

SMALL-BAY MULTI-TENANT
INDUSTRIAL INVESTMENT OPPORTUNITY

679-749

**MELOCHE AV.
DORVAL (QC)**

GLA: ±102,000 SF



Executive Summary

JLL's Capital Markets team is pleased to offer for sale a 100% freehold interest in 679-749 Meloche, a prime multi-tenant industrial portfolio located in Dorval, Quebec. The offering consists of three buildings totaling 102,000 SF on 253,344 SF of land, offering a favorable land-to-building ratio that supports operational efficiency in a strategic on-island location. This represents a opportunity to acquire a stabilized, income-producing asset with strong tenant diversification and predictable cash flows. The portfolio is 100% occupied across 29 individual units, offering a weighted average lease term of 2.79 years.

Ideally positioned minutes from Montréal-Trudeau International Airport, with superior highway connectivity and immediate access to a dense employment base, 679-749 Meloche appeals to a broad investor profile seeking stable returns in Montreal's high-demand small-bay industrial sector. This portfolio offers investors a compelling opportunity to acquire a well-maintained, strategically located industrial asset with consistent cash flow and long-term value retention.



Property GLA
±102,000 SF



Units
29



Truck-Level Doors
33



WALT
2.79 Years



Site Area (SF)
**253,344 SF
(5.8 AC)**



Clear Height
18'



Drive-In Doors
8



Occupancy
100%



Investment Highlights

Strong Tenant Diversification & Stable Cash Flow

The portfolio features 29 individual units across three buildings with 100% occupancy, providing a well-diversified tenant mix that reduces vacancy risk and supports stable, predictable income streams. The multi-tenant structure attracts a wide spectrum of users, from light manufacturing and distribution to service providers and tradespeople, supporting consistent performance across economic cycles.



Prime Strategic Location & Unparalleled Connectivity

Strategically positioned in Dorval with immediate access to Highway 520, Autoroute 20, and proximity to Highways 40 and 13. The property is located just minutes from Montréal-Trudeau International Airport (YUL) and the CP Rail intermodal terminal in Lachine, offering exceptional connectivity for logistics, distribution, and businesses requiring rapid access to air cargo facilities and national/international markets.



Flexible Unit-Mix and Functional Design

Built between 1979-1981, the properties feature practical design elements including 33 truck-level and 8 dock shipping doors, 18-foot clear heights, an excellent shipping apron and individually metered electrical units. These specifications support a broad range of industrial and commercial uses while maintaining operational simplicity and lower tenant improvement costs.

Stable Market Fundamentals & Recovery

Montreal's industrial market is showing signs of recovery, with Q2 2026 net absorption near 419,000 sf, the strongest quarterly performance since Q4 2023. Stable vacancy and renewed leasing momentum, support improving fundamentals and position the property to benefit from strengthening demand.

*Source: JLL Research, Montreal Industrial Market dynamics, Q2 2026

Resilient Demand for Small-Bay Industrial

Small-bay industrial assets are increasingly sought after in the Greater Montreal Area, particularly by local businesses, startups, and owner-operators who value cost-effective space. The variety of unit sizes and configurations allows the properties to capitalize on strong and sustained tenant demand in Montreal's most sought-after node.



