

Lease Rate: \$8.95 (semi-gross)
4 months of free rent*

Industrial Property with Fenced Yard For Lease

**15300 SHERBROOKE STREET E.,
POINTE-AUX-TREMBLES**

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* Offer applied without Colliers' participation Subject to a minimum lease term of two (2) years and four (4) months. Tenant shall provide a prepaid last month's rent and one (1) month security deposit at lease signing, conditional upon satisfactory financial review.



15300 SHERBROOKE ST. EAST, MONTREAL

Location Overview

Ideally located in Pointe-aux-Trembles, 15300 Sherbrooke East provides excellent access to major highways, including Highway 40, and is surrounded by a strong network of industrial businesses. The area continues to develop, supported by ongoing investment and infrastructure improvements—a great option for companies looking for stability and long-term potential.



4 minutes away
from Hwy 40



Free-standing
Building



2 minutes away from
PAT train station



Property Overview

Warehouse Area ± 210,978 SF

Office Area ± 5,750 to 19,000 SF

Clear Height 18' - 40'

Shipping 16 TL | 5 DI

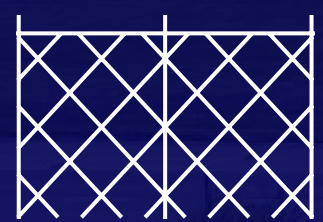
Column Span 50' x 60'

