

Leasing Availabilities —



# 7101 Notre-Dame E. Street

Montréal, QC



The Building —

# 7101 Notre-Dame East Street

Montréal, QC

Positioned in one of Montreal's most dynamic industrial enclaves, 7101 Rue Notre-Dame East offers a rare combination of size, accessibility, and flexibility for distribution, logistics, or industrial users. This 235,584 sf facility features warehouse space, generous office components, and additional mezzanine capacity with modern ESFR sprinkler systems and a fully secured, fenced site. The property benefits from dual loading with 17 docks and a drive-in door, abundant trailer parking, and excellent visibility from Rue Notre-Dame.

Strategically located just 450 m (~5 min) to Autoroute 25, 2.7 km (~11 min) to Autoroute 40, and only 1.3 km (~3 min) from the Port of Montreal, it provides seamless connectivity for regional and global logistics operations.

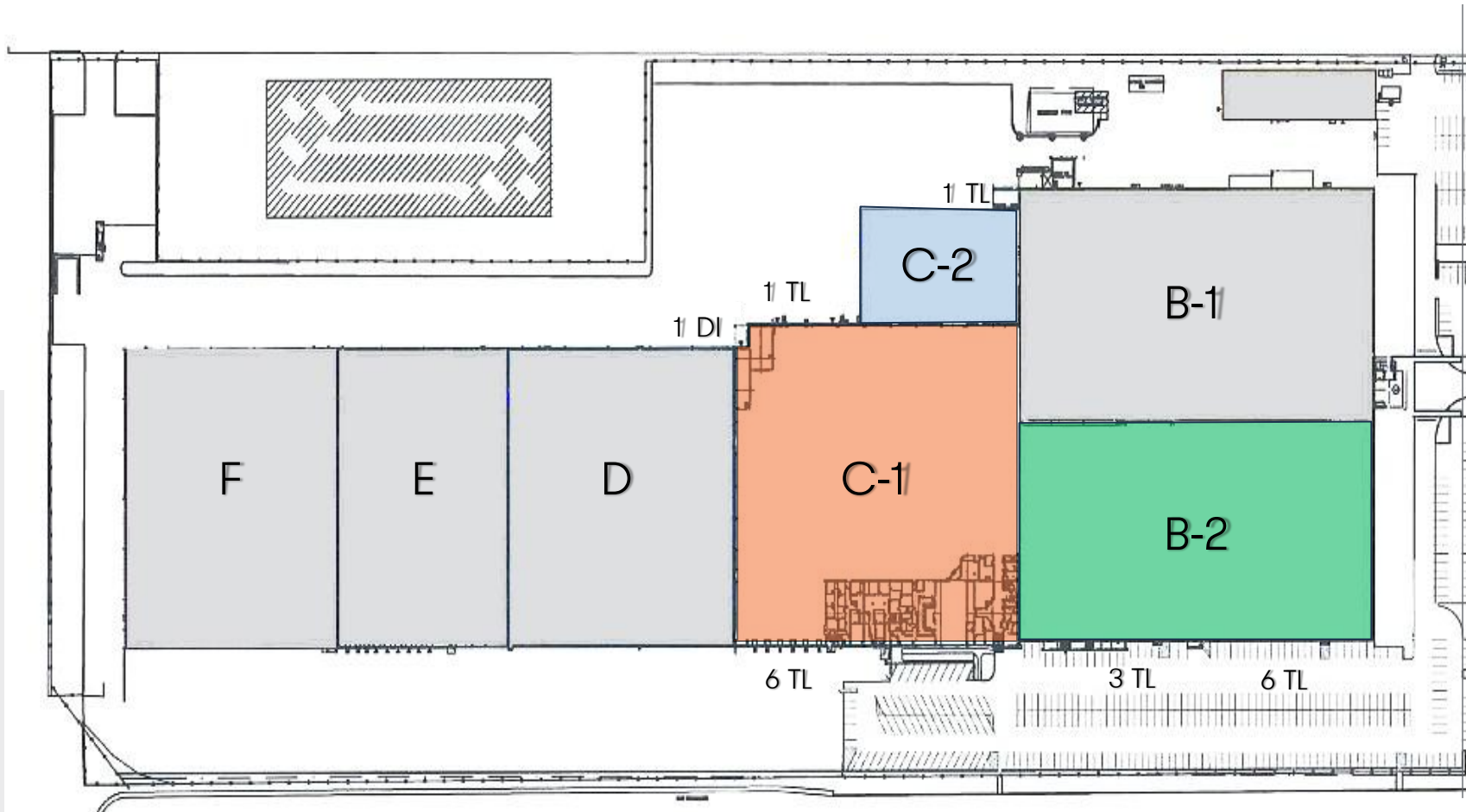


## Building Specifications

<b>Available Size</b>	21,642 – 235,584 SF
<b>Shipping</b>	17 TL & 1 DI
<b>Clear Height</b>	17' – 23'
<b>Lighting</b>	LED
<b>Electrical</b>	TBD
<b>ESFR</b>	High Pressure System
<b>Parking</b>	On site trailer parking available
<b>Zoning</b>	I-0498
<b>Rate</b>	Contact us
<b>Availability</b>	Immediate

7101 Notre-Dame E. Street —

# Leasing Opportunities

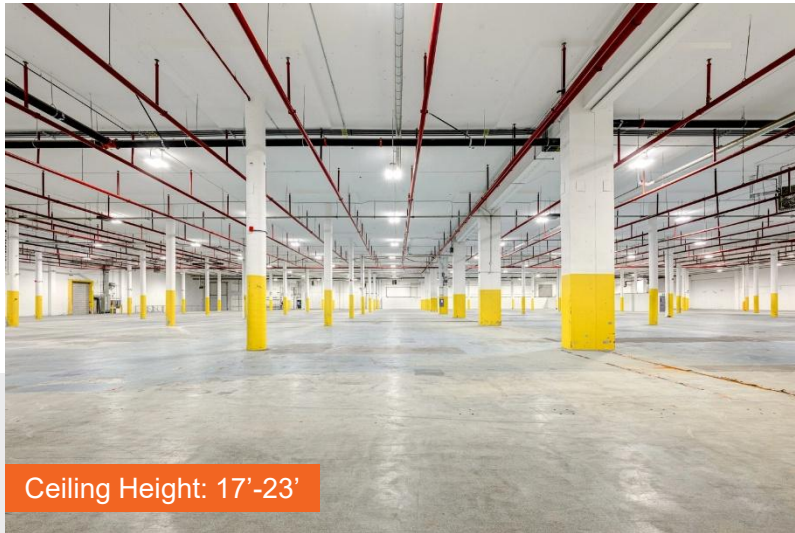


C-1	B-2 (Sublease)	C-2
Available Size: 121,984 SF Shipping: 7 TL   1 DI	Available Size: 91,958 SF Shipping: 9 TL	Available Size: 21,642 SF Shipping: 1 TL



