

# FOR LEASE

3000 TRANS-CANADA HIGHWAY  
POINTE-CLAIRE, QC



STRATEGICALLY LOCATED CORE INDUSTRIAL WITH FENCED TRAILER PARKING



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# OPPORTUNITY

## PROPERTY SPECIFICATIONS



**AVAILABLE AREA**  
112,613 SF



**CLEAR HEIGHT**  
16'



**LOADING**  
• 2 Van Doors  
• 9 Enclosed loading Docks



**OFFICE RATIO**  
16%



**COLUMN SPAN**  
40 X 40



**PARKING**  
68



**TRAILER PARKING**  
AVAILABLE



**ZONING**  
N2 (INDUSTRIAL)



**POWER**  
600V/800A



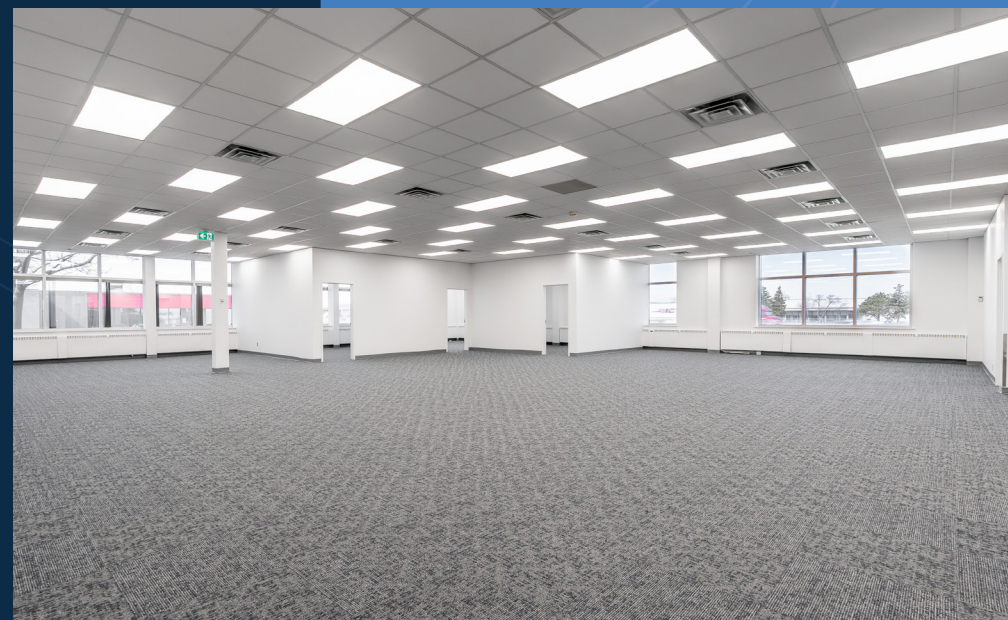
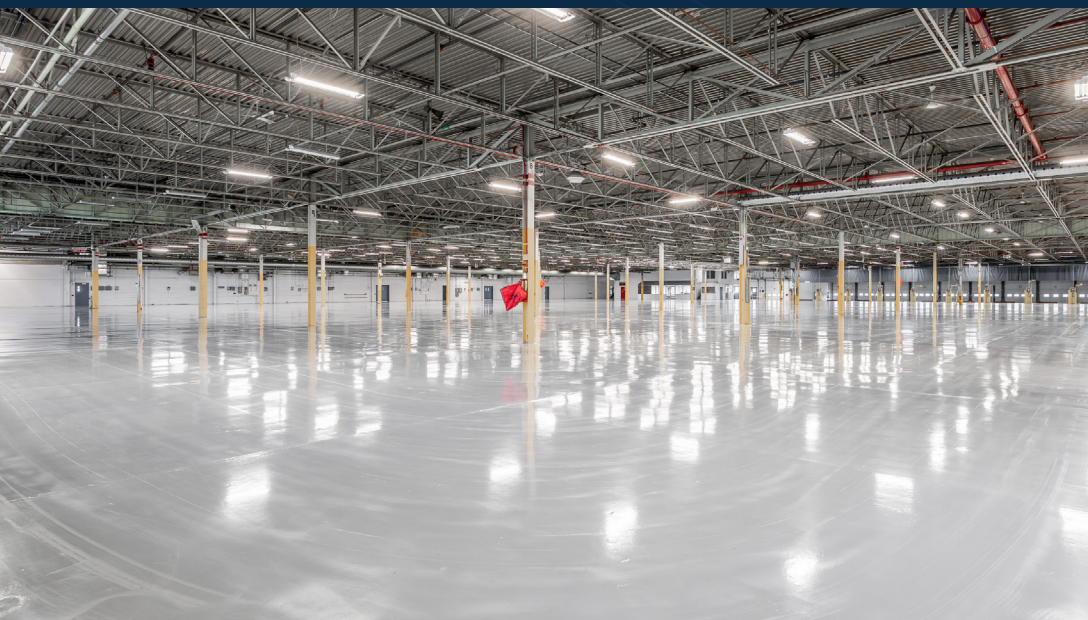
**FENCED**  
YES

