

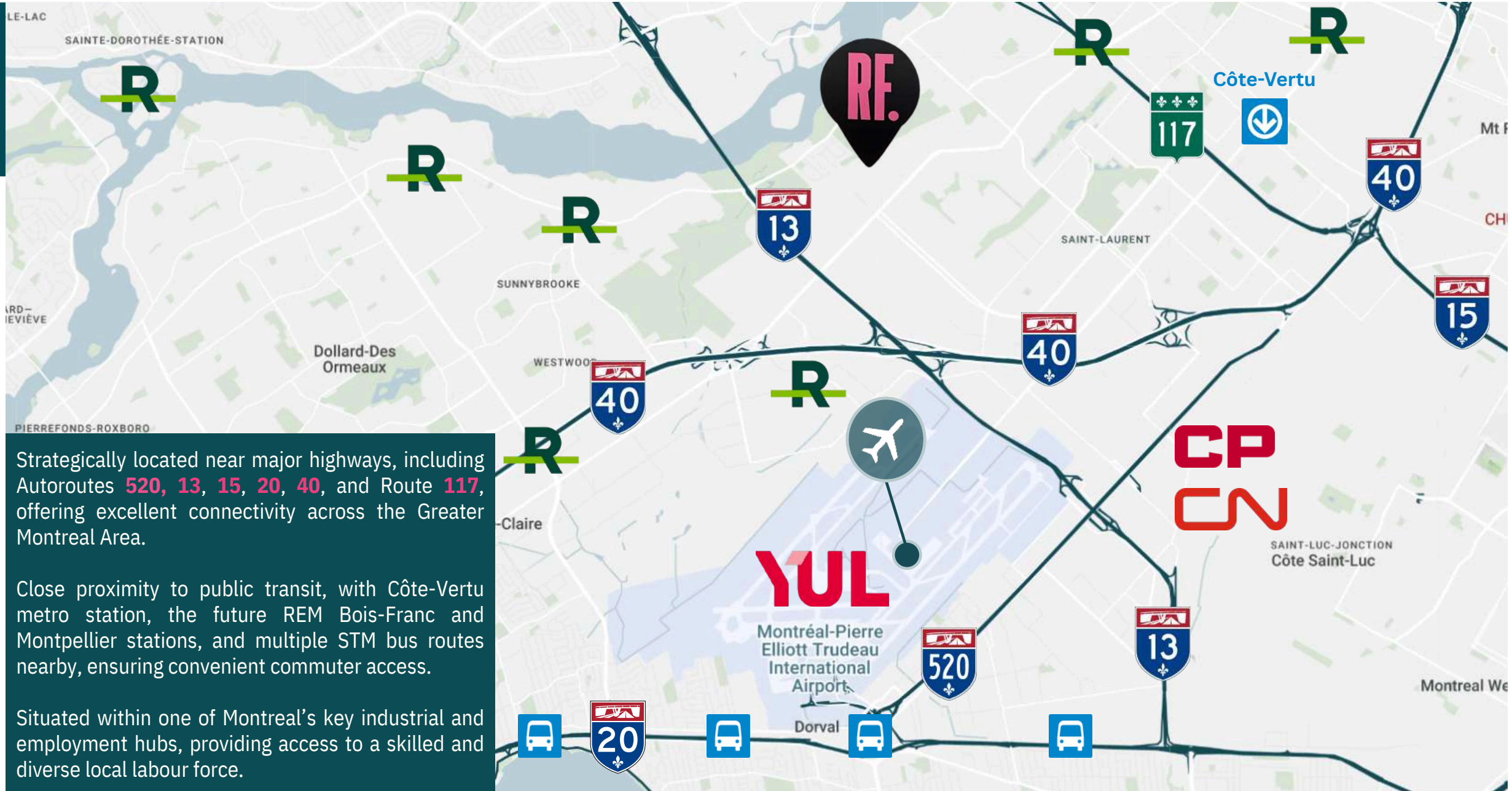
RF. INDUSTRIAL 22.0

3500 RUE SARTELON - SAINT-LAURENT, QC



VIDEO

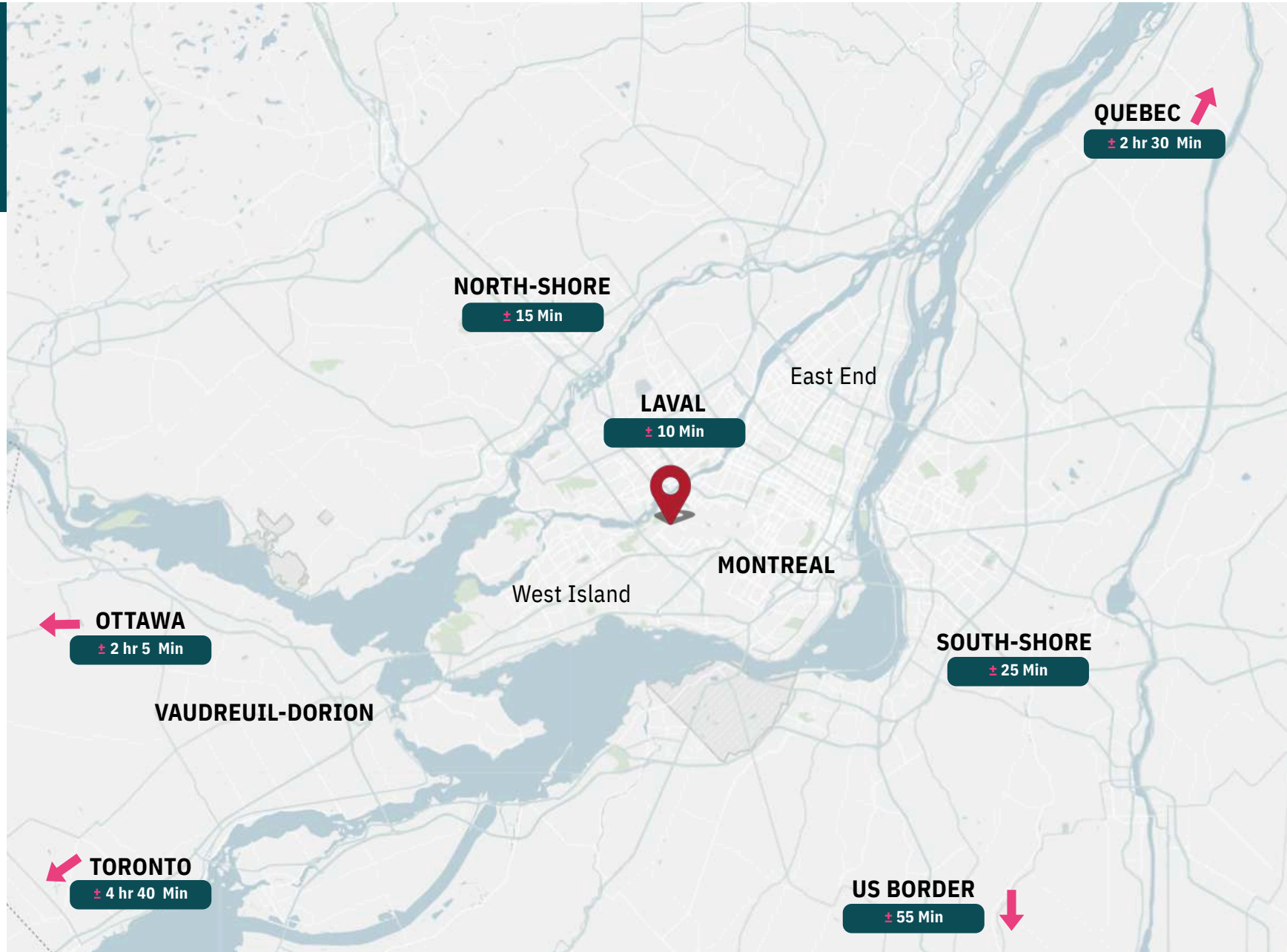




Strategically located near major highways, including Autoroutes 520, 13, 15, 20, 40, and Route 117, offering excellent connectivity across the Greater Montreal Area.

Close proximity to public transit, with Côte-Vertu metro station, the future REM Bois-Franc and Montpellier stations, and multiple STM bus routes nearby, ensuring convenient commuter access.

Situated within one of Montreal's key industrial and employment hubs, providing access to a skilled and diverse local labour force.



Driving Times

- CN & CP Intermodal Terminals ± 8 Min
- Montréal-Trudeau International Airport ± 10 Min
- FedEx Express ± 10 Min
- UPS Distribution Center ± 8 Min
- Port of Montreal ± 22 Min



Bus Times

- # 164 Every ± 10 - 32 Min
- # 215 Every ± 16 - 32 Min



REM Times

- Station Bois-Franc Autumn 2025

WELCOME TO SAINT-LAURENT

POPULATION 109,857

TOTAL PRIVATE DWELLINGS 41,567

OCCUPIED BY USUAL RESIDENTS 39,156

POPULATION DENSITY PER KM² 2,384

The borough of **Saint-Laurent** is one of the largest and most dynamic boroughs in Montreal, both in terms of land area and economic activity. Covering approximately **42.8** square kilometres, it is the second-largest borough in Montreal by size and ranks among the most populous, with over **100,000** residents. Saint-Laurent is a major economic engine for the city, home to more than **4,500** businesses and nearly **110,000** jobs, making it one of the largest employment hubs in the metropolitan area. Its strategic location near major highways, the airport, and public transit, combined with its well-developed industrial parks and modern business campuses, has attracted a diverse range of industries — from aerospace and technology to logistics and manufacturing — solidifying Saint-Laurent as a cornerstone of Montreal's economic landscape.



