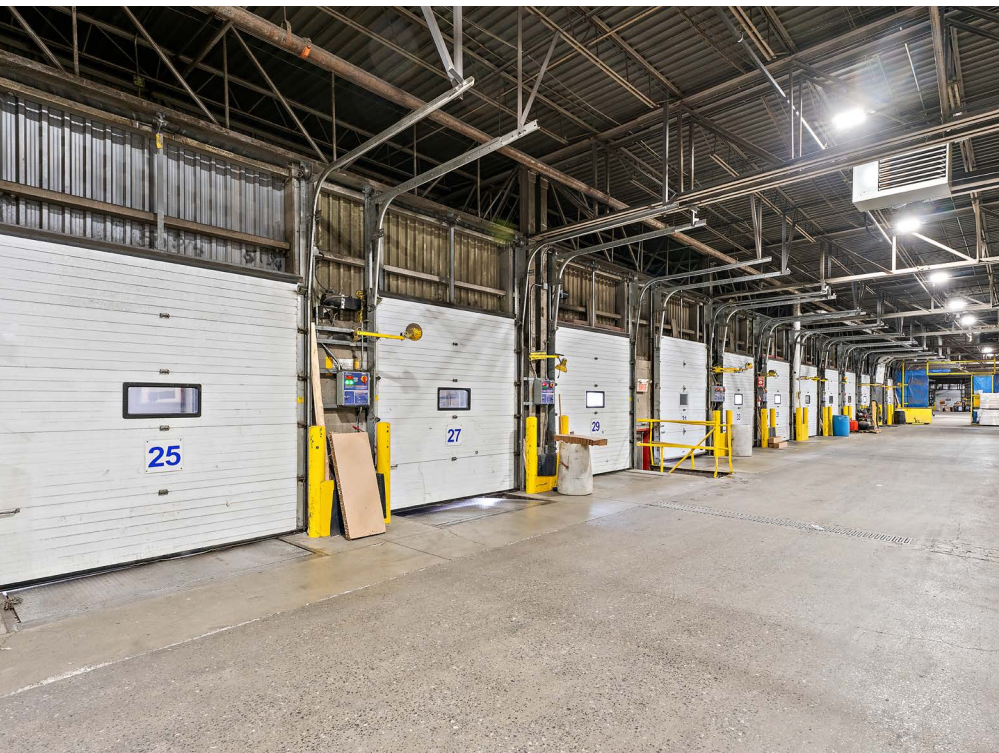
± 40,000 SF OF CROSS-DOCK SPACE WITH FENCED YARD
STRATEGICALLY LOCATED OFF HIGHWAY 40

Space Overview

Spacious cross-dock terminal with multiple space configurations available, strategically located off Metropolitan Boulevard in Pointe-aux-Trembles. The Property faces Highway 40, providing great accessibility to the GMA's vast highway network, in addition to exceptional visibility and signage opportunities.

The Property is well secured for future tenants by a fenced courtyard and security camera system. The Property has 74 loading dock doors, and a vast amount of supplementary trailer parking on the fully paved site.

Available Area	±40,744 SF (multiple configurations available)
Office Area	Up to 9,700 SF
Warehouse Area	31,044 SF
Clear Height	14'
Loading Docks	74
Drive-in Door	1
Occupancy Date	60-90 days
Asking Net Rent	Contact brokers