Power 600 V / 800 A

Sprinklers Yes

Lighting LED

Crane 1 x 7.5T



Fenced
Yard



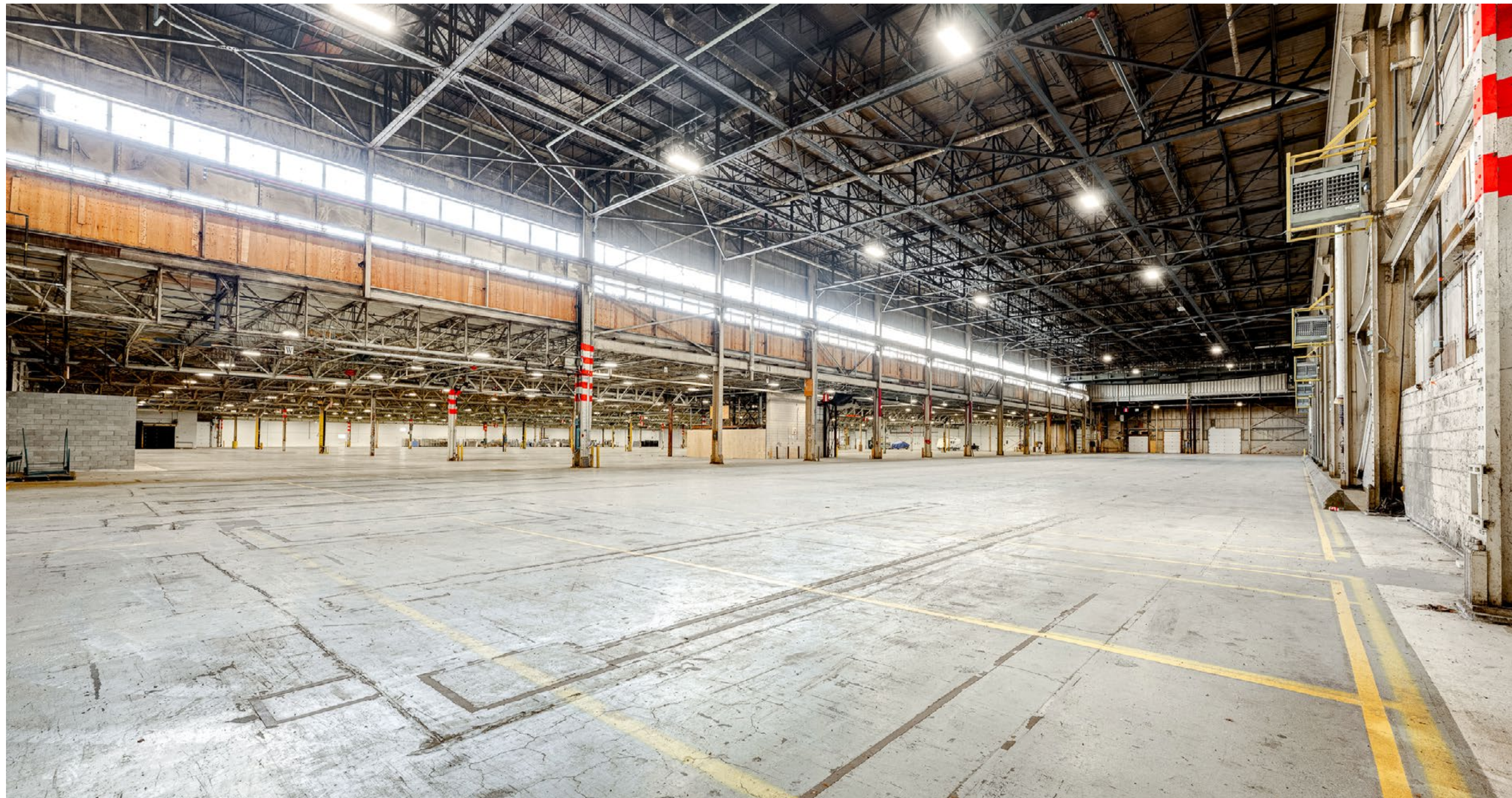