BUILDING A

Total Available Area	From ± 24,855 to 112,233 SF *
Warehouse	From ± 23,140 to 103,948 SF
Office	From ± 1,715 to 8,285 SF
Loading Docks	16
Drive-in Doors	2
Employee Parking	61 Stalls

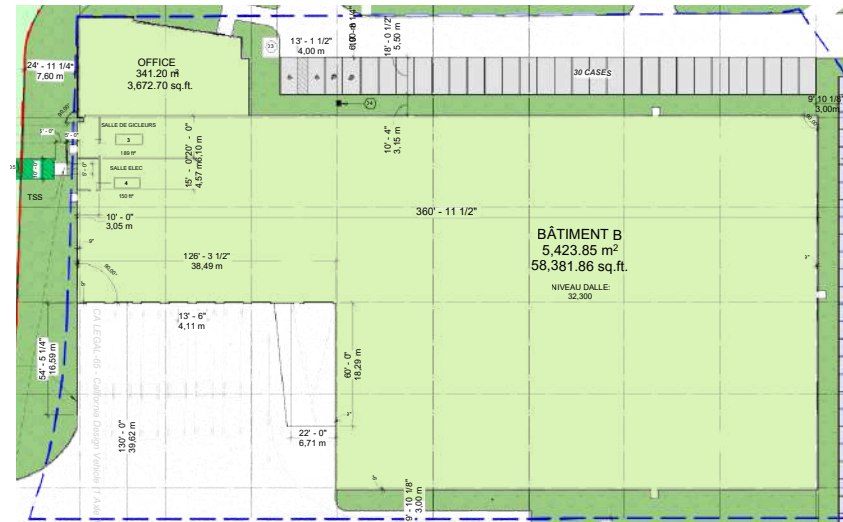
* Locals can be leased separately or together.





BUILDING B

Total Available Area	± 58,381 SF
Warehouse	± 54,709 SF
Office	± 3,672 SF
Loading Docks	7
Drive-in Door	1
Employee Parking	57 Stalls



A

Class A
Industrial



Site
268,000 SF



Clear Height
32'



LEED & Zero Carbon
Certified



Proximity To Highways
13, 15, 520, 40



Available
November 2026

BUILDING A:

Asking Net: 19.97 / SF

Taxes and OPEX Projection

Taxes : \$5.50 / SF

OPEX : \$1.25 / SF

Total Additional Rent (est.) : \$6.75 / SF.

BUILDING B:

