

HEAVY INDUSTRIAL · RAIL-SERVED · IN-CITY

# 700 MONTREAL ST

THUNDER BAY, ONTARIO // ±7 ACRES

Active **CN rail siding**, on-site **truck scale**, and **heavy industrial zoning** — inside the city limits, on seven acres. You don't find all five in one parcel. This one has them.

|                                   |                              |                                |                             |
|-----------------------------------|------------------------------|--------------------------------|-----------------------------|
| SITE AREA<br><b>±7 ACRES</b>      | BUILDING<br><b>±6,500 SF</b> | USE<br><b>OFFICE + SHOP</b>    | POWER<br><b>3-PHASE</b>     |
| GRADE DOORS<br><b>2 OVERSIZED</b> | RAIL<br><b>CN - 14-CAR</b>   | SCALE<br><b>FULL TRANSPORT</b> | ZONING<br><b>HEAVY IND.</b> |

## THE SITE // IN-CITY YARD

A serviced, rail-fed, scale-equipped **yard with a building on it** — not a building short on land. The ±6,500 SF office/shop anchors ±7 acres of open area for laydown, container, aggregate, or fleet parking. **Full municipal services** to the site and direct highway connectivity.

Built for **bulk material handling, aggregates, recycling, transload, and distribution** — any operation that moves weight by rail and road. Heavy zoning inside the urban boundary is effectively irreplaceable; new supply isn't being created.

## BUILD-TO-SUIT // DESIGN-BUILD

Lease the existing improvements as-is — or expand with a **custom precast building to your specification** on a long-term net lease.

Delivered through **Miller Precast's** in-house manufacturing and **Hansen CRE's** development team: a compressed schedule, single-source design-build accountability, and a credible completion guarantee. One owner, one point of contact, from drawings to keys.

### BUILT FOR // PERMITTED HEAVY INDUSTRIAL USES

TRANSLOAD

AGGREGATES

RECYCLING

DISTRIBUTION

BULK MATERIAL HANDLING

EQUIPMENT & FLEET

CONTAINER STORAGE

LAYDOWN YARD

**01 IRREPLACEABLE IN-CITY HEAVY ZONING**

**02 RAIL + SCALE + HIGHWAY IN ONE PARCEL**

**03 LEASE AS-IS — OR BUILD-TO-SUIT**

**AVAILABLE ON A NET BASIS**

HANSEN CRE  
 Rent · Area · BTS terms · Tours  
 Contact the listing representative

Information herein is from sources deemed reliable but is not warranted and is subject to change, prior lease, or withdrawal without notice. Dimensions and areas are approximate. Site schematic is illustrative and not to scale. Prospective tenants should conduct independent due diligence.