

Leasing Availabilities —



# 1750 Rue Berlier

Laval, QC



## The Building —

# 1750 Rue Berlier

Located at 1750 Rue Berlier in Laval, Québec, this prime industrial property boasts 76,600 SF of high-quality space, situated on a 219,415 SF lot. Strategically positioned near major transportation hubs, the building offers excellent proximity to Highways 15, 440, and 13, providing easy access to Montréal and surrounding regions.

Key features of the property include ample parking, over 20 dock-level loading doors, outdoor storage, enclosed courtyard, and clear heights ideal for distribution or warehousing operations. Its well-maintained infrastructure and prime location make it a standout option for businesses seeking efficient logistics and connectivity in the Laval area.



## Building Specifications

Available Size	35,400 SF
Lot Size	219,415 SF
Ceiling Height	23'
Zoning	Industrial
Electrical	600 V/400 A
Lighting	LED
Sprinkler System	Yes
Roof	Asphalt/Gravel
Loading	24 TL
Parking Stalls	25
Year Built	1977
Column Span	34' x 35'
Availability	Immediately
Rate	Contact us

[Learn more](#) ↗



1750 Rue Berlier —

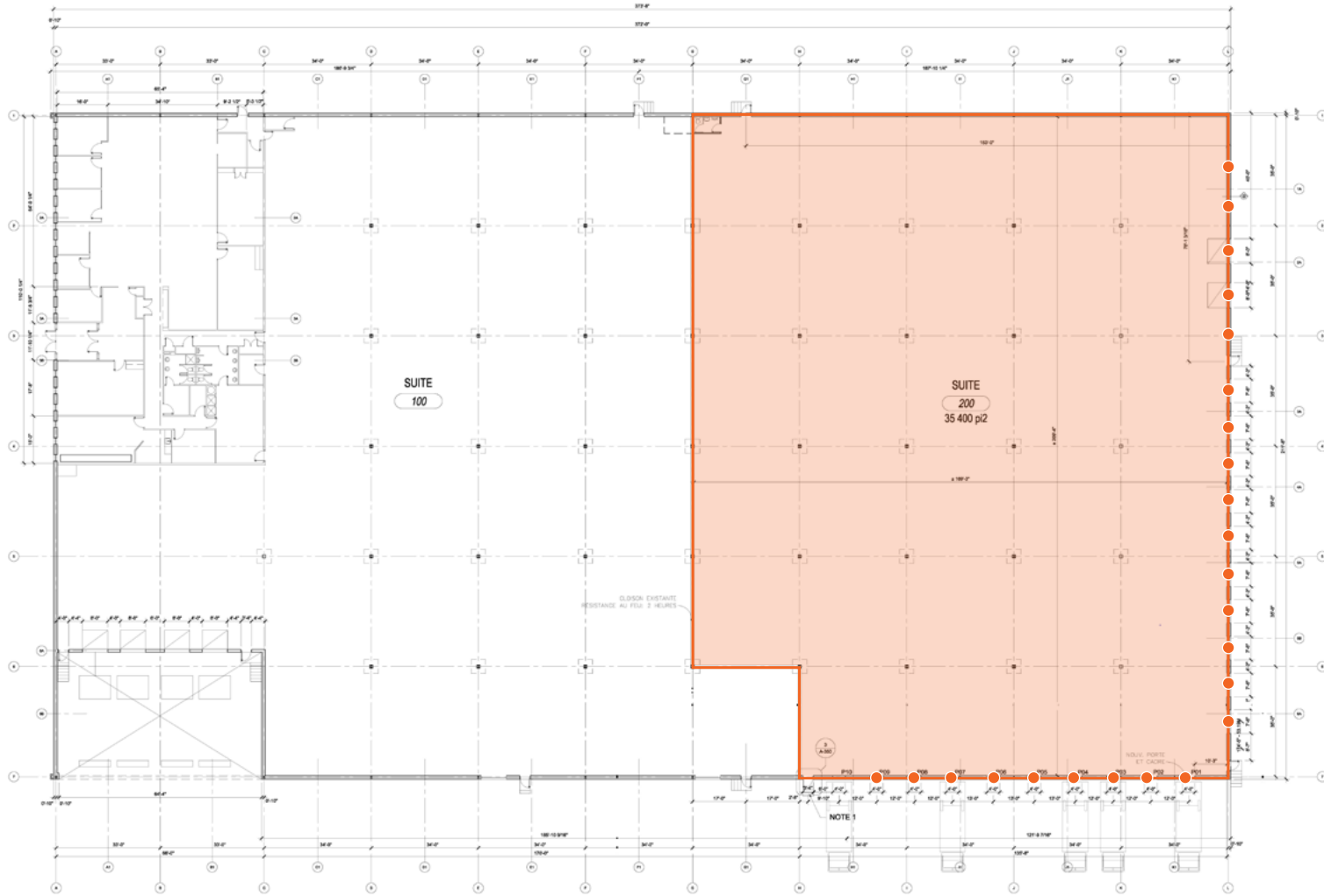
# Leasing Opportunities

Available Size

35,400 SF

Availability

Immediately



● TL door

1750 Rue Berlier —

# Image Gallery



Interior



Rear

1750 Rue Berlier —

# Location Proximity



Pierre-Elliott Trudeau Airport 22.7 km / 20 min drive ↓

## Highways

- Hwy 440 500 m
- Hwy 15 1.8 km
- Hwy 19 6 km
- Trans-Can Hwy 12 km

## Train Stations

- Gare Vimont 3.2 km
- Gare Montmorency 4.8 km

## Bus Stops and Stations

- Route 37 150 m
- Routes 63/65/76 550 m
- Route 70 700 m
- Terminus Le Carrefour 3.6 km

