

FOR LEASE

405-465 Marien Avenue Montréal East (Québec)



53,000 SF OF INDUSTRIAL & OFFICE SPACE FOR LEASE
STRATEGICALLY LOCATED NEAR THE PORT OF MONTRÉAL

Space Overview

Available spaces located in close proximity to Highway 40, providing convenient access to major transportation arteries and the Port of Montreal — a crucial benefit for logistics and distribution operations. Diverse warehouse layouts possible, from industrial to small spaces optimal for office or document storage.



Employee parking available



Access to major highways & Port of Montréal

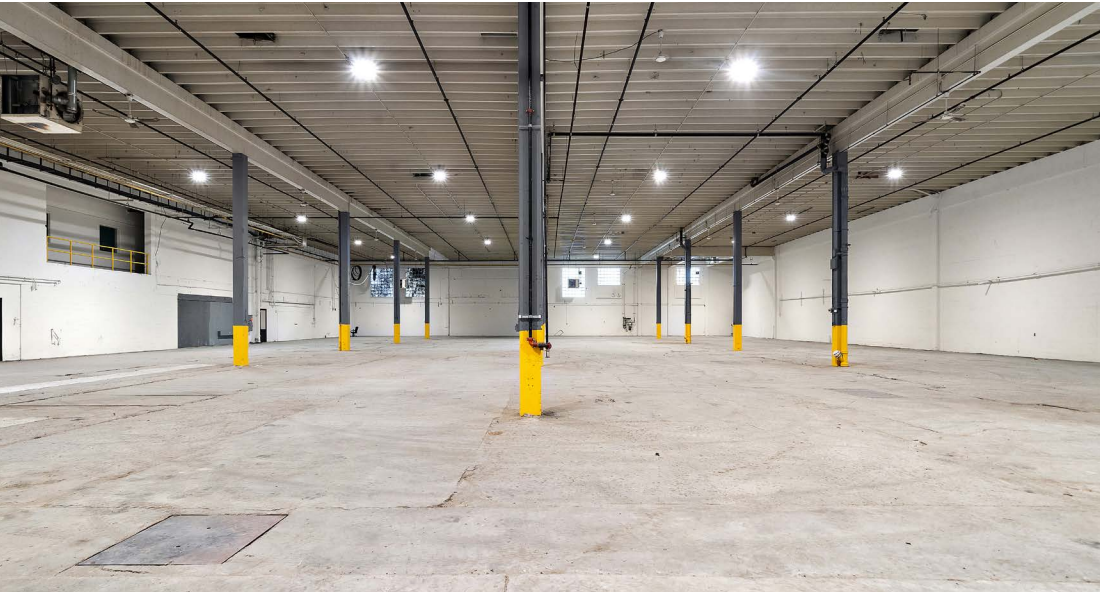
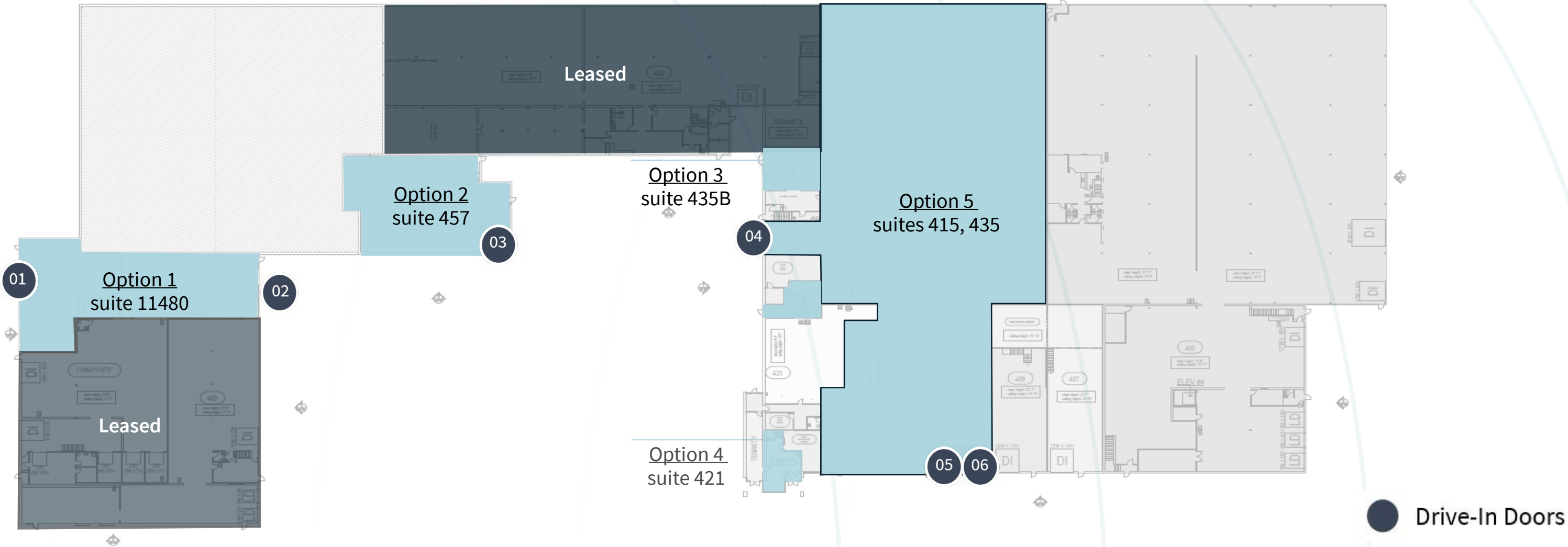


