

# FOR LEASE

## 405-465 Marien Avenue

Montréal East (Québec)



53,000 SF OF INDUSTRIAL & OFFICE SPACE FOR LEASE  
STRATEGICALLY LOCATED NEAR THE PORT OF MONTRÉAL

# Space Overview

Available spaces located in close proximity to Highway 40, providing convenient access to major transportation arteries and the Port of Montreal — a crucial benefit for logistics and distribution operations. Diverse warehouse layouts possible, from industrial to small spaces optimal for office or document storage.



Employee parking available



Access to major highways & Port of Montréal

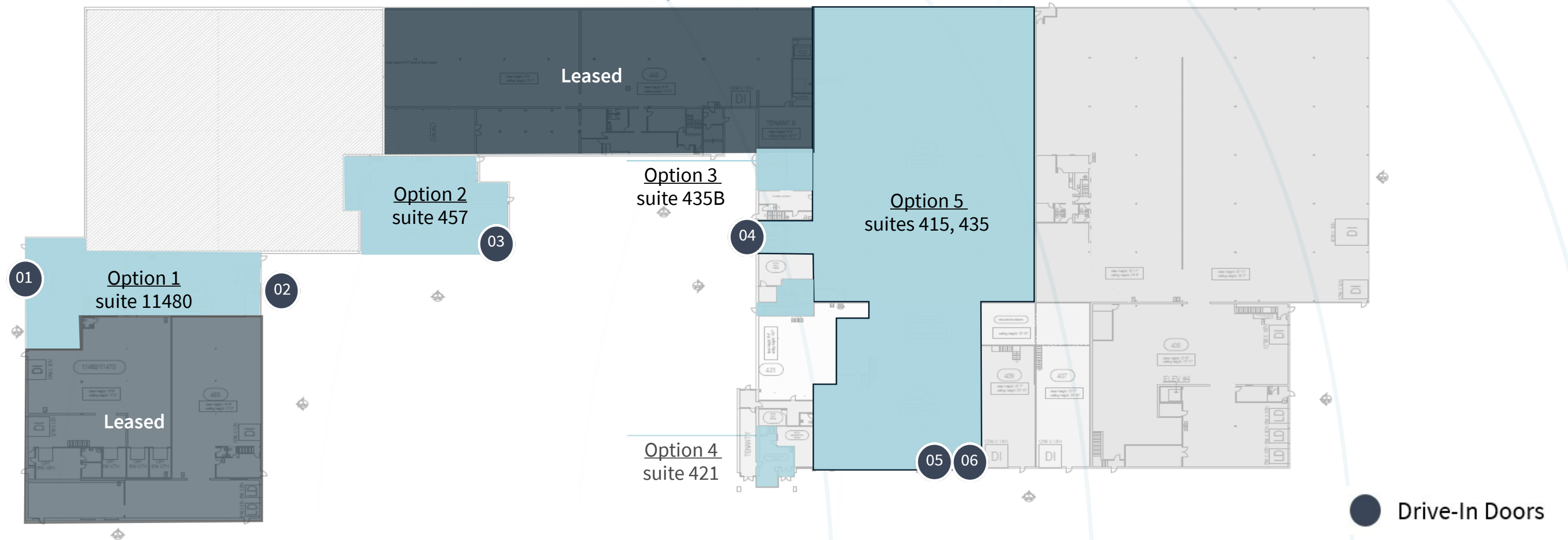


Multiple configurations to accommodate tenant needs

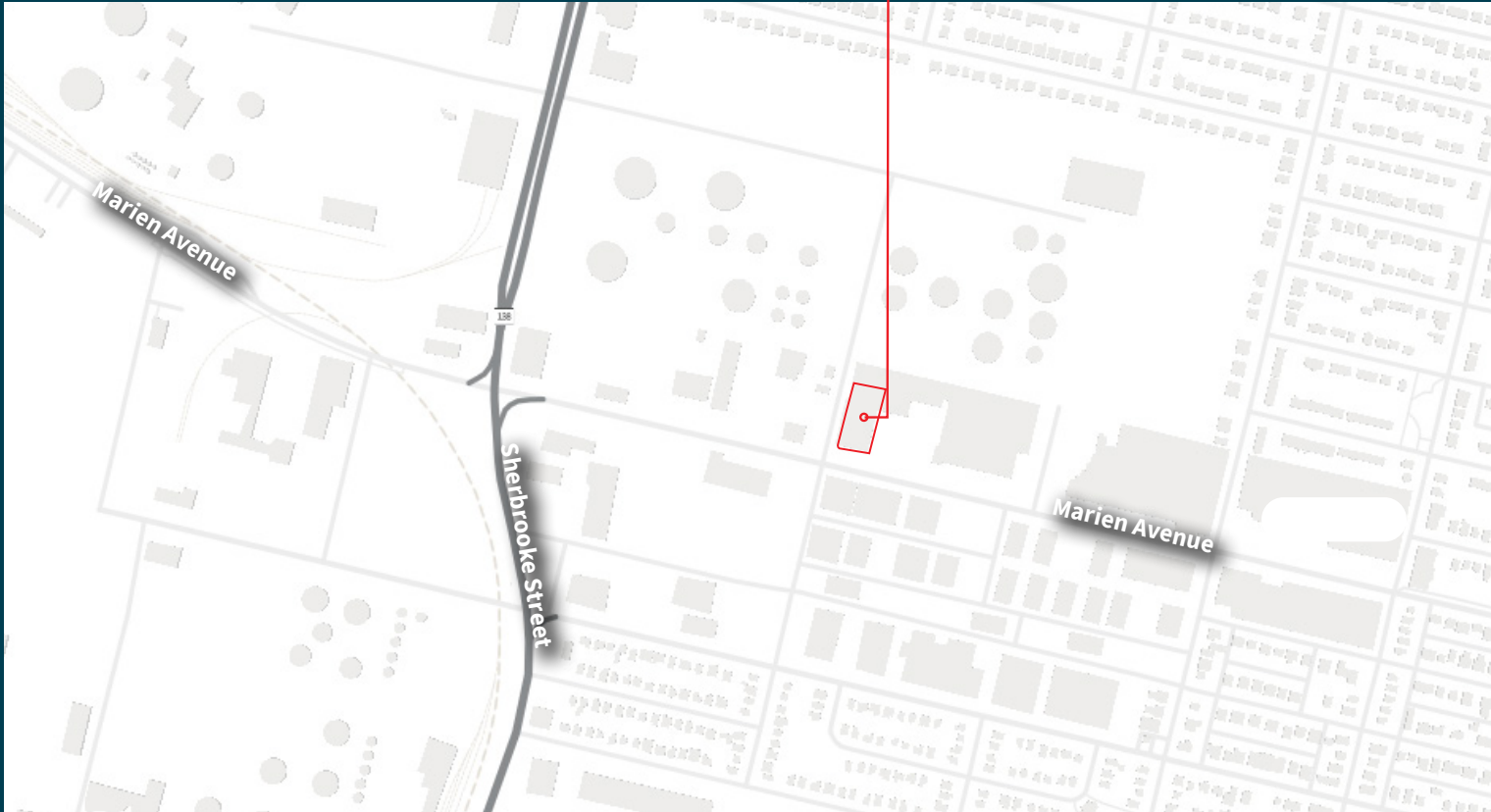


	Option 1 - suite 11480	Option 2 - suite 457	Option 3 - suite 435B	Option 4 - suite 421	Option 5 - Suites 415, 435
<b>Type</b>	Industrial	Industrial	Office	Office	Industrial
<b>Available Area</b>	6,633 SF	5,425 SF	3,068 SF	6,069 SF	31,998 SF (Optional 3,500 SF office space)
<b>Clear Height</b>	16'	19'	10'	10'	21' to 22'
<b>Available Doors</b>	2 Drive-In Doors (12'x10')	1 Drive-In Door (14' x14')	NA	NA	3 Drive-In (12' x 14')
<b>Asking Net Rent</b>	Contact broker	Contact broker	Contact broker	Contact broker	Contact broker
<b>Add'l Rent</b>	\$3.70 PSF	\$3.70 PSF	\$3.70 PSF	\$3.70 PSF	\$3.70 PSF
<b>Occupancy Date</b>	Immediate	1 January 2026	Immediate	Immediate	Immediate
