



# For sale - For lease

17400 Trans-Canada Highway  
Kirkland (Quebec)





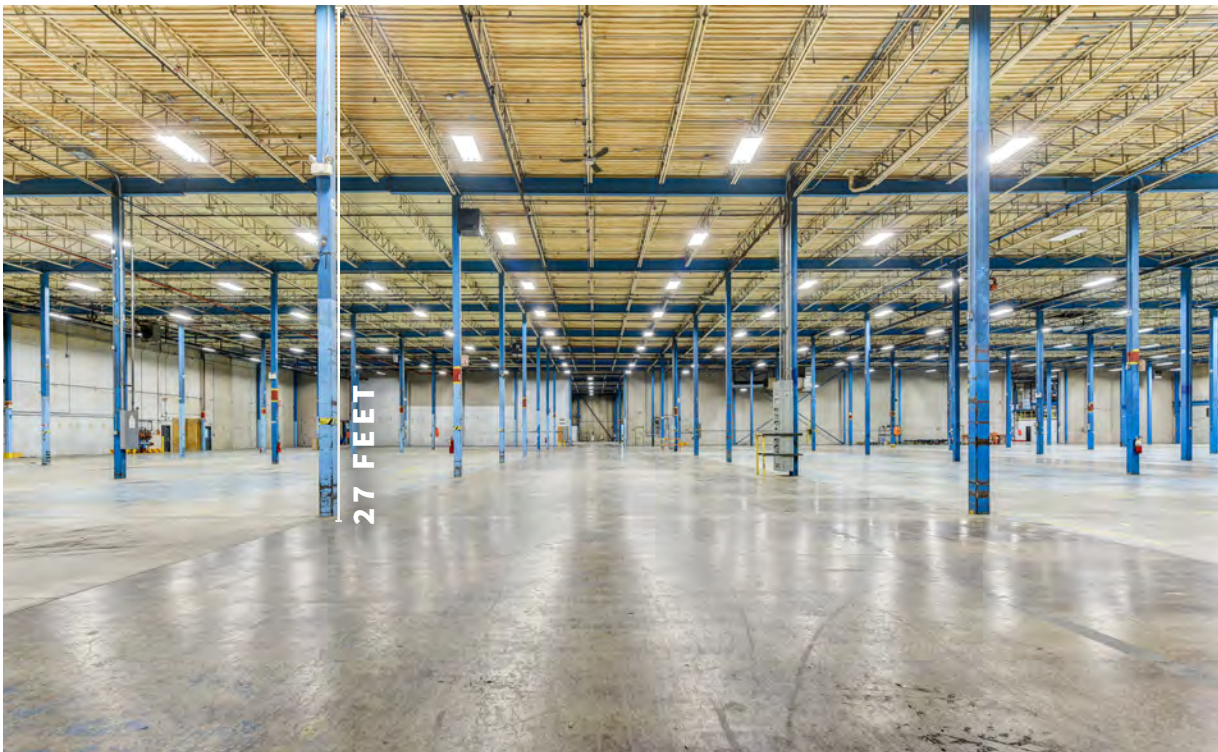
# Executive Summary

JLL’s Capital Markets Team and JLL’s Industrial Group are pleased to offer for sale or for lease a best-in-class industrial property bordering the Trans-Canada Highway in the heart of Kirkland, Montréal, QC (the “Property”). The offering represents an exceptional opportunity for investors/users to occupy a highly functional property in one of the most coveted industrial nodes in the GMA.

The Property’s excellent highway connectivity, access to public transit, and strategic location in the core of Montreal’s industrial market enable users to access an extensive labor pool.

Boasting a GLS of ± 152,794 sq. ft. and sitting on ± 415,227 sq. ft. of land, this opportunity makes it an ideal last-mile distribution center. The Property features excellent physical and functional attributes, including a clear ceiling height of 27 feet, 10-dock doors, a 10-ton crane, extensive power, and outstanding shipping functionalities. In addition, the Property allows investors/users with the opportunity to expand the building’s footprint by adding ±60,000 sq. ft. of GLS.

The Property is currently leased at below-market rates until November 2025, offering flexibility for a user or investor the opportunity to occupy or significantly improve rental income over the holding period. Furthermore, the demand for industrial spaces in the West Island has shown solid growth over time, demonstrating the strength of this submarket.



# Property Overview



**ADDRESS**  
17400 Trans-Canada Highway, Kirkland



**GLS (SF)**  
±152,794



**LAND SIZE (SF)**  
± 415,227



**CLEAR HEIGHT**  
27'



**YEAR BUILT / RENOVATED**  
1975 / 1984



**OFFICE RATIO**  
16%



**SHIPPING**  
10 loading docks  
1 drive-in door



**POWER**  
2,000 amps



**CRANE**  
1 x 10-ton



**LIGHTING**  
LED



**SPRINKLERS**  
ESFR sprinklers



**COLUMN SPAN**  
30 x 32



# Investment Highlights

17400 TRANS-CANADA HIGHWAY, KIRKLAND (QC)



## Value Creation Opportunity

An incoming user/investor has the ability to occupy the premises immediately, allowing the flexibility to either occupy the space or lease up the Property up to current market rents. In addition, the Property can accommodate an expansion on the excess land of approximately ±60,000 SF or be used as trailer parking, further increasing the Property’s income growth potential.