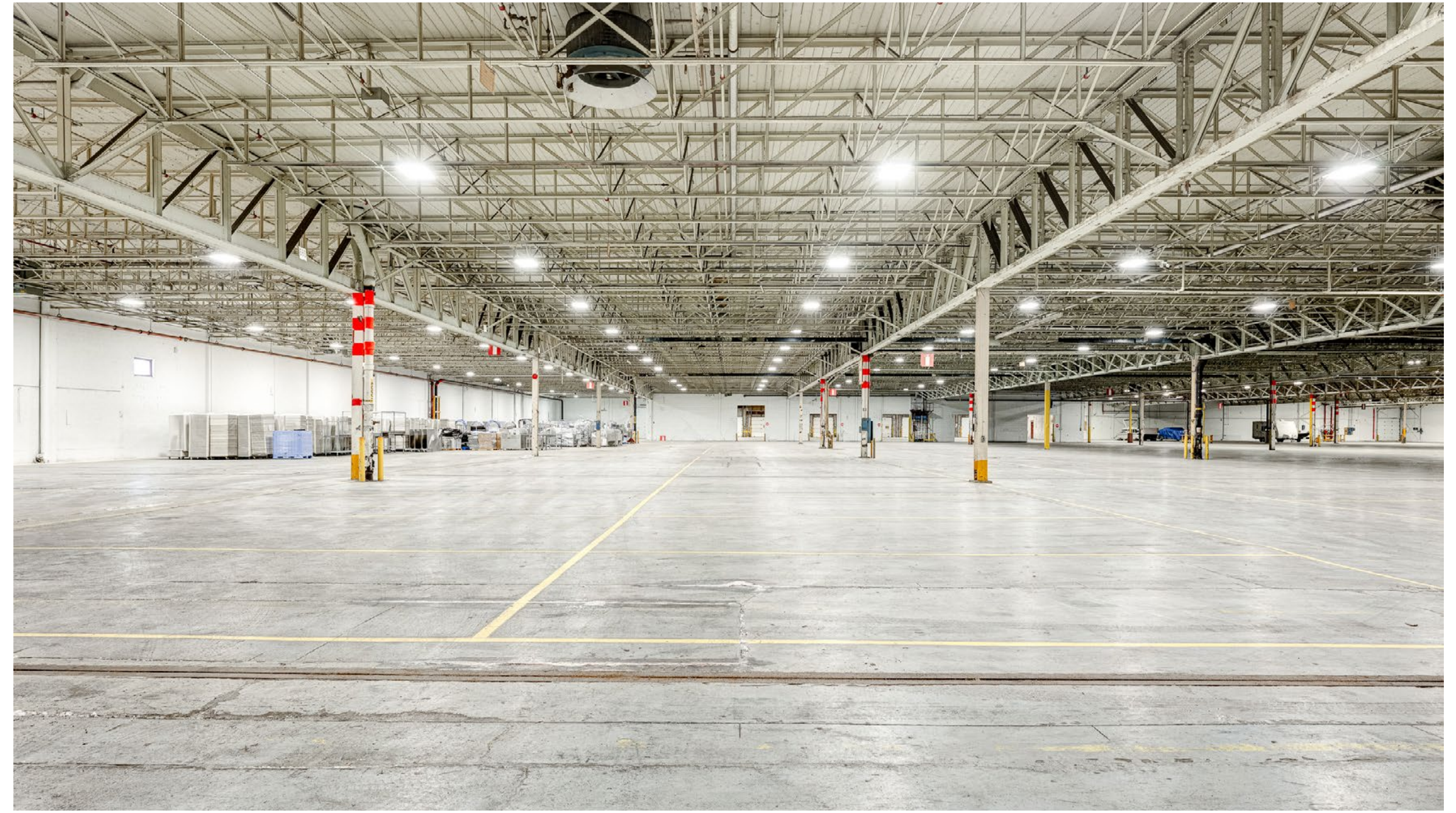
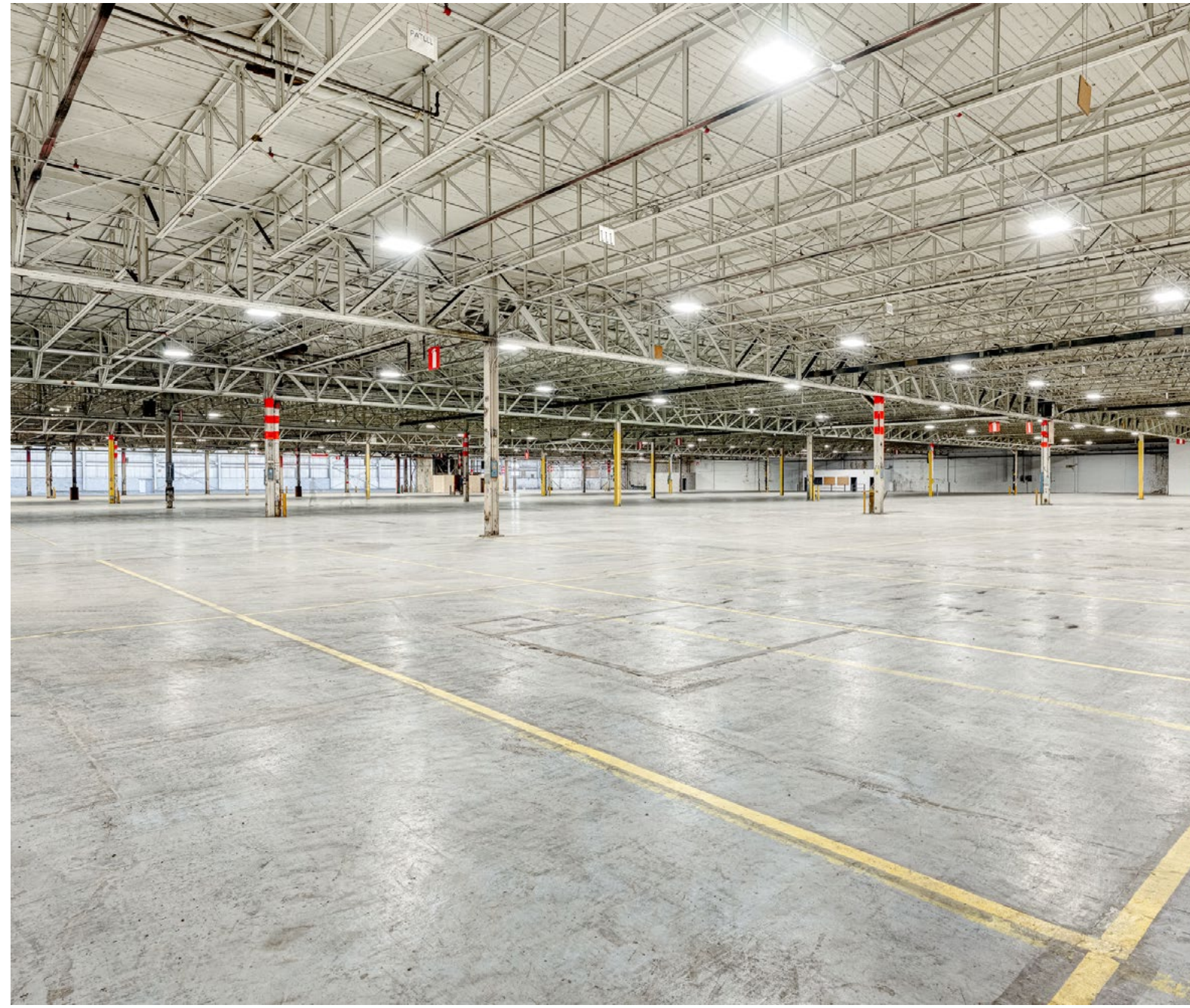
Lease Rate:
\$8.95
(semi-gross)



