



For Lease

11235 Métropolitain Boulevard East

Montréal-East, Québec

Premium 63,117 SF Warehouse Facility in Montréal-East

Building Information

Strategically located on Highway 40 (Metropolitan Boulevard East), this new industrial facility offers exceptional connectivity to Montréal, Québec City, and major markets throughout the province. This state-of-the-art building boasts a remarkable 32-foot clear height, maximizing operational efficiency and flexibility for modern logistics and manufacturing operations. The facility is equipped with heavy power infrastructure, dock-high loading with levellers, and built-to-suit office space to meet your specific business needs.

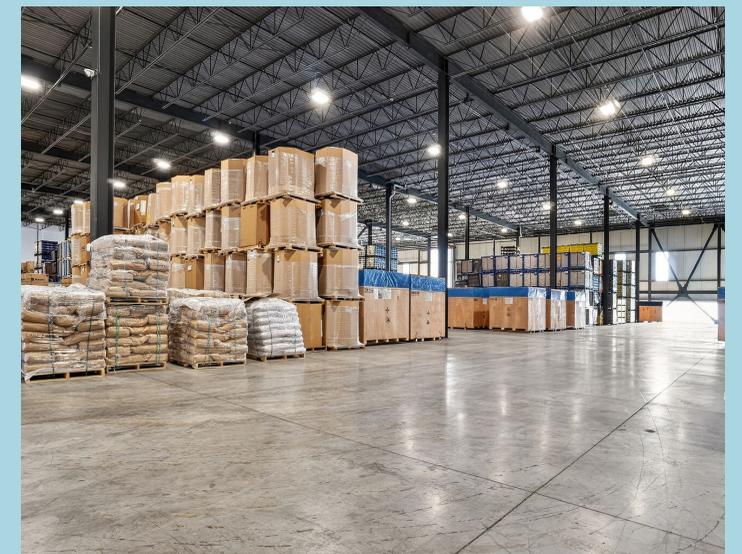
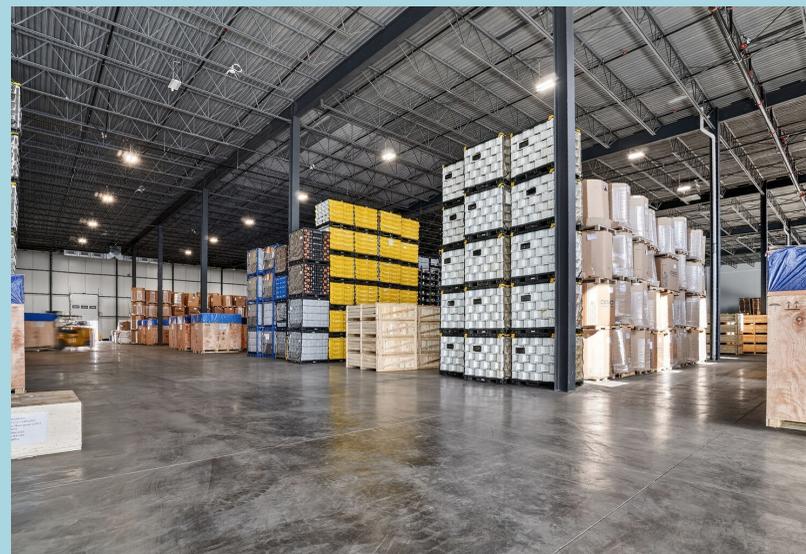
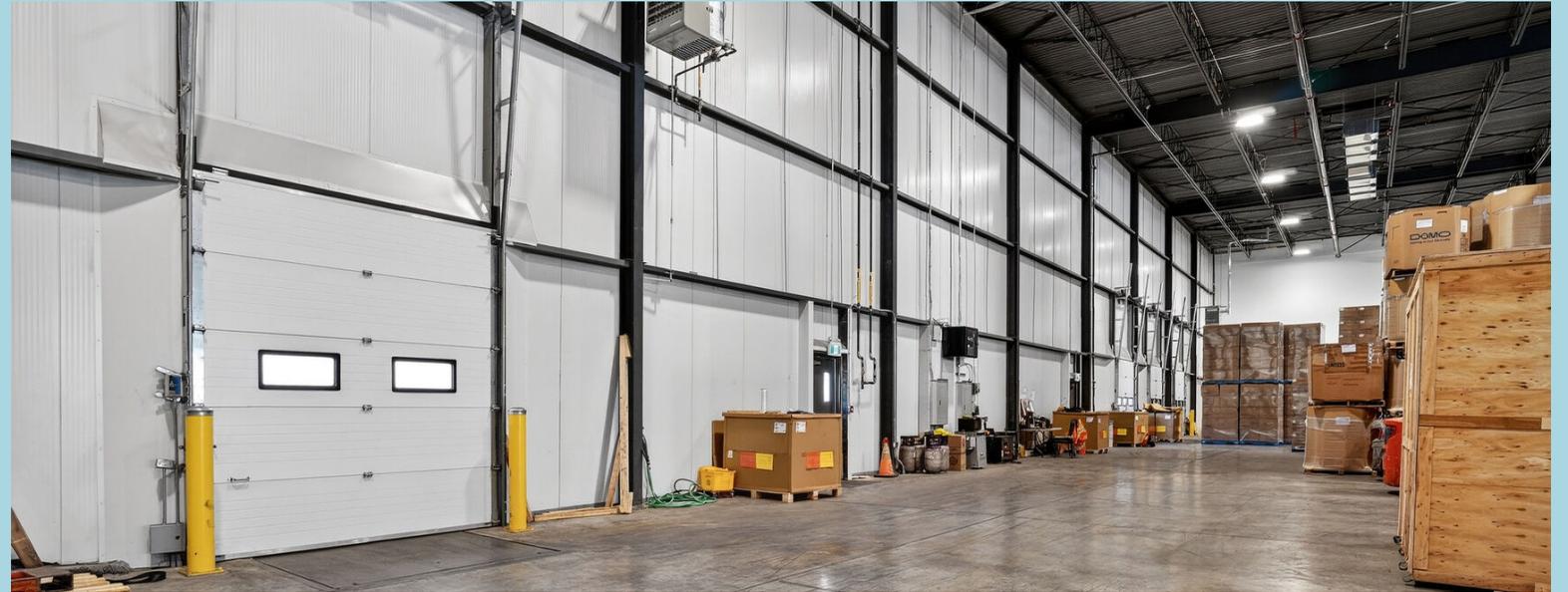
The property provides direct highway visibility and accessibility from Autoroute 40, with immediate connection to the A25 corridor. The site offers a direct route to the Port of Montreal via Marien Avenue and features an integrated rail system connecting to networks across Canada, the United States, and Mexico. Its strategic location between major urban centres enables efficient distribution throughout the region.