## Exceptional Transit-Oriented Location

The Property is strategically located in the heart of the West Island’s industrial park, a core submarket that has experienced tremendous growth in recent years. Located in Kirkland and bordered by Highway 40, the Property records a daily traffic count of 110,000 vehicles, offering excellent signage and visibility. The proximity to the GMA’s primary thoroughfares and amenities make it a perfect last-mile distribution center.



## Excellent Property Attributes

With a footprint of ± 152,794 sq. ft., the building has been maintained to the highest quality standards. It is an efficient industrial facility boasting clear ceiling height of 27’, 10 loading dock doors, 1 drive-in door, ESFR sprinklers, 2000 AMPS of power, LED lighting, a 10-ton crane, and a great shipping apron.



## ZONING

Zoning	315 M
Permitted Uses	Industrial
Floor Space Index (max)	0.6
Lot Coverage (max)	50%
Height (max)	6 floors
Rear setback (min)	15.2 meters
Front setback (min)	22.8 meters
Side setbacks (min)	7.6 meters



**BUILDING EXPANSION**  
± 60,000 SF



**LAND SIZE (SF)**  
± 415,227



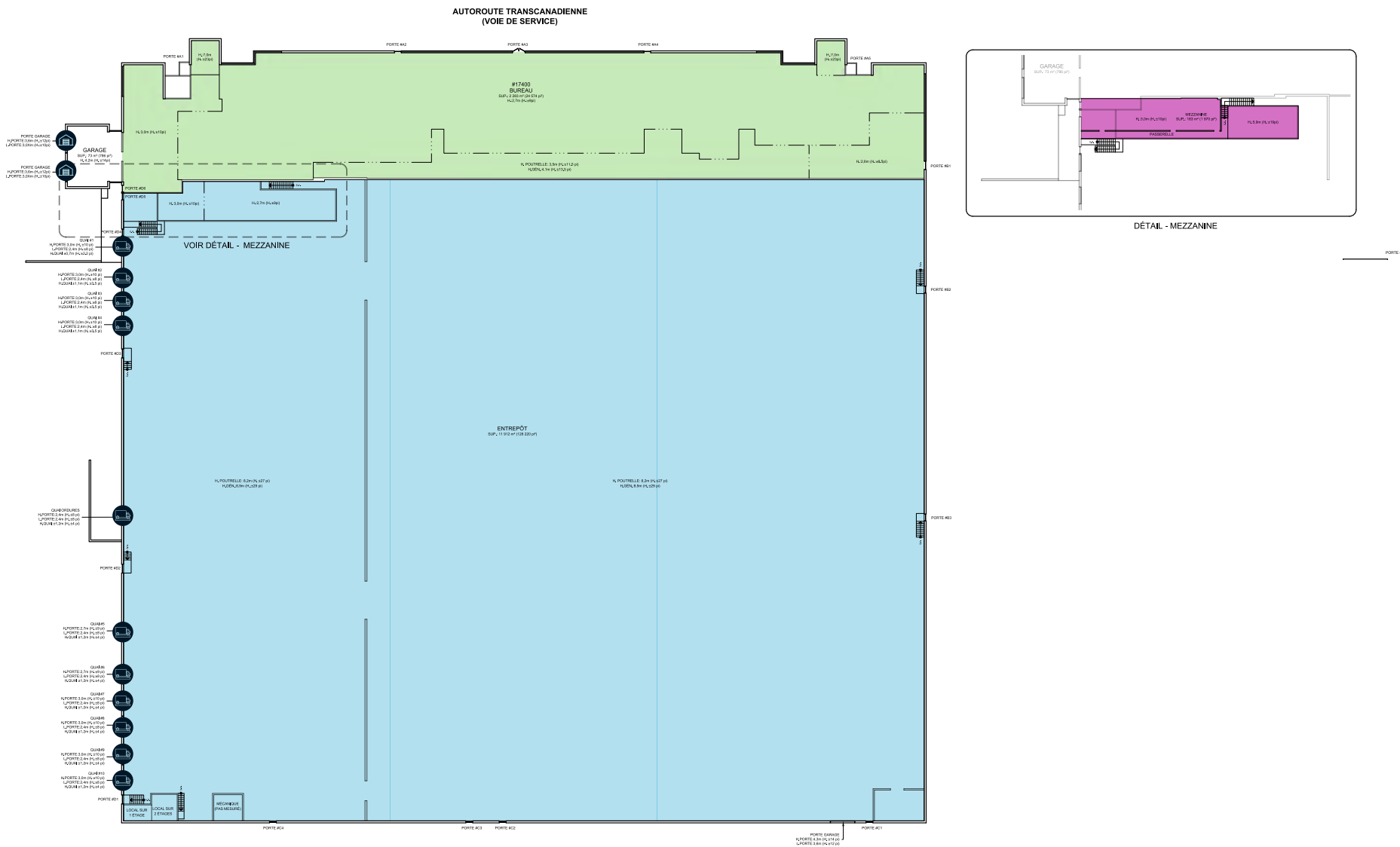
**LOT NUMBER**  
1 991 253



**REAL ESTATE TAXES (2025)**  
\$588,392



# Site Plan







## Contact us for price guidance or leasing rates

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