Availability:
immediate

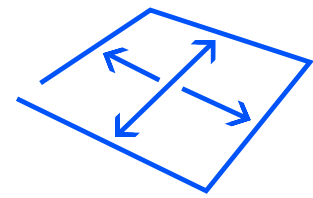


Property Photos

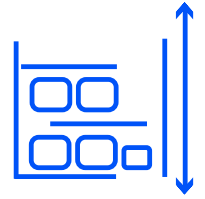


Site Plan

15300 SHERBROOKE ST. EAST, MONTREAL



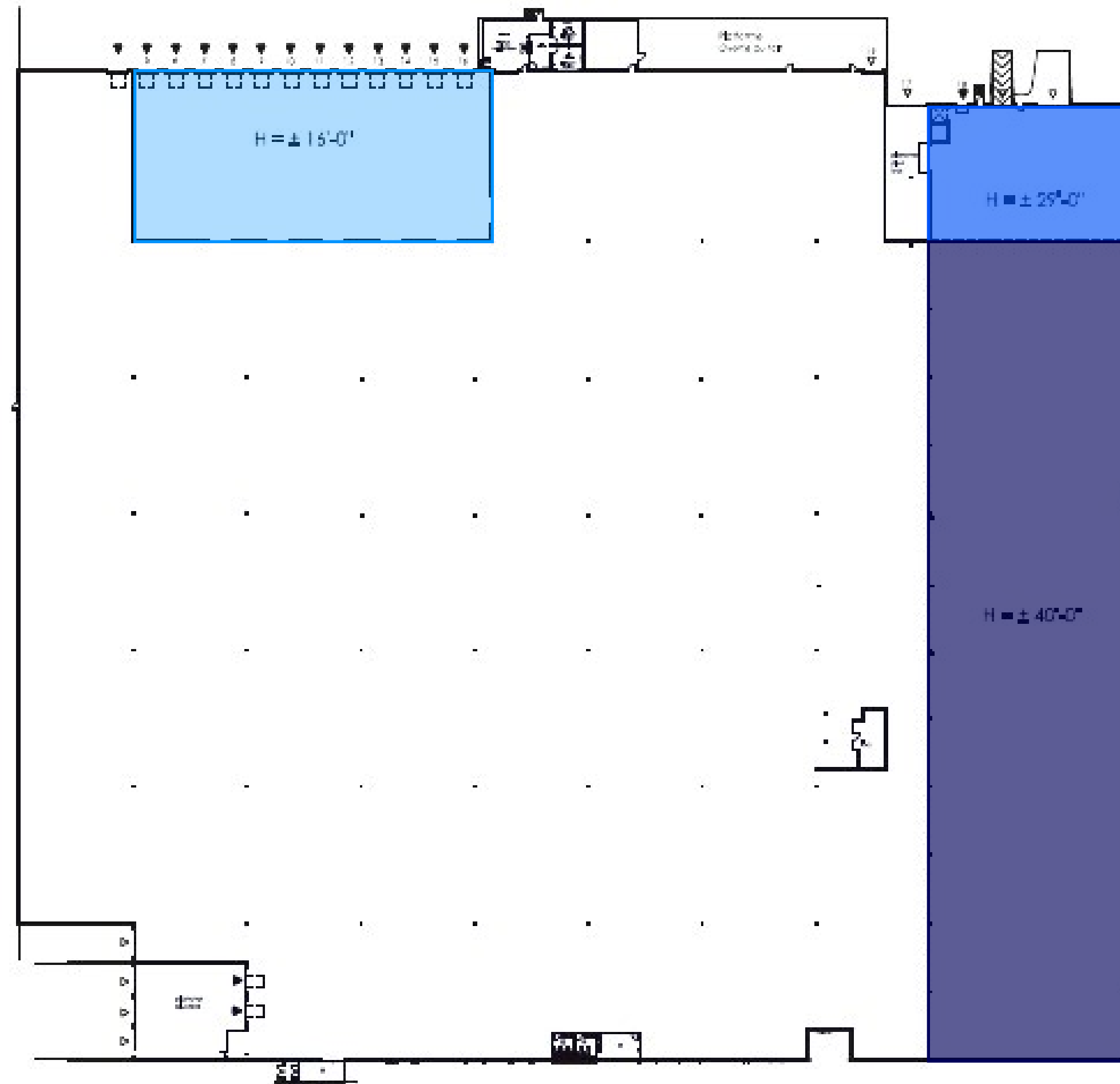
Warehouse Area:
± 210,978 SF



Clear Height:
18' - 40'