Asking Net: 19.50 / SF

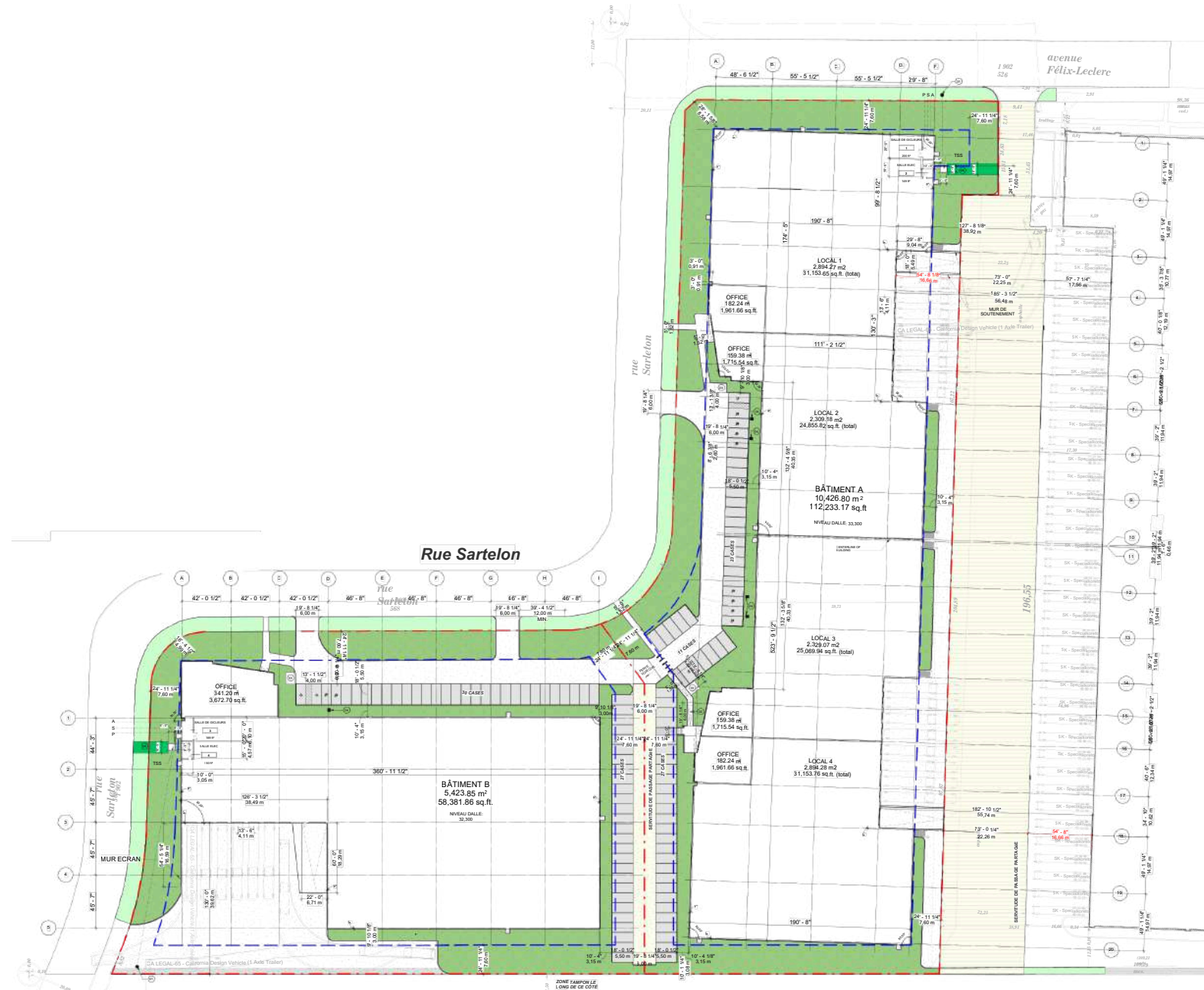
Taxes and OPEX Projection

Taxes : \$5.50 / SF

OPEX : \$1.25 / SF

Total Additional Rent (est.) : \$6.75 / SF.

SITE PLAN





LEED (Leadership in Energy and Environmental Design) is the world’s most recognized green building rating system, overseen in Canada by the Canada Green Building Council (CaGBC). It offers a robust, third-party verified framework for designing, constructing, and operating buildings that are environmentally responsible, resource-efficient, and healthy .

This property is evaluated across key sustainability categories—including energy efficiency, water conservation, site development, materials selection, and indoor environmental quality. Depending on its performance, it can receive Certified, Silver, Gold, or Platinum LEED status .

By meeting LEED standards, this property delivers measurable benefits: reduced energy and water use, lower greenhouse gas emissions, minimized construction waste, and enhanced occupant well-being

A carbon-zero property is one that balances its annual carbon emissions by eliminating or offsetting all greenhouse gas output—achieved through energy efficiency, full electrification, on-site renewable energy, and low-carbon materials.

This property produces or procures as much clean, carbon-free energy—like solar, wind, geothermal, or biomass—as it consumes over the year, ensuring net-zero operational carbon emissions . In Canada, buildings—including industrial facilities—account for nearly 17% of total emissions, so transitioning to carbon-zero is essential to meeting national climate goals by 2030 and beyond .







BUILDING SUCCESS TOGETHER



TRIMONT is a trusted partner in commercial real estate, dedicated to guiding clients toward their investment and business goals. With in-depth market knowledge, tailored strategies, and a collaborative approach, we deliver measurable results across every transaction. Over the years, we've earned a strong reputation in the Greater Montreal Area by upholding the highest standards of integrity, professionalism, and performance—in every project and in every relationship.

We're a real estate development and management agency that does things differently. With our experience, passion, and desire to improve and redefine both innovation and excellence, we bring a lot to the table for your projects. Over the years, we've become a leader in real estate development and management by focusing on integrity, sustainability, and innovation, both in our projects and in our relationships with our clients, partners, and employees.

ROSEFELLOW.



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