



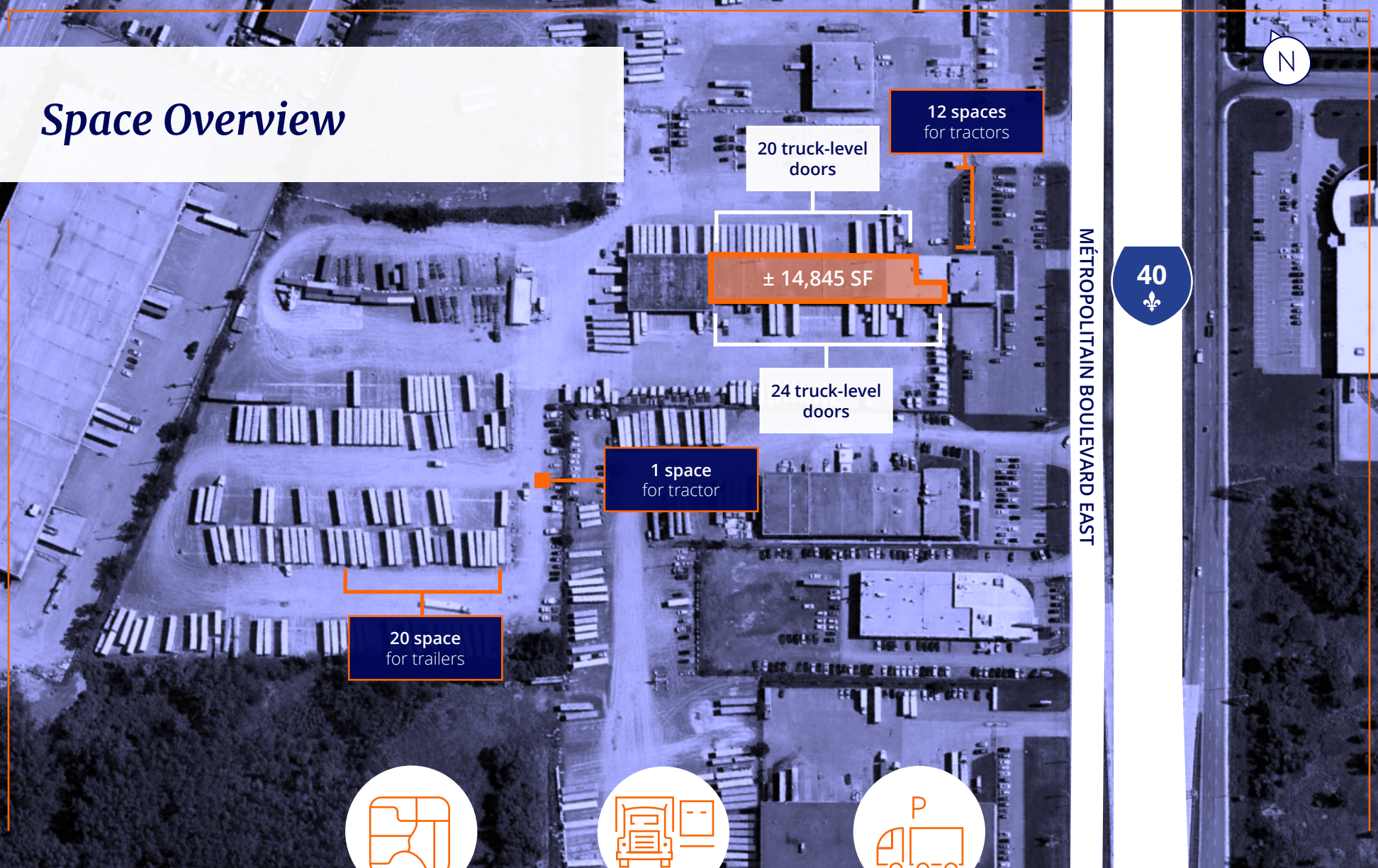
For Sublease

12321 Métropolitain Boulevard East, Montréal | QC

± **14,845 SF cross dock terminal** with 44 truck-level doors with leveler and multiple parking spaces for trailers and tractors



Space Overview



Zoning | Zone 522

Light and medium industry, public utilities and urban agriculture



Shipping

44 truck-level doors with leveler



Parking

20 trailer spaces
13 tractor spaces

Highlights



Access card system



Fenced yard

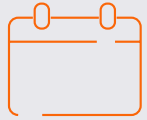


Excellent visibility



Direct access to Highway 40

Space Features



Term Expiry
March 31st 2027



Availability
Immediate

Office area	± 453 SF
Warehouse area	± 14,392 SF
Total space area	± 14,845 SF
Shipping	44 truck-level doors with leveler
Parking	Trailers : 20 spaces Tractors : 13 spaces
Clear height	± 14'
Column spacing	Column-free warehouse

* Possibility to sublease additional parking spaces: 11 trailer spaces and 1 tractor space