7101 Notre-Dame E. Street —

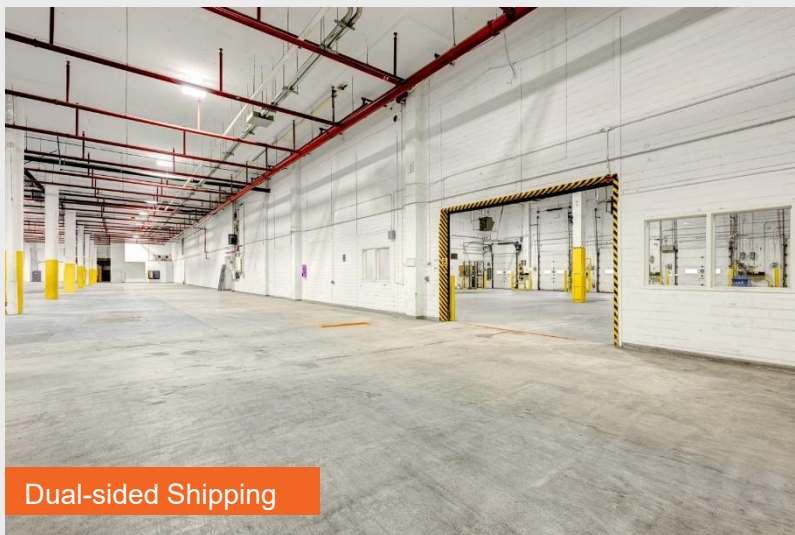
# Image Gallery



Ceiling Height: 17'-23'



