

5405

PLACE DE LA COURONNE

BROSSARD, QC

PREMIER LOGISTICS OPPORTUNITY
OF SCALE WITH SIGNIFICANT UPSIDE

01 | EXECUTIVE SUMMARY

THE OPPORTUNITY

CBRE Limited (“CBRE”) has been retained on an exclusive basis to offer for sale a 100% ownership interest in an, institutional-grade industrial asset located at 5405 Place de la Couronne, Brossard, Québec (the “Property”).

Comprising 837,170 SF of industrial space on 50.25 acres, the Property represents a rare opportunity to acquire an asset of exceptional scale within the Greater Montréal Area. The premises will be offered vacant on an as-is where-is basis, providing immediate operational and development flexibility.. 5405 Place de la Couronne features exceptional physical attributes including clear heights of up to 40 feet, 53 shipping doors, and ample trailer parking stalls—positioning it as a highly unique offering in the market.

Situated at the crossroads of Highways 10 and 30, and immediately adjacent to Solar Uniquartier and Quartier DIX30, the Property benefits from a best-in-class transit-oriented location at the epicentre of the South Shore’s most dynamic and high profile growth corridor. The nearby Brossard LRT station—within walking distance—provides direct connectivity to downtown Montréal and will soon offer seamless access to Montréal–Trudeau International Airport.

5405 Place de la Couronne presents a rare opportunity to acquire an institutional-grade asset of exceptional scale, offered with immediate flexibility and anchored by an irreplaceable location within one of the GMA’s most sought-after nodes.



837,170 SF
TOTAL GLA



PRIME
LOCATION



50.25 AC
LAND AREA

PROPERTY SPECIFICATIONS

ADDRESS	5405 Place de la Couronne, Brossard, QC
LEGAL DESCRIPTION	Lot 2 702 127 (Cadastre du Québec)
BUILDING AREA	837,170 SF
LAND AREA	2,188,890 SF (50.25 Acres)
YEAR BUILT	1989 with additions in 2000
CLEAR HEIGHTS	21’6” to 40’
SHIPPING DOORS	50 truck-level doors 3 drive-in doors
CAR PARKING	~ 192 Stalls
TRAILER PARKING	~ 300 stalls
SPECIFIC USAGES	Storage services, distribution, transportation services

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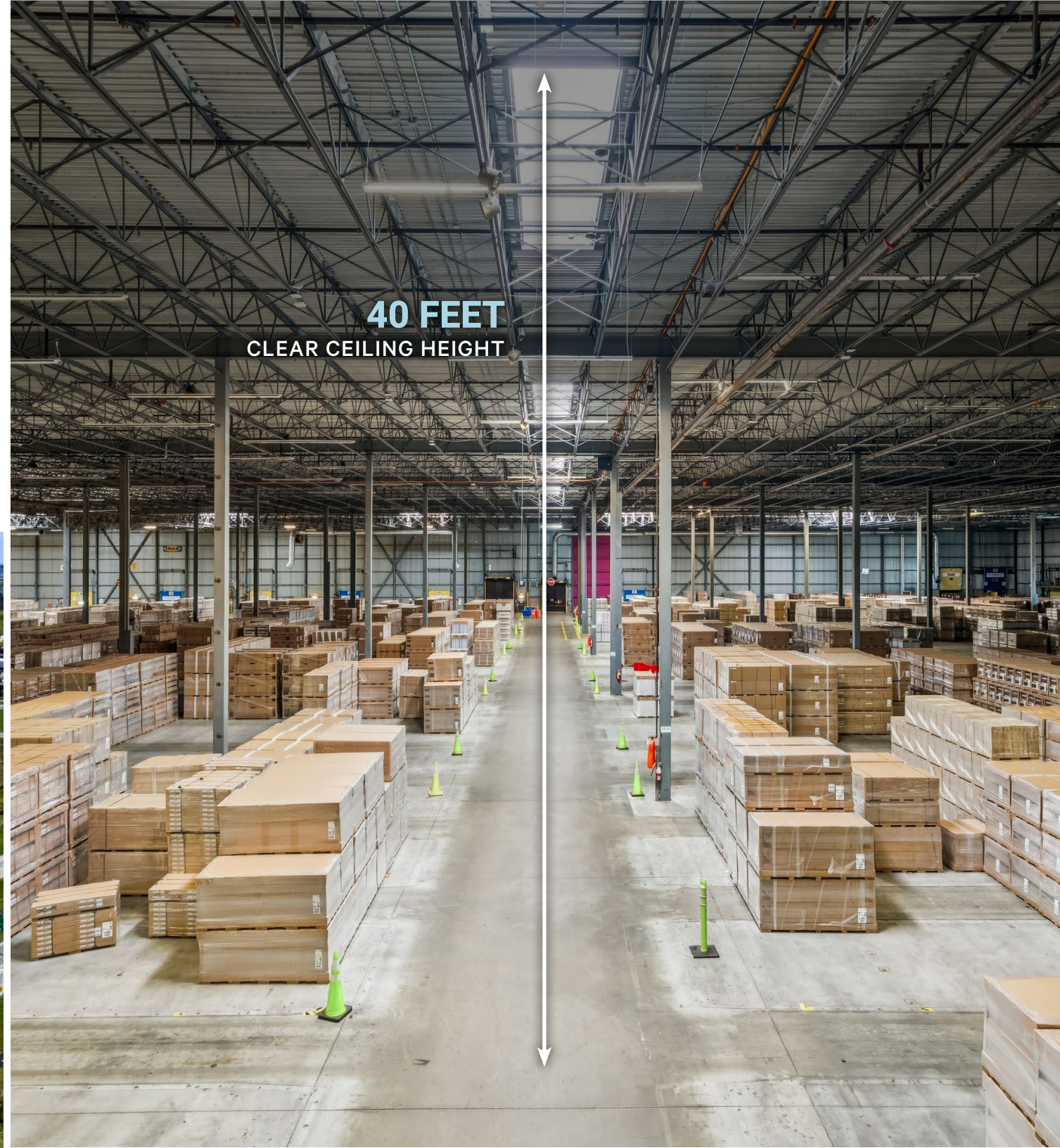
02 | INVESTMENT HIGHLIGHTS