## Points of Interest

- 1 Best Western 1.6 km
- 2 Tim Hortons 750 m
- 3 Subway 750 m
- 4 Ultramar 1.5 km
- 5 Costco Wholesale 2.1 km



Dream Industrial —

# Customer Solutions

With over 50 million square feet of existing assets and a significant development pipeline, we're committed to delivering flexible, innovative, and sustainable solutions. From standardized leases and turnkey construction to renewable energy and decarbonization options, we are here to ensure your real estate works for you—both now and in the future.



## Operations

With extensive experience in operations services, we understand the complexities of managing industrial spaces. Services from Turnkey Construction to Tenant Engagement Programs are designed to simplify every aspect of your space management.



## Development

Our highly experienced development team is here to empower your organization with extensive capabilities that drive success. We have a proven track record, where joint investments led to mutually beneficial outcomes.



## Renewable Energy

Capital investments in solar panels provides us with an opportunity to significantly reduce GHG emissions while creating a financially viable revenue stream. It also offers an element of utility cost certainty to tenants in an unpredictable energy market.



## Sustainability

Our team offers customized sustainability and decarbonization solutions to help your business meet its environmental, social, and governance (ESG) goals. Initiatives range from LED retrofits, sustainable roofing, to green building certifications.



Dream Industrial —

# ESG / Sustainability

Dream Industrial is targeting to be net zero on Scope 1 and Scope 2 emissions by 2035 and select Scope 3 emissions by 2050. We are developing asset specific net zero roadmaps, which can include the installation of heat pumps, LED retrofits, rooftop solar and other energy efficiency measures.

The information presented is reflective of Dream Industrial REIT and does not include Dream Summit Industrial Joint Venture.



**5.8 million SF**  
of GLA with green building certifications<sup>(1)</sup>



**343%**  
increase in Cumulative On-site Solar PV System Capacity  
from 2021 to 2023<sup>(4)</sup>



**987,000 SF**  
of new developments certified as Zero Carbon Building  
(designated by the CaGBC)<sup>(2)</sup>



**14.7 million SF**  
cumulative GLA with LED lighting upgrades<sup>(5)</sup>



**25,685 MW**  
cumulative on-site Solar PV System Capacity<sup>(3)</sup>



**1 million kWh**  
estimated annual electricity savings, equal to  
80 tCO<sub>2</sub>e in GHG emissions<sup>(6)</sup>

1. Includes LEED, BREEAM, BOMA BEST, DGNB and ZCB as at September 30, 2024.  
2. As at September 31, 2024.  
3. The total capacity includes DIR.UN-owned solar PV systems with capacity of 14,197 kW and third-party or tenant-owned solar PV systems capacity of 11,489 kW. Includes estimations and third-party and tenant-owned systems on DIR.UN's properties. As at December 31, 2023.  
4. The total capacity includes DIR.UN-owned solar PV systems and third-party or tenant-owned solar PV systems. Includes estimations and third-party and tenant-owned systems on DIR.UN's properties.  
5. As at December 31, 2023.  
6. Emissions for Canadian projects were calculated using the National Inventory Report (NIR) published in 2022. For European projects they were calculated using the latest JRC-COM-NEEF (National and European Emission Factors for Electricity Consumption) dataset provided by the Joint Research Centre.



Dream Industrial —

# About Us

Dream Industrial is an innovative and customer-focused owner, operator, and developer of high-quality industrial properties. Dream Industrial invests in and manages over 71 million square feet of industrial assets in Canada, Europe, and the United States for over 1,500 occupiers operating across a diversity of sectors. The organization has a track record of delivering best-in-class modern industrial properties globally, with a development pipeline that includes approximately 6 million square feet of active projects and an additional 7 million square feet available for expansion or built-to-suit purposes.

Dream Industrial is part of the Dream Group of Companies and is managed by Dream Unlimited Corp. (TSX:DRM), a leading global real estate asset manager and institutional investor with \$27 billion in assets under management. Dream Industrial is comprised of Dream Industrial REIT (TSX: DIR.UN) as well as several private vehicles.



**Isabelle Barter**  
*Director, Leasing*

450.978.8234  
ibarter@dream.ca

**Stephanie Le Blanc**  
*Manager, Leasing*

450.978.8233  
sleblanc@dream.ca



Dream Industrial REIT  
leasing.dream.ca