Multiple configurations to accomodate tenant needs

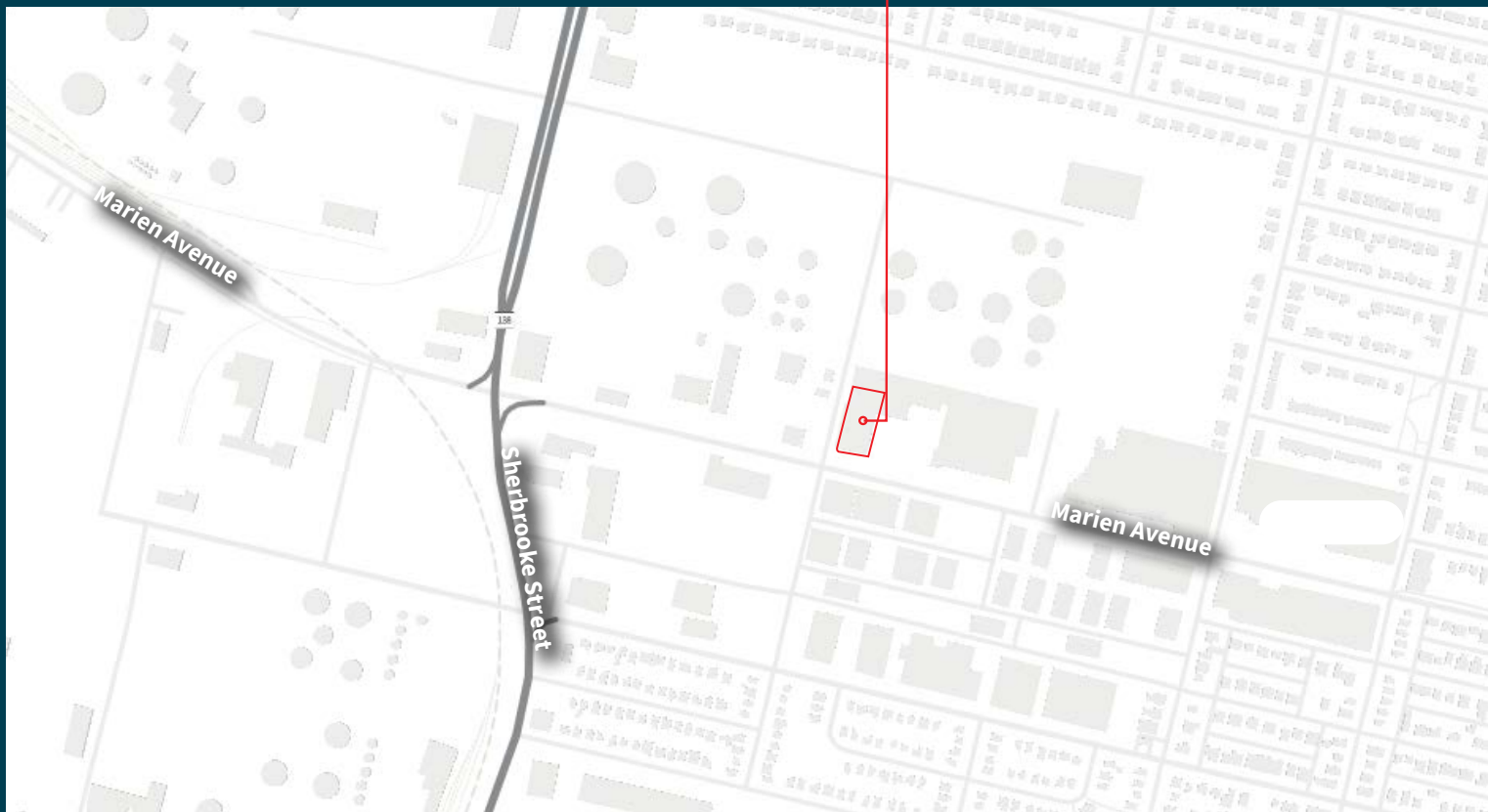


	Option 1 - suite 11480	Option 2 - suite 457	Option 3 - suite 435B	Option 4 - suite 421	Option 5 - Suites 415, 435
Type	Industrial	Industrial	Office	Office	Industrial
Available Area	6,633 SF	5,425 SF	3,068 SF	6,069 SF	31,998 SF (Optional 3,500 SF office space)
Clear Height	16'	19'	10'	10'	21' to 22'
Available Doors	2 Drive-In Doors (12'x10')	1 Drive-In Door (14' x14')	NA	NA	3 Drive-In (12' x 14')
Asking Net Rent	Contact broker	Contact broker	Contact broker	Contact broker	Contact broker
Add'l Rent	\$3.70 PSF	\$3.70 PSF	\$3.70 PSF	\$3.70 PSF	\$3.70 PSF
Occupancy Date	Immediate	1 January 2026	Immediate	Immediate	Immediate
Notes	Includes 500 SF of office	Smaller warehouse section with 29' clear ceiling	Ground level entrance with offices on 2 nd floor	2 access areas on ground level with offices 2nd floor	Can convert to 2 Loading Docks (10' x 12')

Site Plan



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