The site's prominent highway exposure and multimodal transportation options make it ideal for medium to large-scale operations in manufacturing, distribution, warehousing, and transportation logistics.



Building Overview

- **Property:** Suite 110-120
- **Lot Numbers:** 1250952, 1250951, 1250950
- **Year Built:** 2022
- **Available Area:** 63,117 SF
- **Clear Height:** 32'
- **Shipping Doors:** 7 loading docks
- **Land Area:** 255,262 SF
- **Column Span:** 41.5' X 39'
- **Electricity:** 600 Amps / 600 Volts
- **Zoning:** i-04



Building Overview

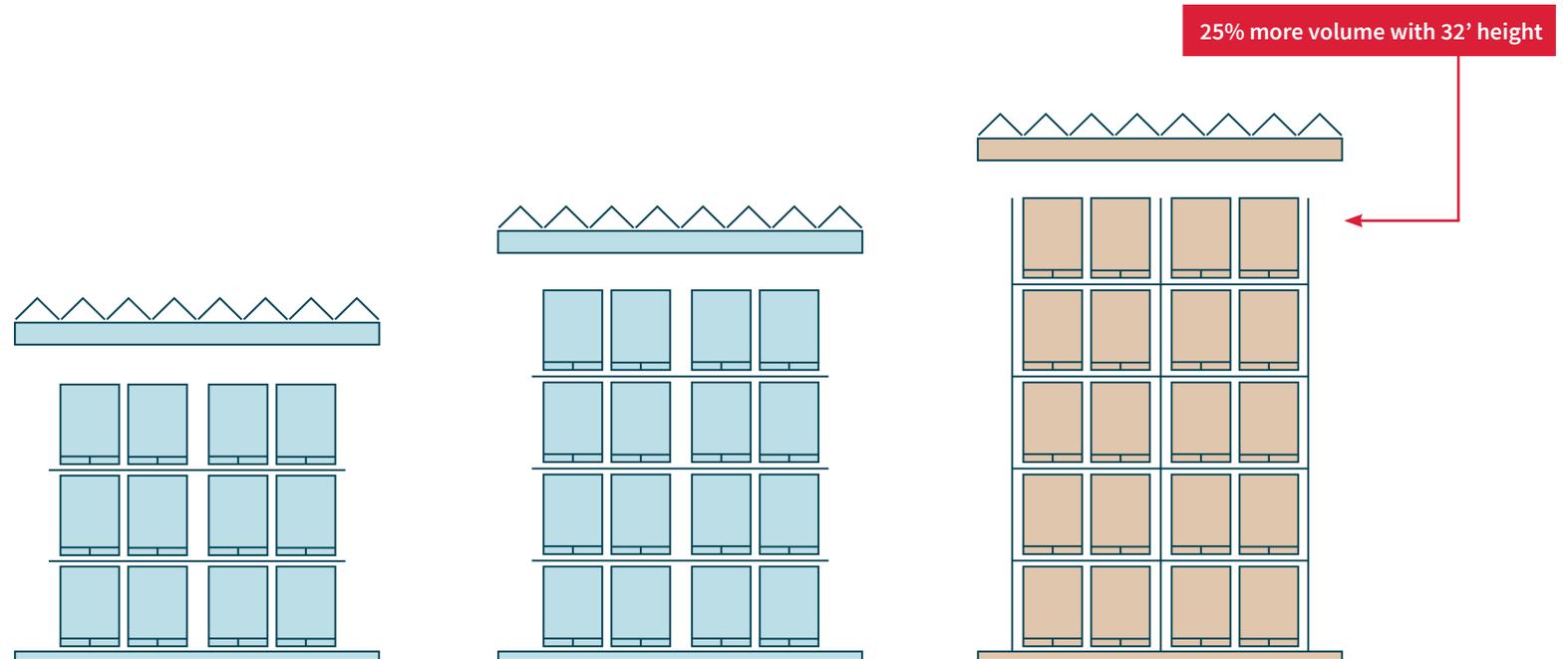
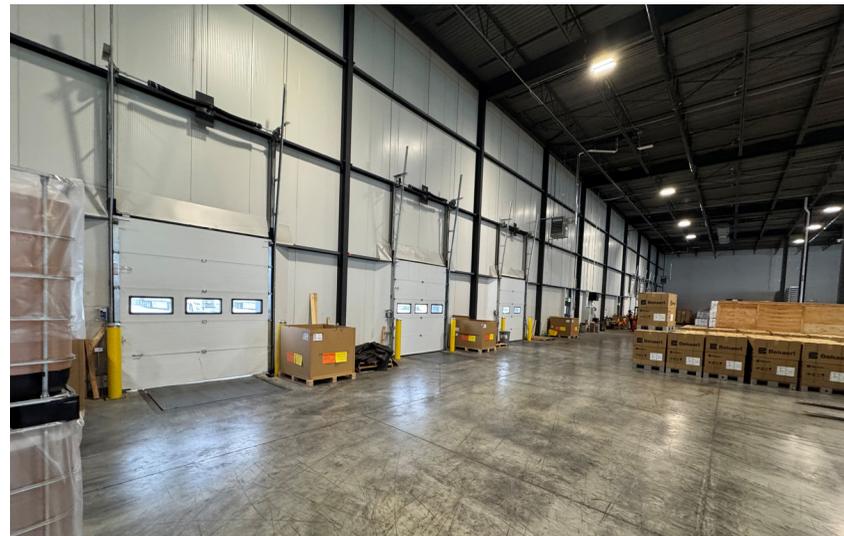


Financial Overview

 **Occupancy Date**
Negotiable

 **Asking Rent**
\$13.95 / SF

 **Operating Expenses**
\$9.05 / SF



20 ft

Stacks only 3 (5 feet high) pallets high

Based on a floor plate of 63,000 ft², with 20 ft clear height ceilings, you get only **945,000 ft³**

24 ft

Stacks only 4 (5 feet high) pallets high

Based on a floor plate of 63,000 ft², with 24 ft clear height ceilings, you get only **1,260,000 ft³**