Property Overview

 **Address**
679-701, 703-729 &
731-749 Meloche Avenue

 **City, Province**
Dorval, Quebec

 **Site Area (SF)**
253,344 SF (5.8 AC)

 **Property GLA**
102,000 SF

 **Occupancy**
100%

 **Clear Height**
18'

 **Truck-Level Doors**
33

 **Drive-In Doors**
8

 **Power**
Up to 400A-600V

 **Sprinklers**
Yes

 **Zoning**
Industrial

 **Year Built**
1979-1981

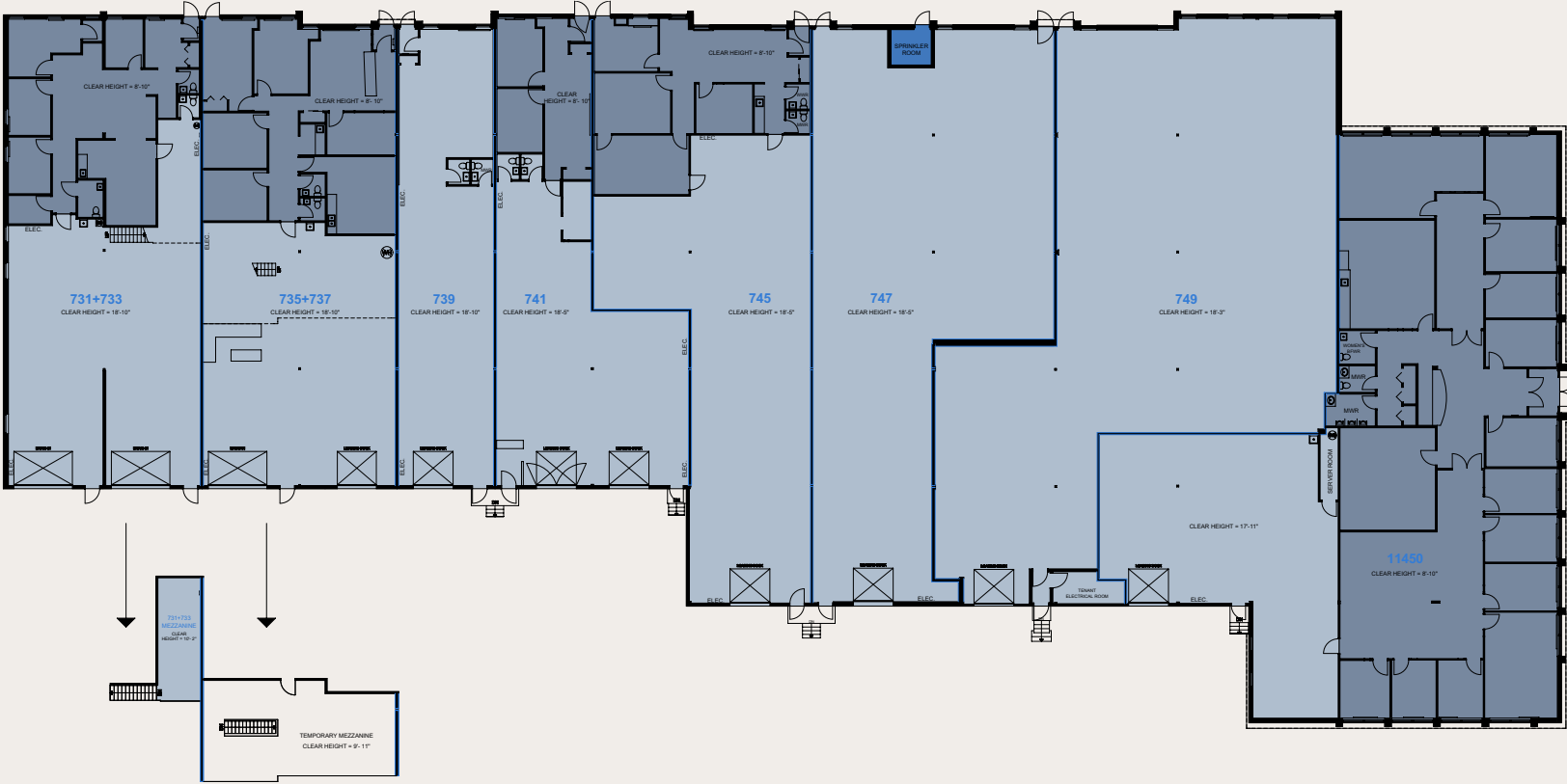


LOT Outline

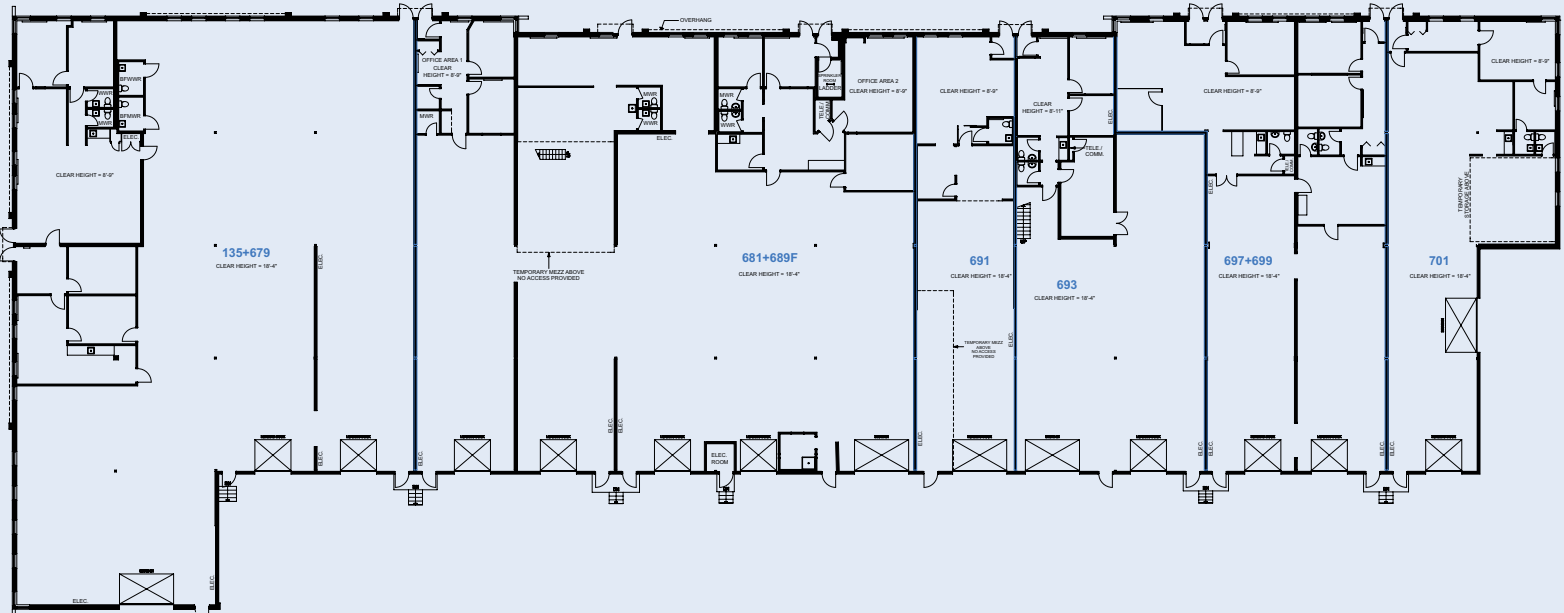


Floor plans

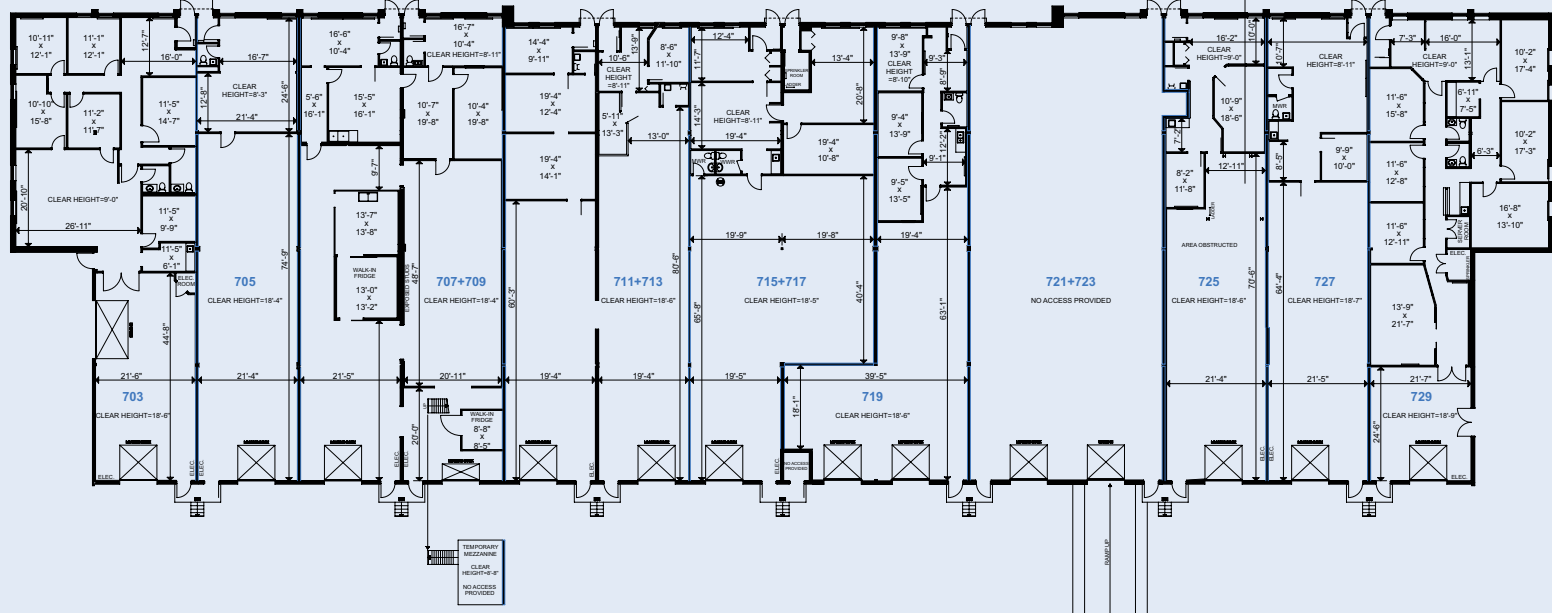
731-749 Meloche



679-701 Meloche



703-729 Meloche





Location Overview & Map

The property is strategically positioned in Dorval, a key industrial and employment hub within the Greater Montreal area, offering optimal logistical connectivity and access to a substantial labor pool.