Net Rental Rate
Contact the brokers



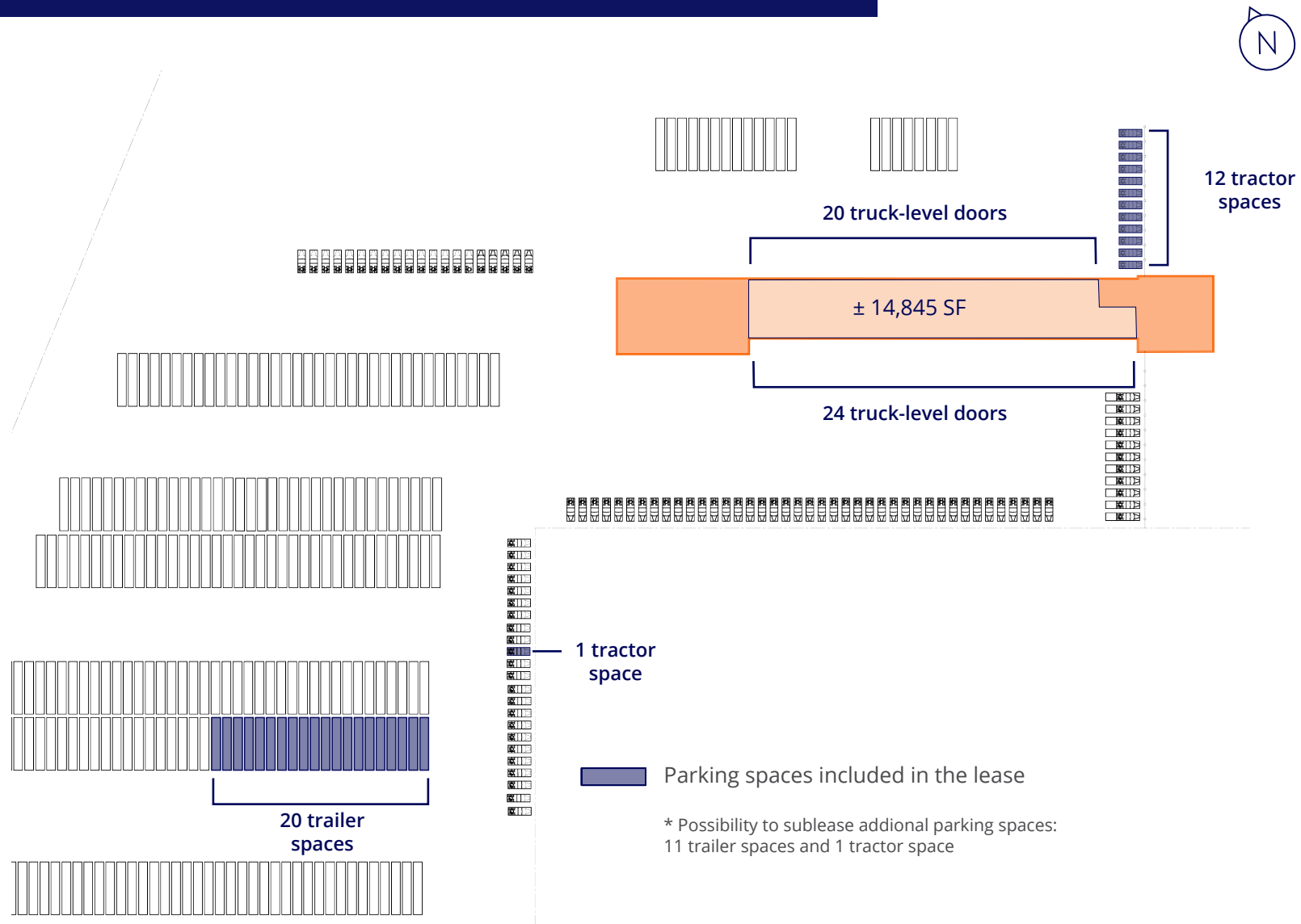
Operating Expenses
± \$10.00 /SF*
* Energy at tenant's expense

Warehouse Space Description

- 2 closed offices
- 2 delivery doors
- 1 storage room
- 1 washroom
- 1 bathroom



Parking Space Plan



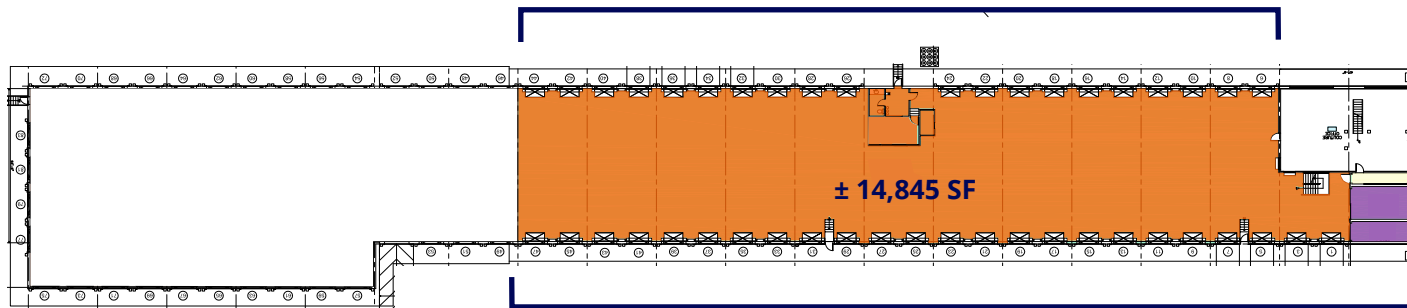
Métropolitain Boulevard East

40

Space Plan



20 truck-level doors



± 14,845 SF

24 truck-level doors

- Warehouse
- Office

Métropolitain Boulevard East



In Proximity

 12321 Métropolitain Boulevard East, Montréal

- | | |
|------------------------|-----------------------------|
| 1. Groupe Beaudry | 6. Speedy Transport Groupe |
| 2. Bunzl Montréal | 7. Transport Gariépy |
| 3. Hydro Québec | 8. Lavo |
| 4. Klockner Pentaplast | 9. EBI |
| 5. Tekalia Aeronautik | 10. Balcan Innovations Inc. |



Highway 40
1 minute



Laval
10 minutes



Downtown Montréal
30 minutes



Montréal Port
17 minutes



South-Shore
15 minutes





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