Shipping:
16 TL | 5 DI

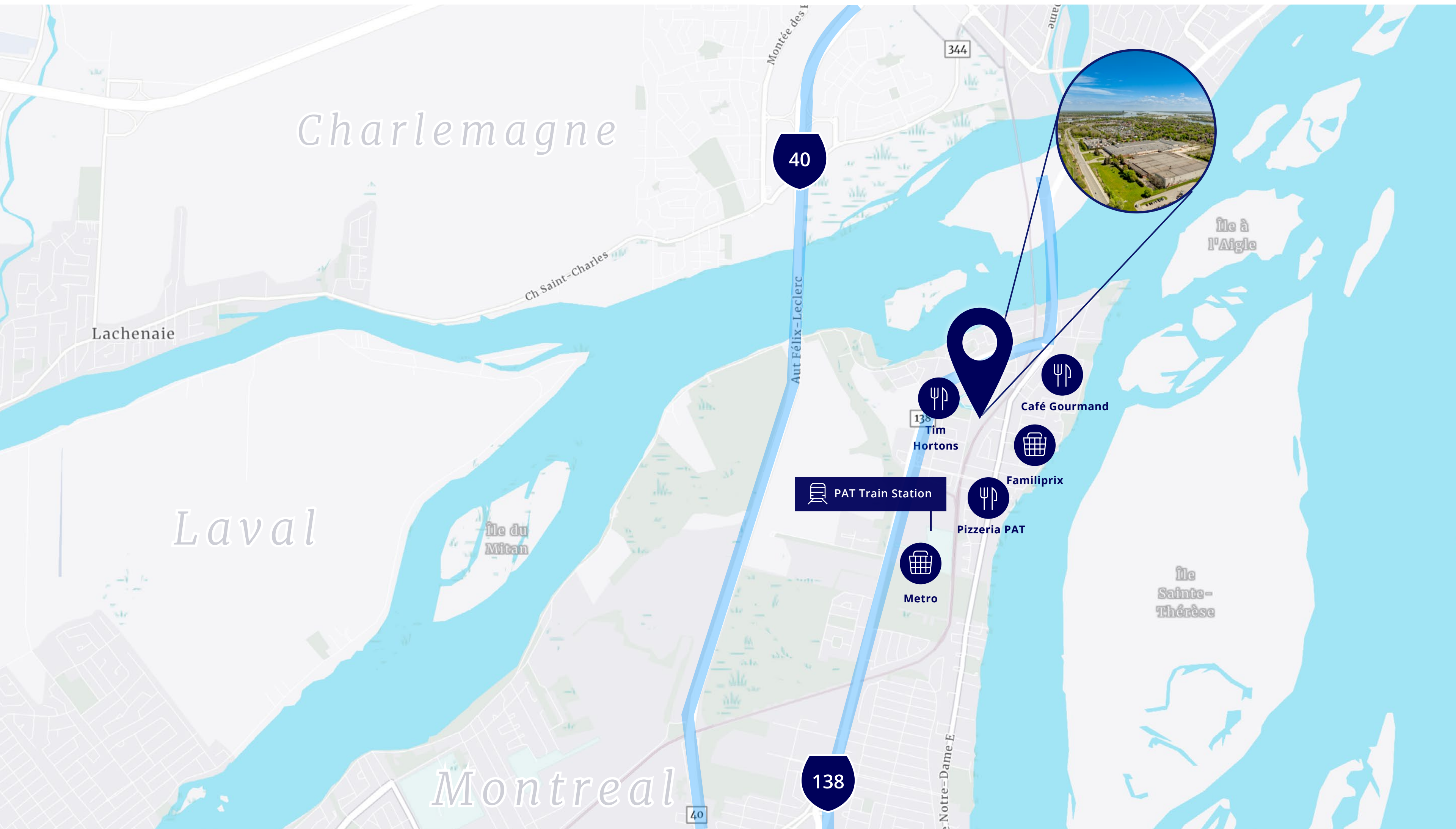


Sherbrooke Street

Clear Heights

- ± 11,000 SF @ 16'
- ± 156,978 SF @ 18'
- ± 5,000 SF @ 29'
- ± 37,000 SF @ 40'

Nearby Amenities



15300 Sherbrooke St. East
Montreal

DRIVE TIMES

Road 138	1 min	0.1 km
Highway 40	4 mins	1.5 kms
Laval	16 mins	20 kms
Port of Montreal	20 mins	12.8 kms
PET Airport	30 mins	34.4 kms
Downtown Montreal	40 mins	31.1 kms



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