

FOR LEASE

3000 TRANS-CANADA HIGHWAY
POINTE-CLAIRE, QC

ASKING NET RENT
\$9.00
YEAR 1



STRATEGICALLY LOCATED CORE INDUSTRIAL WITH FENCED TRAILER PARKING

OPPORTUNITY

PROPERTY SPECIFICATIONS



AVAILABLE AREA
112,613 SF



CLEAR HEIGHT
16'



LOADING
· 2 Van Doors
· 11 Enclosed loading Docks



OFFICE RATIO
16%



COLUMN SPAN
40 X 40



PARKING
68



TRAILER PARKING
AVAILABLE



ZONING
N2 (INDUSTRIAL)



POWER
600V/800A



FENCED
YES

FINANCIAL DETAILS

ASKING NET RENT
\$9.00 (YR 1)

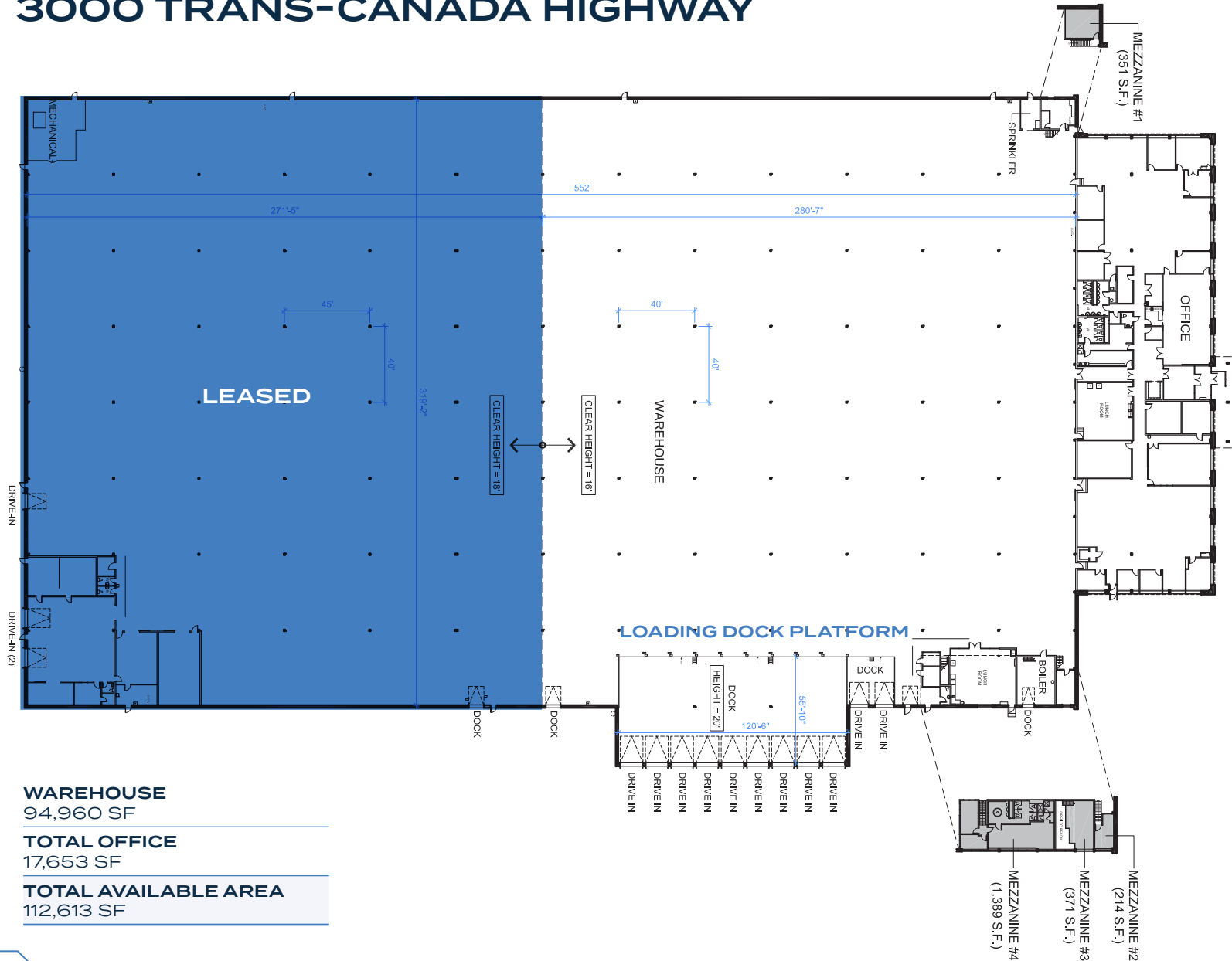
ADDITIONAL RENT
\$5.95

OCCUPANCY
IMMEDIATE



FLOOR PLAN

3000 TRANS-CANADA HIGHWAY



LOCATION

Pointe-Claire: a favourable business environment

Located in the heart of Montreal's West-Island, Pointe-Claire offers industrial users unparalleled advantages. The Property offers prime exposure and direct access to Highway 40, this strategic location is a game-changer for businesses seeking visibility and efficient access to the Greater Montreal Area's extensive highway network. This prime location offers quick routes to the Montreal-Trudeau International Airport and convenient access to both Canadian National and Canadian Pacific railways, making it an ideal hub for local, national, and international logistics operations.

INDUSTRY SECTORS

- ✓ Warehousing & Logistics
- ✓ Manufacturing
- ✓ Research and technology



PHOTOS



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