

FOR LEASE

12321-12329 Metropolitain Boulevard East

Pointe-aux-Trembles (Québec)



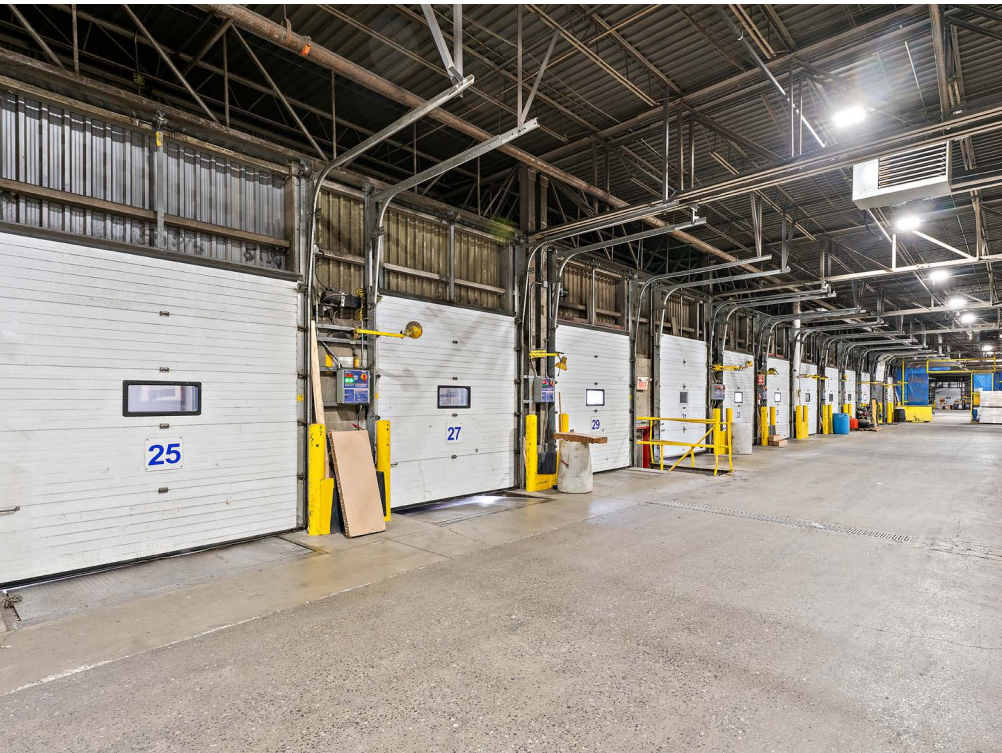
± 40,000 SF OF CROSS-DOCK SPACE WITH FENCED YARD
STRATEGICALLY LOCATED OFF HIGHWAY 40

Space Overview

Spacious cross-dock terminal with multiple space configurations available, strategically located off Metropolitan Boulevard in Pointe-aux-Trembles. The Property faces Highway 40, providing great accessibility to the GMA’s vast highway network, in addition to exceptional visibility and signage opportunities.

The Property is well secured for future tenants by a fenced courtyard and security camera system. The Property has 74 loading dock doors, and a vast amount of supplementary trailer parking on the fully paved site.

Available Area	±40,744 SF (multiple configurations available)
Office Area	Up to 9,700 SF
Warehouse Area	31,044 SF
Clear Height	14’
Loading Docks	74
Drive-in Door	1
Occupancy Date	60-90 days
Asking Net Rent	Contact brokers



