

3499

DOUGLAS B. FLOREANI

SAINT-LAURENT, QC

FOR SALE

139,302 SF
BUILDING

9.1 AC
LAND



TRIPLE NET LONG-TERM INDUSTRIAL INVESTMENT OPPORTUNITY



EXECUTIVE SUMMARY

A Modern, Stabilized Flex Industrial Building with Significant Expansion Potential in a Premier Industrial Park.

JLL's Capital Markets team is pleased to offer for sale a 100% freehold interest in 3499 Douglas B. Floreani, a 139,302 SF institutional-quality flex industrial property located within Ville St-Laurent's premier industrial park.

The property is fully leased on a 10.5 -year, absolute triple-net (NNN) basis to Grass Valley Canada, a global leader in live broadcast technology, providing investors with a secure, long-term, and entirely passive income stream.

Constructed in 2001 and situated on a generous 403,292 SF lot, the offering presents a rare combination of durable income and significant future upside. The excess land provides a clear path to develop an additional +/- 84,800 SF building, representing a compelling covered land play in a core, high-demand market.

10.5 years
REMAINING TERM

NNN
LEASE

84,800 SF
POTENTIAL EXPANSION



17.4%
SITE COVERAGE

403,292 SF
SITE AREA

139,302 SF
BUILDING AREA

2
FLOORS

10' - 25'
CLEAR HEIGHTS

4
SHIPPING DOORS

2000 amps
POWER



INVESTMENT HIGHLIGHTS

1. Mission-Critical Infrastructure

The facility, designated as one of only two global “Centres of Excellence” for Grass Valley, features mission-critical infrastructure tailored to the tenant’s operations, including extensive production-grade HVAC systems and grounded anti-static flooring. This strategic role in the company’s worldwide operations, combined with significant specialized tenant investment, results in prohibitive relocation costs, creating exceptional tenant stickiness and ensuring long-term occupancy.

2. Institutional Quality and Scale

This institutional-quality building built in 2001, meets the scale and functional standards required by sophisticated investors. The property provides a modern corporate environment, featuring desirable amenities such as a significant parking for the employees, a full-service cafeteria, showroom space, and a freight elevator, enhancing its long-term marketability and appeal to a wide range of tenants.

3. Long-Term NNN Income Stream

The property is 100% leased to Grass Valley Canada on an 10.5-year, absolute triple-net (NNN) lease. This structure provides a secure, passive income stream with no landlord expense obligations, offering investors predictable, management-free cash flow.

INVESTMENT HIGHLIGHTS

4. Creditworthy Tenant Covenant

The investment is secured by a creditworthy tenant covenant, Grass Valley Canada, a well-established global leader in broadcast and media technology with operations spanning North America, Europe, and Asia. Owned by private equity firm Black Dragon Capital since 2020, Grass Valley maintains a robust operational footprint and serves mission-critical clients in the live production, post-production, and media infrastructure sectors worldwide.