<b>Notes</b>	Includes 500 SF of office	Smaller warehouse section with 29' clear ceiling	Ground level entrance with offices on 2 <sup>nd</sup> floor	2 access areas on ground level with offices 2nd floor	Can convert to 2 Loading Docks (10' x 12')

# Site Plan

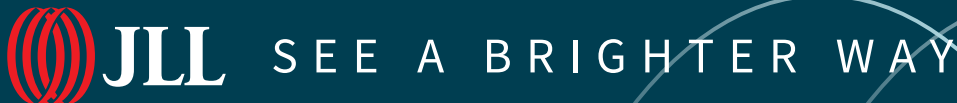


# 405-465 Marien Avenue Montréal East (Québec)



**Avi Cohen**  
Associate Vice President  
Real Estate Broker  
+1 514 827-2212  
avi.cohen@jll.com

**Christina Bachner**  
Associate  
Commercial Real Estate Broker  
+1 514 582 2747  
christina.bachner@jll.com



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

This publication is the sole property of Jones Lang LaSalle and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of Jones Lang LaSalle. The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information. We would like to be informed of any inaccuracies so that we may correct them. Jones Lang LaSalle does not accept any liability in negligence or otherwise for any loss or damage suffered by any party resulting from reliance on this publication. Any opinion or estimate of value of any asset in this presentation is based upon the high-level preliminary review by JLL. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice. JLL expressly disclaims any liability for any reliance on any opinion or estimate of value in this presentation by any party. Copyright © Jones Lang LaSalle IP, Inc. 2025