



# For sale

2080-2090 55e Avenue, Dorval (QC)

Fully Leased Mid-Bay Industrial Investment Opportunity





# Executive Summary

On behalf of the Vendor, JLL’s Quebec Capital Markets Team and Industrial Team are pleased to offer for sale a fully leased industrial property located at 2080-2090 55e Avenue, Dorval (the “Property”).

Strategically located, the Dorval industrial park has established itself as a premier multi-modal transportation node with unparalleled advantages for companies seeking time sensitive distribution efficiencies with its proximity to the PET airport, CN rail yards and highways 520, 20, 40, 13, 15. With a gross leasable area of approximately 48,208 square feet and 2 loading docks, the Property is currently 100% leased to 2 tenants with a WALT of 2.24 years.

The property's flexible configuration enables an incoming investor to partition the space into smaller units, capitalizing on the robust demand from smaller industrial users and potentially achieving premium rental rates through this repositioning strategy.



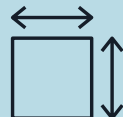
**WALT**  
2.24 years



**% Leased**  
100%



**GLA**  
48,208 SF



**Land Area**  
71,507 SF



**Shipping**  
3 drive-in doors  
2 dock level doors



**Clear Height**  
16.5'





# Property Overview

Address	2080-2090 55e Avenue
City, Province	Dorval, Quebec
Land Area (SF)	71,507
Lot Numbers	1 522 852, 1 522 854
GLA (SF)	48,208
Office Space (SF)	3,500
Clear Height	16.5'
Shipping	3 drive-in doors, 2 dock level doors
Zoning	I05-22





# Investment Highlights



## Versatile Industrial Space

48,208 SF building with open warehouse configuration, renovated office space, and 5 loading doors (2 dock level, 3 drive-in)



## Investment Opportunity

Flexible industrial property with short term leases in a market with robust demand for small and mid bay spaces



## Prime Dorval Location

Exceptional location minutes from highways 20/520/13/15, CN rail yard, and Montreal YUL airport



## Fully Leased Property

Fully leased property with flexible terms providing an incoming investor a quick value-add repositioning opportunity



2030, 2090 55e ave., Dorval



# Location Overview





# Get in touch

## Sales Team

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