Zoning: 1-0498



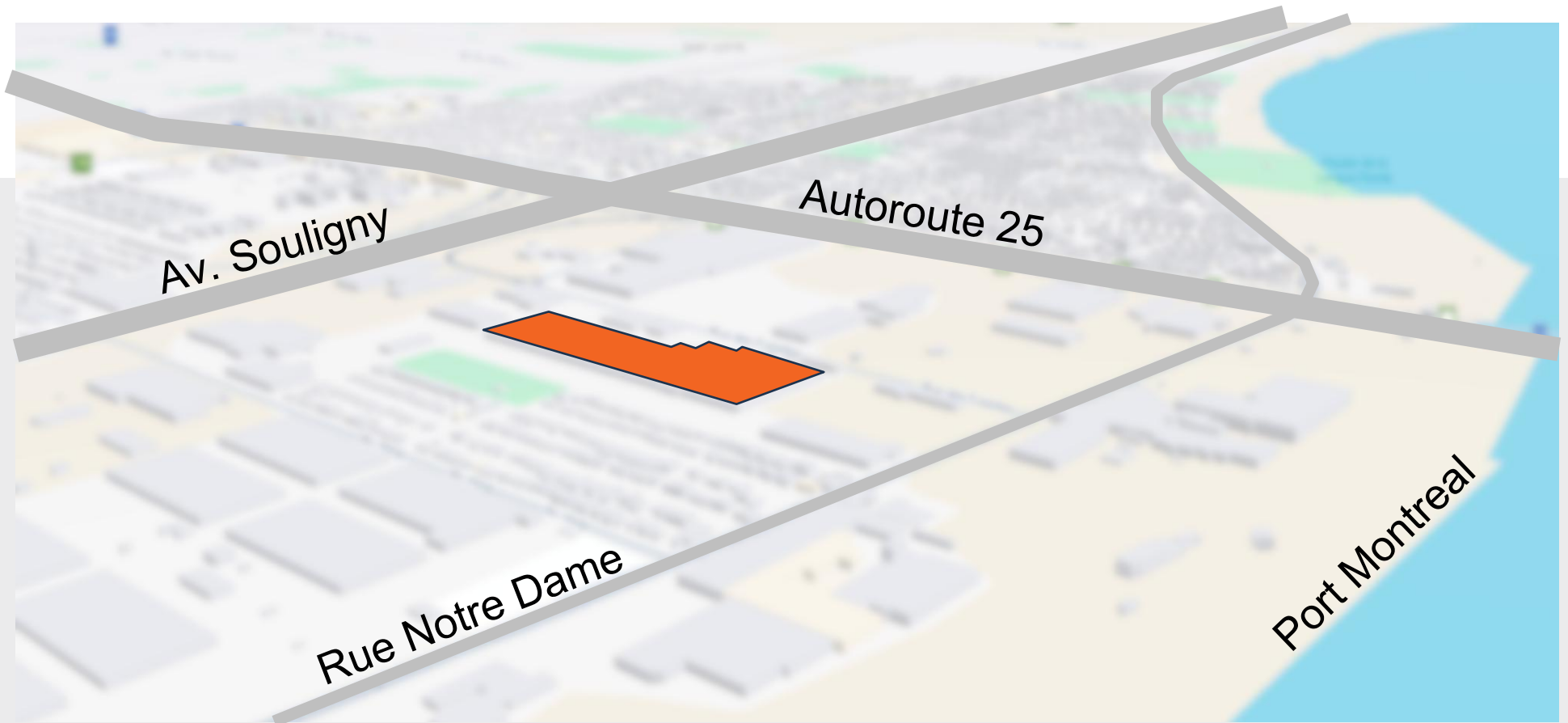
Dual-sided Shipping



17 TL | 1 DI

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# Connectivity



Autoroute 25	450 m   5 min
Port Montreal Section 75	1.3 km   3 min
Autoroute 40	2.7 km   11 min
Downtown Montreal	11.9 km   42 min



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# Customer Solutions

With over 50 million square feet of existing assets and a significant development pipeline, we're committed to delivering flexible, innovative, and sustainable solutions. From standardized leases and turnkey construction to renewable energy and decarbonization options, we are here to ensure your real estate works for you—both now and in the future.



## Operations

With extensive experience in operations services, we understand the complexities of managing industrial spaces. Services from Turnkey Construction to Tenant Engagement Programs are designed to simplify every aspect of your space management.



## Development

Our highly experienced development team is here to empower your organization with extensive capabilities that drive success. We have a proven track record, where joint investments led to mutually beneficial outcomes.



## Renewable Energy

Capital investments in solar panels provides us with an opportunity to significantly reduce GHG emissions while creating a financially viable revenue stream. It also offers an element of utility cost certainty to tenants in an unpredictable energy market.



## Sustainability

Our team offers customized sustainability and decarbonization solutions to help your business meet its environmental, social, and governance (ESG) goals. Initiatives range from LED retrofits, sustainable roofing, to green building certifications.



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# ESG / Sustainability

Dream Industrial is targeting to be net zero on Scope 1 and Scope 2 emissions by 2035 and select Scope 3 emissions by 2050. We are developing asset specific net zero roadmaps, which can include the installation of heat pumps, LED retrofits, rooftop solar and other energy efficiency measures.