Dorval is home to Montréal-Trudeau International Airport (YUL), Québec’s busiest airport and a critical economic engine for the region. The location provides immediate access to Highway 520, Autoroute 20, and proximity to Highways 40 and 13, positioning it as an ideal gateway for logistics, distribution, and businesses requiring rapid access to air cargo facilities and North American supply chains.

The property benefits from proximity to a dense population of over 71,000 people within a 5 km radius, with access to a skilled and diverse workforce. The surrounding area supports a wide range of industrial operations, from light manufacturing and distribution to professional services, creating powerful operational synergies for tenants.

The property’s strategic positioning near Montréal-Trudeau International Airport and the CP Rail intermodal terminal in Lachine enhances its appeal to companies serving national and international markets. Its connectivity is further supported by the REM (Réseau express métropolitain), providing improved access to downtown Montreal, the West Island, and surrounding regions, with direct service to YUL expected in 2027.

The area is anchored by major employers and supported by robust transportation infrastructure, making it one of Montreal's most sought-after industrial submarkets for both occupiers and investors.

Demographics	5 km radius	Dorval-Lachine-LaSalle
2026 Total Population	71,623	120,571
2026 Households	31,397	53,242
2026 Average Household Income	\$123,168	\$105,265
2026 Median Age	42.9	41.5
Working Age Population % (25-64)	53%	54%

*Source: Esri Demographics 2026

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