## FINANCIAL DETAILS

**ASKING RENT**  
CONTACT BROKERS

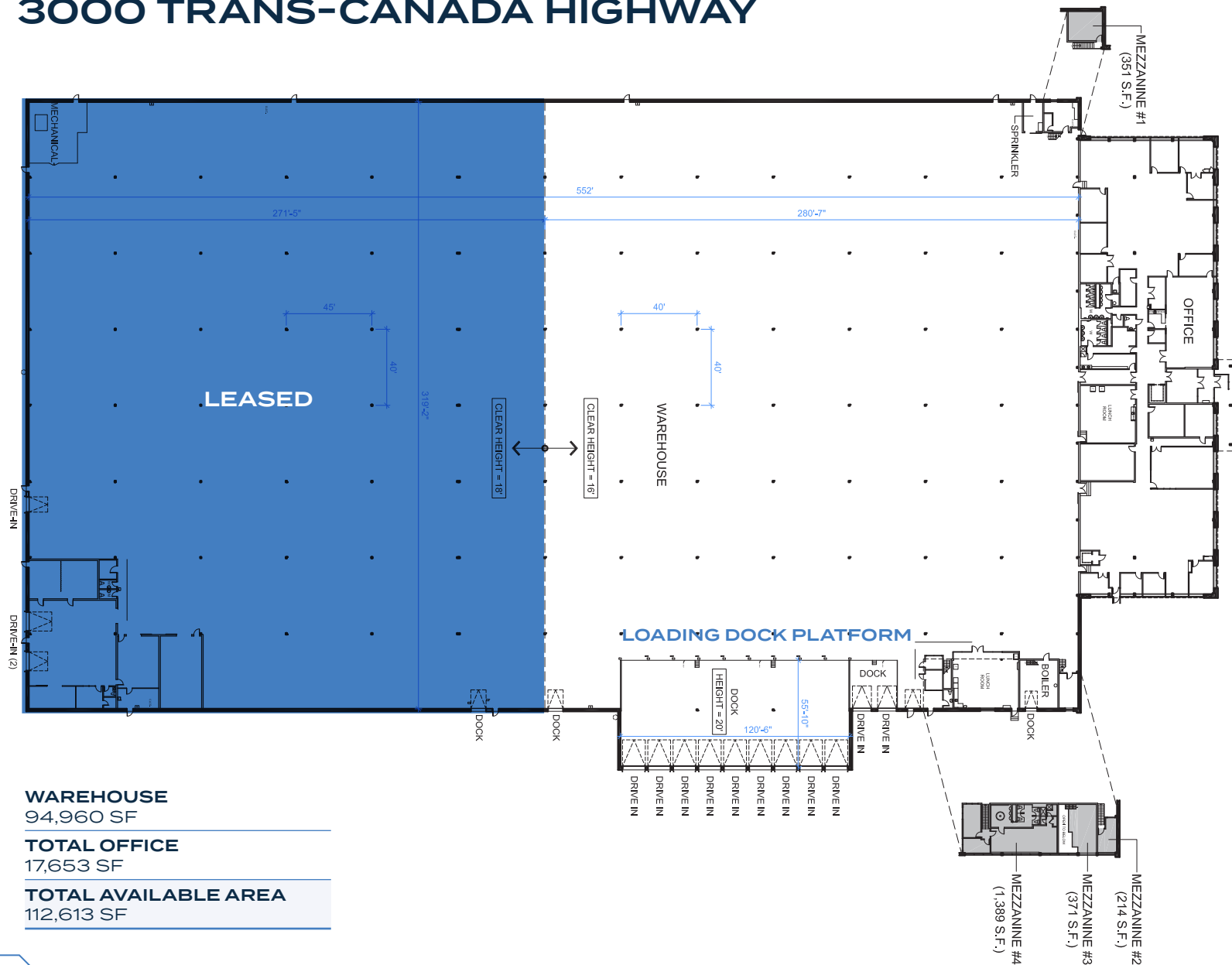
**ADDITIONAL RENT**  
\$5.95

**OCCUPANCY**  
IMMEDIATE



# FLOOR PLAN

## 3000 TRANS-CANADA HIGHWAY



# LOCATION

## Pointe-Claire: a favourable business environment

Located in the heart of Montreal's West-Island, Pointe-Claire offers industrial users unparalleled advantages. The Property offers prime exposure and direct access to Highway 40, this strategic location is a game-changer for businesses seeking visibility and efficient access to the Greater Montreal Area's extensive