74 Dock Doors



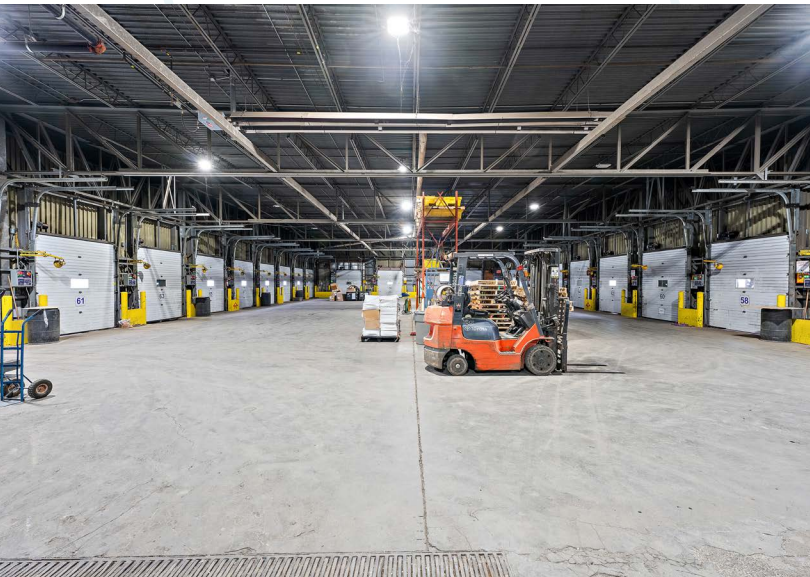
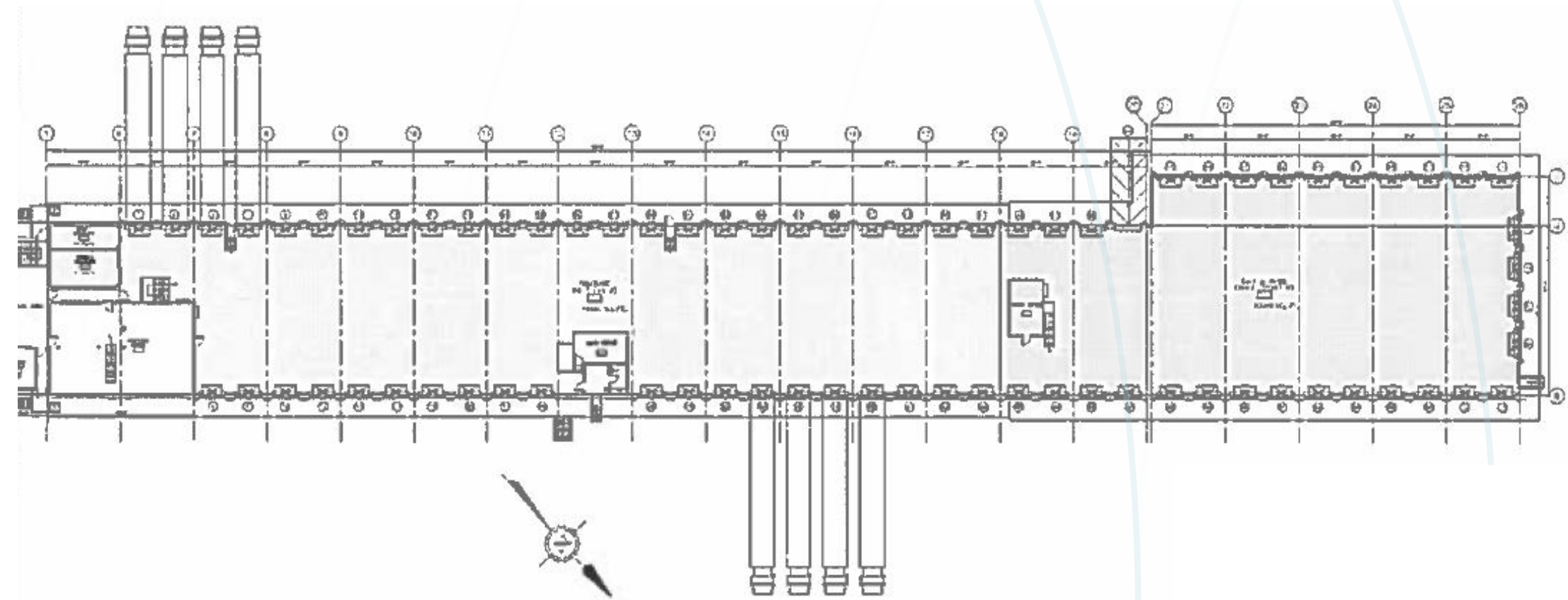
Direct access to Métropolitain Boulevard



Demisable space to accomodate tenant needs

Site Plan

The Property can be easily subdivided into several layout options, as per operational requirement. Dock Plan below.



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