

5045 ONTARIO

INDUSTRIAL
FOR LEASE

MONTREAL, QC



UP TO 67,064 SQ. FT.

AVI COHEN

Associate Vice President
+1 514 827 2212
avi.cohen@jll.com

DOMINIC BONIN

Senior Vice President
+1 514 206 3595
dominic.bonin@jll.com



 **BRASSWATER**



4 loading docks



Efficient Shipping/receiving area



1 drive-in door



Minutes from the Montréal port



18.5' of clear height



Close to highways 138 and 25



Second building for storage



15,000 feet of column-free interior space



TRANSPORT



125, 35



VIAU METRO

DEMOGRAPHIC



136,024



66,950

EASY HIGHWAY ACCESS



SERVICES AND AMENITIES

HOTELS

- Auberge
- Quality Hotel
- Sandman
- Days Inn
- Le Dauphin
- Newstar
- L'express

COMMERCE SHOPS

- Firebird
- Boutique Bongia
- The Little Shop
- Walmart
- Canadian Tire
- The Source

RESTAURANTS

- Madisons
- Piri Piri
- Pita Bar
- Ramona Pizzeria
- La Belle Province
- Poutine Centrale
- Jimmy Restaurant

BANKS

- BMO
- National Bank
- RBC

Building Size (sq. ft.)		± 67,064
Warehouse (sq. ft.)		± 62,089 *15 000 sq.ft. of space without columns
Office (sq. ft.)		± 4,975
Secondary Building (sq. ft.)		± 3,000
Land (sq. ft.)		± 122,022 *Fenced yard with approx. 30,000 SF of excess land that can be used for storage/trailer parking.
Clear Height (ft.)		18.5
Indoor Truck-Level Doors		4 Can add more docks and drive-ins by tenant request
Drive-in Door		1



INTERIOR OF THE MAIN BUILDING



15,000 SQ.FT. OF SPACE WITHOUT COLUMNS



OFFICE



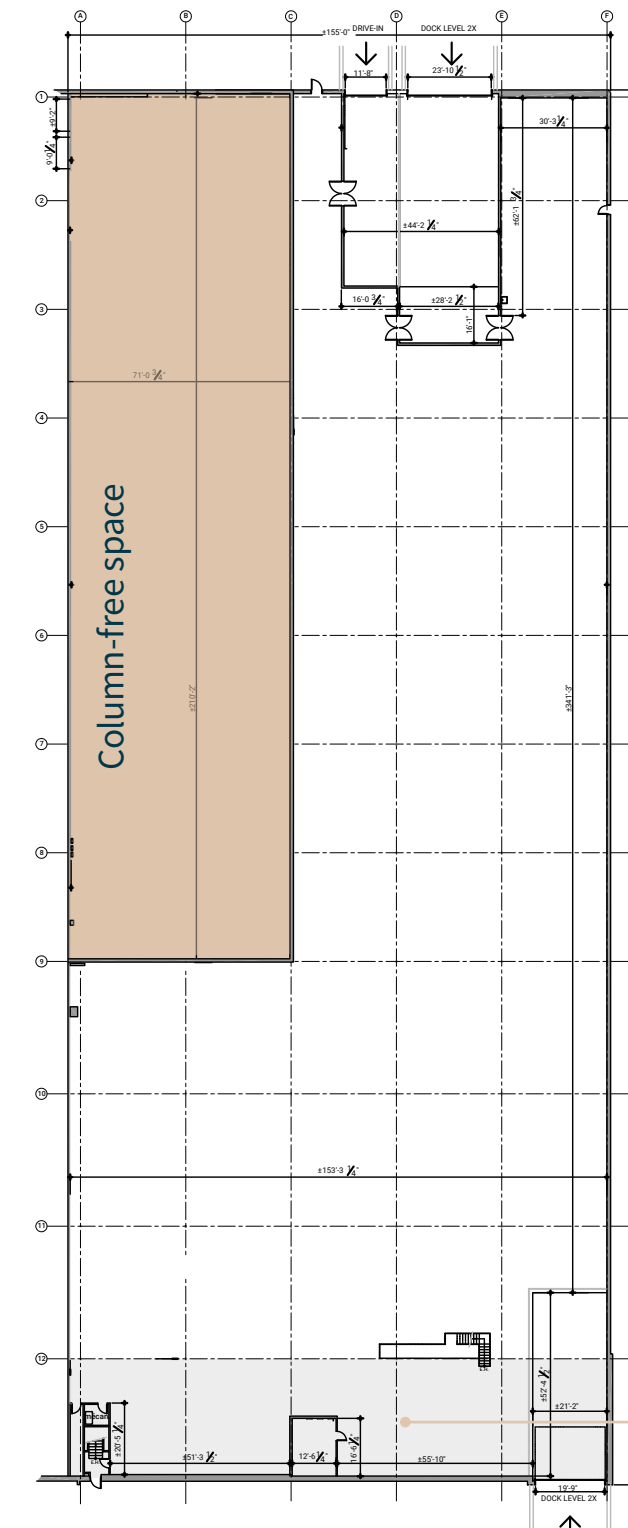
OUTSIDE THE LOADING DOCK



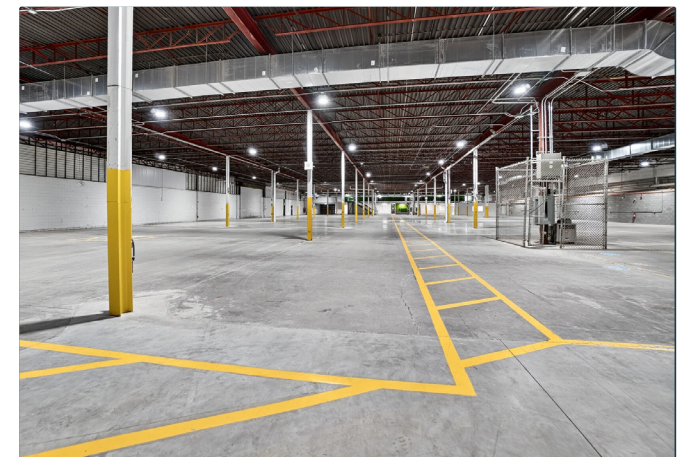
YARD AND SECONDARY BUILDING

BUILDING PLAN

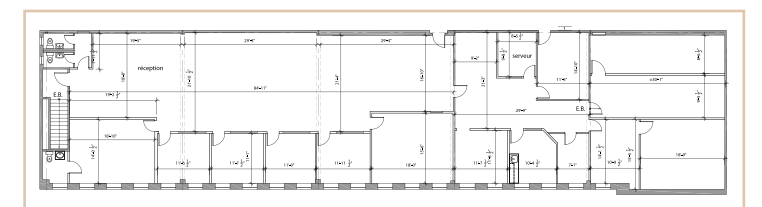
GROUND FLOOR



ONTARIO STREET E.



MEZZANINE



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CONTACT US

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1 Place Ville Marie
Suite 3838
Montréal, QC | H3B 4M6
T: +1 514 849 8849
www.jll.com

jll.com

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