5. Contractual Rent Growth & Inflation Hedge

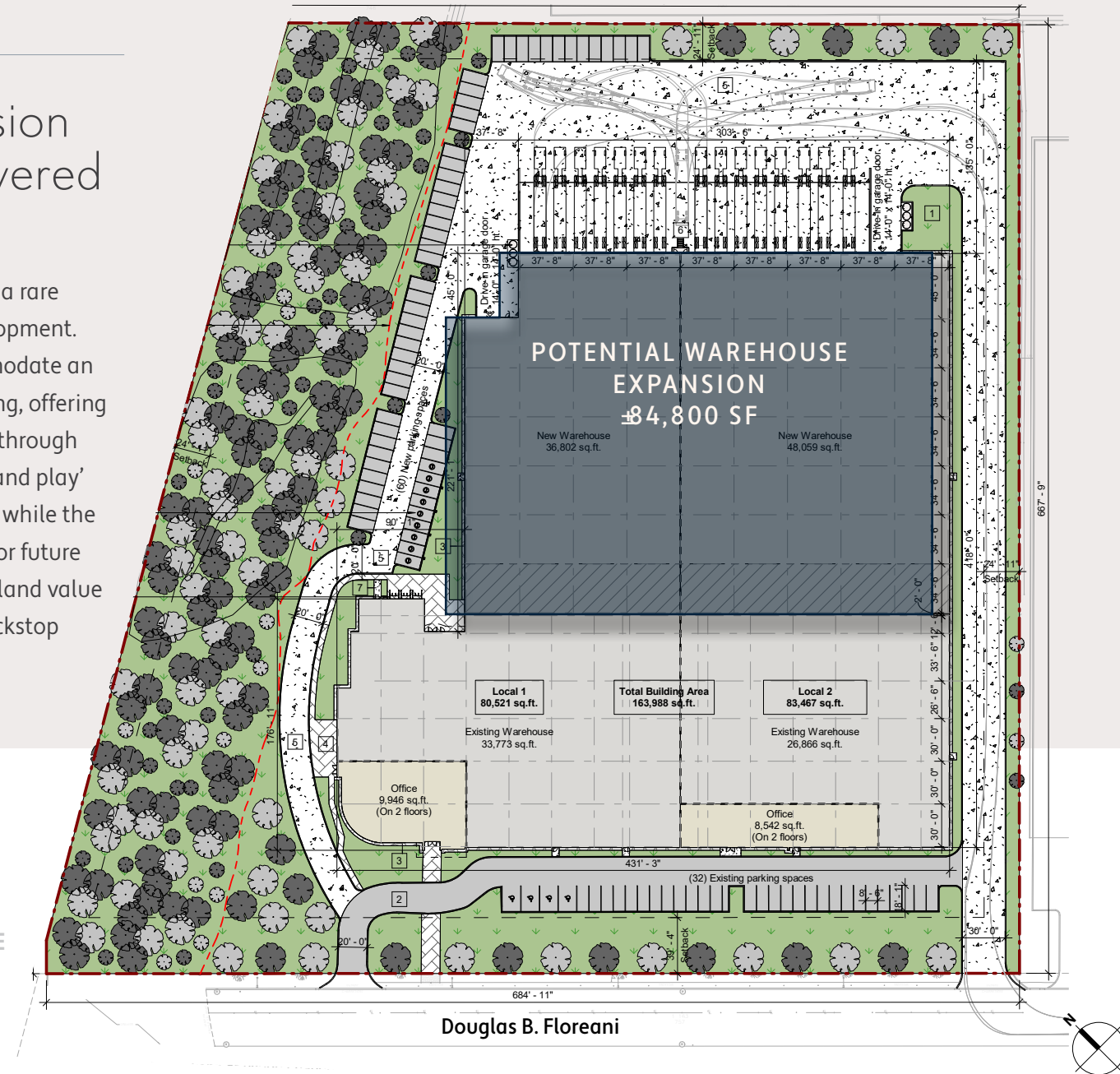
The lease stipulates fixed annual rental escalations of 3.0%, providing a predictable and growing income stream. This contractual growth serves as a reliable hedge against inflation, ensuring compounding returns over the investment horizon.

6. Unparalleled Connectivity and Transit Access

Strategically located, the property offers immediate access to the region’s primary logistics arteries, including the Trans-Canada Highway (A-40), Autoroute 13, and Highway 520, which provides a direct link to Montréal-Trudeau International Airport (YUL). The site’s connectivity will be further enhanced by the Sunnybrooke and future Marie-Curie REM stations (8 minute drive), expanding access to a wider labor pool.

7. Future Expansion Potential (Covered Land Play)

The 403,292 SF site provides a rare opportunity for future development. The excess land can accommodate an additional 48,800 SF building, offering significant upside potential through densification. This ‘covered land play’ will provide healthy returns, while the investor retains the option for future value creation. The intrinsic land value provides a strong pricing backstop for the investment.



I01-003

ZONE

80%

MAXIMUM SITE COVERAGE

Industrial

PERMITTED USE

LOCATION OVERVIEW

Strategic Location in Montréal's Premier Industrial Hub

3499 Douglas B. Floréani is located in Ville Saint-Laurent, the GMA's largest industrial node with 4,500 companies and 110,000 jobs.