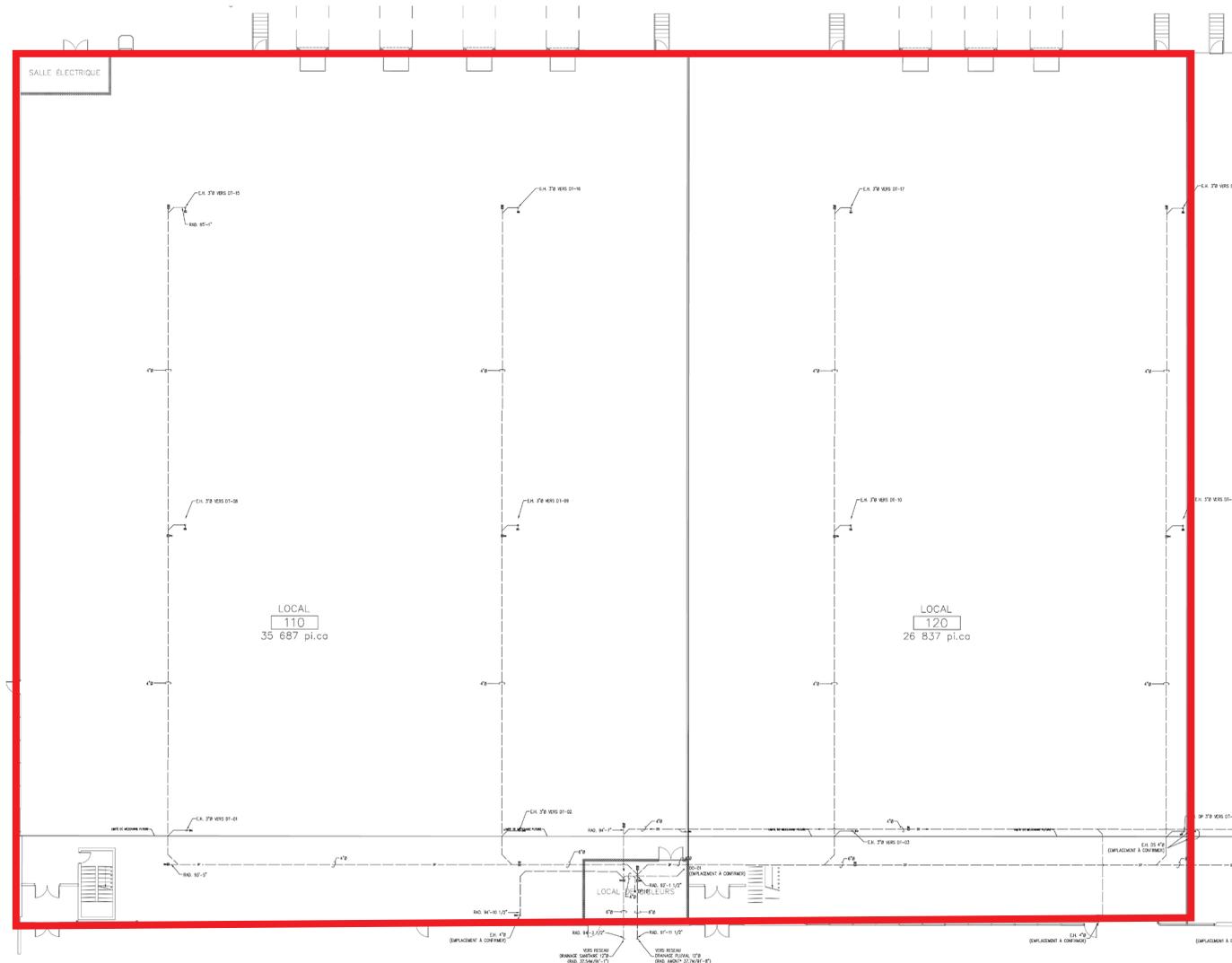
32 ft

Stacks 5 (5 feet high) pallets high

Based on a floor plate of 63,000 ft², with 32 ft clear height ceilings, you get **1,575,000 ft³**

Clear Height	Number of pallets in height	Reach Standard	Reach Double
20'	3 pallets	4,000 pallets	5,850 pallets
24'	4 pallets	5,200 pallets	7,800 pallets
32'	5 pallets	6,600 pallets	9,750 pallets