INSTITUTIONAL GRADE LOGISTICS FACILITY OF EXCEPTIONAL SCALE

Comprising 837,170 SF, the Property represents an exceptionally rare opportunity to acquire a large-scale industrial asset, featuring up to 40' clear heights, 50 truck-level doors, 3 drive-in doors, and extensive trailer parking to support highly efficient logistics and distribution operations. Additionally, the property is supported by a geothermal heating and cooling system that significantly reduces the energy costs at the facility. The 50.25-acre site provides unparalleled flexibility and long-term value creation potential for an incoming owner. The asset has benefitted from long-term ownership and management by a leading global owner-occupier.



GEOTHERMAL
HEATING/COOLING



40 FEET
CLEAR CEILING HEIGHT

HIGHLY FLEXIBLE OWNER-OCCUPIER OPPORTUNITY

5405 Place de la Couronne will be delivered fully vacant on a as-is where-is basis, offering an immediate move-in ready opportunity for owner-occupiers seeking to benefit from the financial advantages and operational control of owning their premises. The asset's multi-bay configuration further enhances its versatility, accommodating a wide range of tenant sizes and occupier needs.



100%
VACANT



50
TRUCK-LEVEL
LOADING DOORS



~300
TRAILER
PARKING STALLS

02 | INVESTMENT HIGHLIGHTS

VALUE-ADD INDUSTRIAL REDEVELOPMENT PLAY

The scale of the site provides a compelling opportunity to unlock and maximize the underlying value of the asset through the selective addition of new Class A industrial construction. A redevelopment or repositioning strategy can be anchored by the existing 270,000 SF expansion building featuring 40' clear heights, offering a strong functional core and making the asset particularly attractive to users or developers seeking institutional scale opportunities on the South Shore of Montréal.



up to 40'
CLEAR
HEIGHTS



LIVE . WORK . PLAY
SUBURBAN
ENVIRONMENT



TOD
BEST-IN-CLASS
LOCATION

LONG TERM RESIDENTIAL DEVELOPMENT UPSIDE

The Property is located within a sector identified in the City of Brossard's master plan for residential intensification, with adjacent land recently rezoned to residential and public use. Supported by its transit-oriented positioning and proximity to the South Shore's finest retail, dining, and entertainment destinations, the site presents a compelling long-term residential redevelopment opportunity for developers and patient capital seeking scale and exposure.

PREMIER SOUTH SHORE TOD LOCATION

Strategically located at the crossroads of Highways 10 and 30, the Property offers exceptional visibility and direct access to the GMA's primary transportation corridors. Positioned adjacent to the LRT station in Brossard — one of the region's fastest-evolving submarkets — the site provides seamless connectivity to downtown Montréal and Trudeau International Airport. The surrounding area is anchored by major developments such as Solar Uniquartier and Quartier DIX30, supported by a vibrant mix of retail, dining, and entertainment amenities, further enhancing the location's long-term attractiveness for both occupiers and investors.



CONTACT DETAILS

NATIONAL INVESTMENT TEAM

Montréal

SCOTT SPEIRS¹

Vice Chairman
Commercial Real Estate Broker
+1 514 849 6441
scott.speirs@cbre.com

NICOLAS SAVOY

Associate
Commercial Real Estate Broker
+1 438 469 1339
nicolas.savoy@cbre.com

MARGAUX YOUNG-BEAULIEU

Associate
Commercial Real Estate Broker
+1 438 469 1336
margaux.youngbeaulieu@cbre.com

INDUSTRIAL SERVICES

Montréal

JEAN-PHILIPPE DAUNAIS²

Vice Chairman
Chartered Real Estate Broker
+1 514 737 4798
jp.daunais@cbre.com

RYAN CYMET³

Vice Chairman
Real Estate Broker
+1 514 737 2403
ryan.cymet@cbre.com

RETAIL SERVICES

Toronto

MATTHEW JACKSON

Vice President
Real Estate Broker
+1 514 849 6441
matthew.jackson@cbre.com

CHELSEA THOM

Vice President
Real Estate Broker
+1 514 849 6441
chelsea.thom@cbre.com

1. Commercial Real Estate Broker carrying out his activities with the business corporation Scott Speirs Real Estate Inc.

2. Chartered Real Estate Broker carrying out his activities with the business corporation Jean-Philippe Daunais Real Estate Services Inc.

3. Real Estate Broker carrying out his activities with the business corporation Ryan Cymet Real Estate Services Inc.

CBRE

Real Estate Agency | www.cbre.ca
1250 René-Lévesque Boulevard West, Suite 2800 | Montréal (Québec) H3B 4W8

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