Superior Connectivity

Highway 13: <1 km

Trans-Canada Highway (A-40): Minutes away

YUL Airport: 10 minutes

Downtown Montréal: 15 minutes

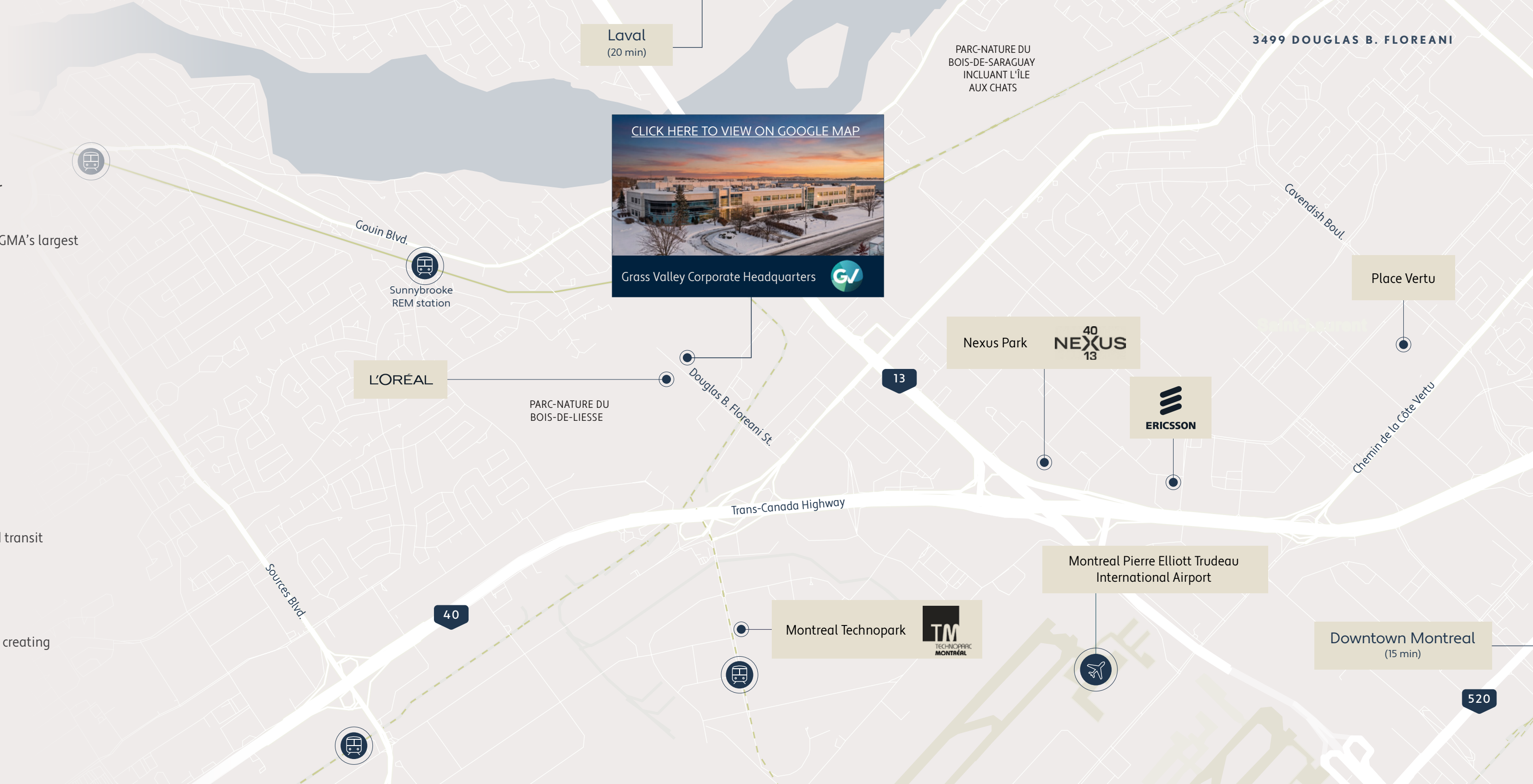
Laval: 20 minutes

Strong Labor Pool

Access to 159,000+ people within 5 km. Enhanced by REM rapid transit (Sunnybrooke station: 8 minutes).

Blue-Chip Ecosystem

Surrounded by L'ORÉAL, Ericsson, and Fortune 500 companies, creating exceptional operational synergies.



CLICK HERE TO VIEW ON GOOGLE MAP

Grass Valley Corporate Headquarters

3499

DOUGLAS B. FLOREANI

SAINT-LAURENT, QC

FOR MORE INFORMATION

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