Building Plan



7 loading docks for efficient operations



Flexible 63,117 SF layout with 32' clear height

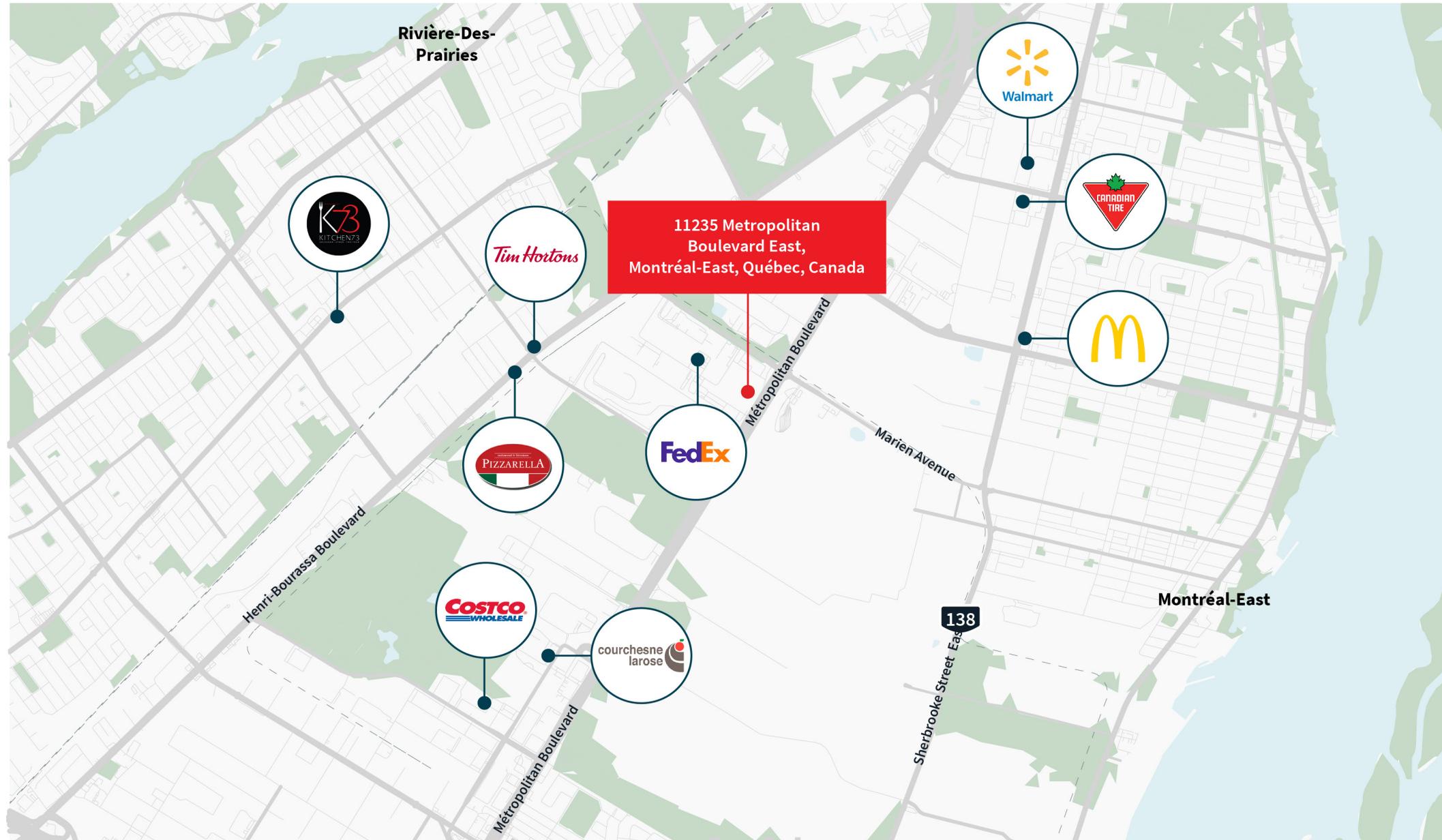


Direct access to Highway 40 (Métropolitain)



600 Amp electrical service with ample power capacity

Site Overview



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Montréal-East, Québec

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