The information presented is reflective of Dream Industrial REIT and does not include Dream Summit Industrial Joint Venture.



## 5.8 million SF

of GLA with green building certifications<sup>(1)</sup>



## 343%

increase in Cumulative On-site Solar PV System Capacity from 2021 to 2023<sup>(4)</sup>



## 987,000 SF

of new developments certified as Zero Carbon Building (designated by the CaGBC)<sup>(2)</sup>



## 14.7 million SF

cumulative GLA with LED lighting upgrades<sup>(5)</sup>



## 25,685 MW

cumulative on-site Solar PV System Capacity<sup>(3)</sup>



## 1 million kWh

estimated annual electricity savings, equal to 80 tCO<sub>2</sub>e in GHG emissions<sup>(6)</sup>

1. Includes LEED, BREEAM, BOMA BEST, DGNB and ZCB as at September 30, 2024.  
 2. As at September 31, 2024.  
 3. The total capacity includes DIR.UN-owned solar PV systems with capacity of 14,197 kW and third-party or tenant-owned solar PV systems capacity of 11,489 kW. Includes estimations and third-party and tenant-owned systems on DIR.UN's properties. As at December 31, 2023.  
 4. The total capacity includes DIR.UN-owned solar PV systems and third-party or tenant-owned solar PV systems. Includes estimations and third-party and tenant-owned systems on DIR.UN's properties. As at December 31, 2023.  
 5. As at December 31, 2023.  
 6. Emissions for Canadian projects were calculated using the National Inventory Report (NIR) published in 2022. For European projects they were calculated using the latest JRC-COM-NEEFE (National and European Emission Factors for Electricity Consumption) dataset provided by the Joint Research Centre.



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## About Us

Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX: DIR.UN) as well as several private vehicles.



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