74 Dock Doors



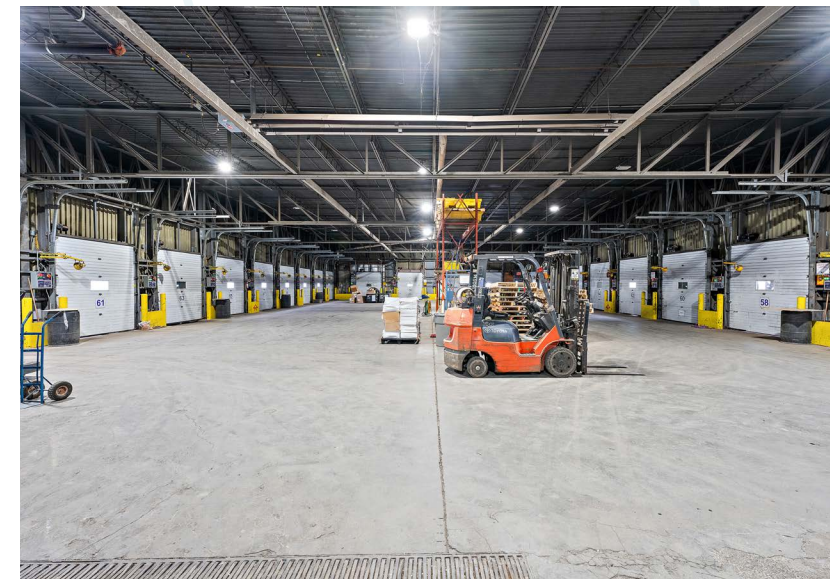
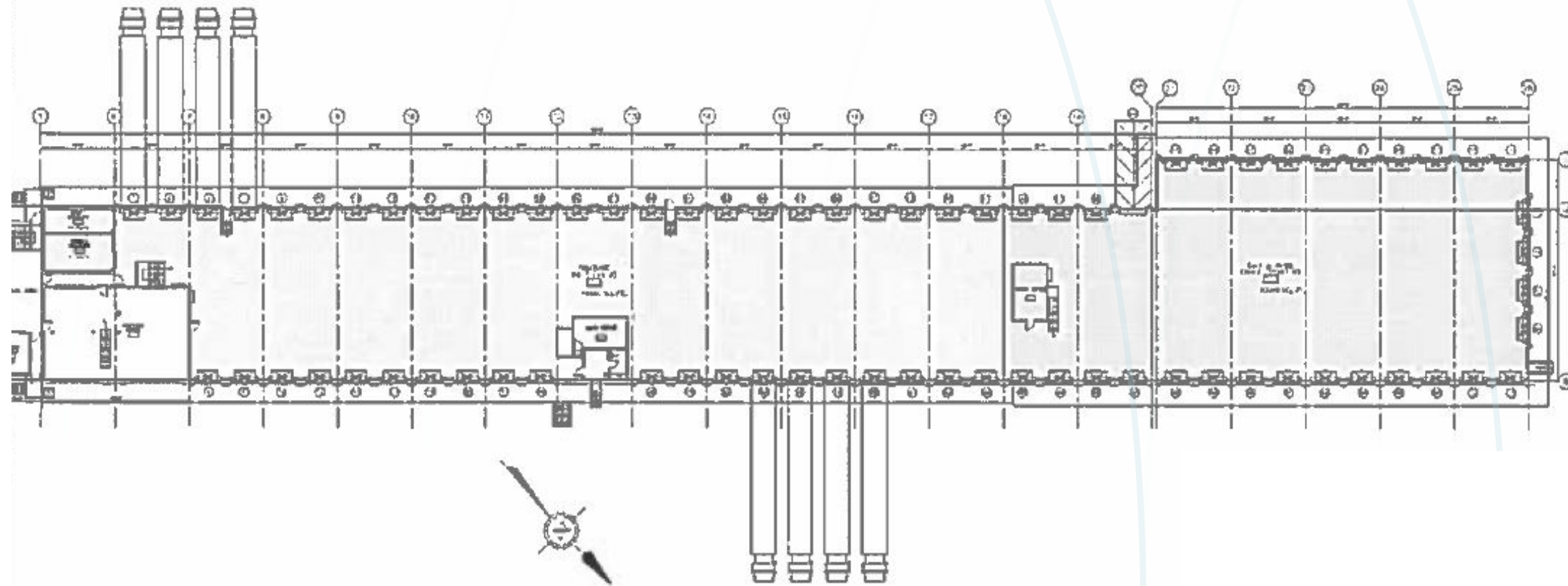
Direct access to Métropolitain Boulevard



Demisable space to accommodate tenant needs

Site Plan

The Property can be easily subdivided into several layout options, as per operational requirement. Dock Plan below.



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Pointe-aux-Trembles (Quebec)



For more information, please contact:

Avi Cohen

Associate Vice President

Real Estate Broker

+1 514 827-2212

avi.cohen@jll.com

Dominic Bonin

Senior Vice President

Real Estate Broker

+1 514 206 3595

dominic.bonin@jll.com



Jones Lang LaSalle Real Estate Services, Inc. (Real Estate Agency)

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