highway network. This prime location offers quick routes to the Montreal-Trudeau International Airport and convenient access to both Canadian National and Canadian Pacific railways, making it an ideal hub for local, national, and international logistics operations.

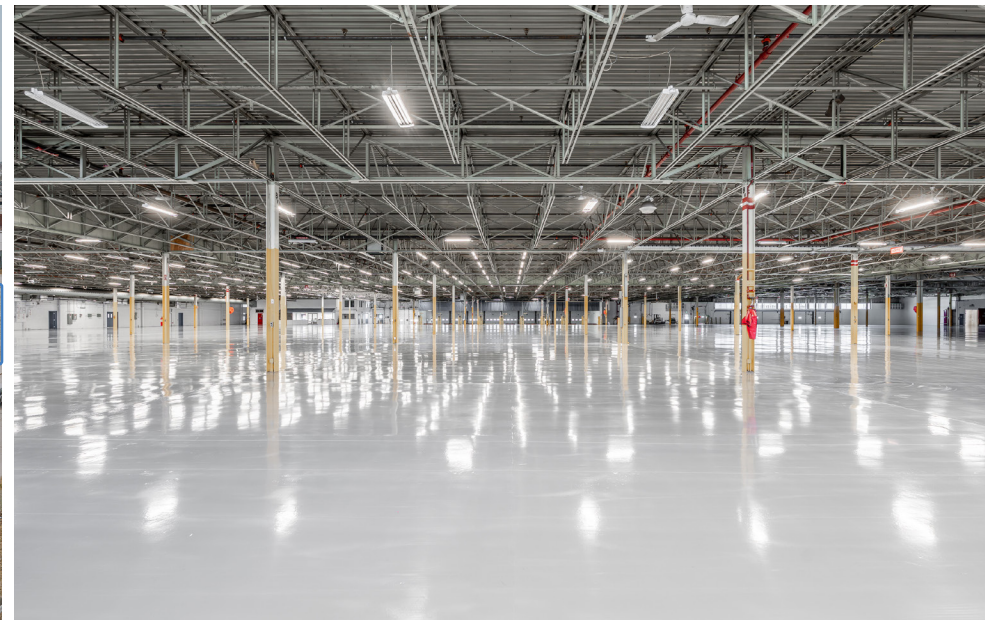
## INDUSTRY SECTORS

- ✓ Warehousing & Logistics
- ✓ Manufacturing
- ✓ Research and technology





# PHOTOS



# FOR LEASE

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POINTE-CLAIRE, QC

## CONTACT THE TEAM

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