



12321 Boul. Métropolitain E.

Pointe-aux-Trembles



Transport Terminal with Truck and Trailer Parking for Lease



Building Area	± 40,744 SF
Warehouse	± 31,044 SF
Office	Up to ± 9,700 SF
Land Area	± 700,000 SF
Clear Height	14'
Truck Level Doors	74
Drive-in Doors	1
Occupancy Date	60-90 Days

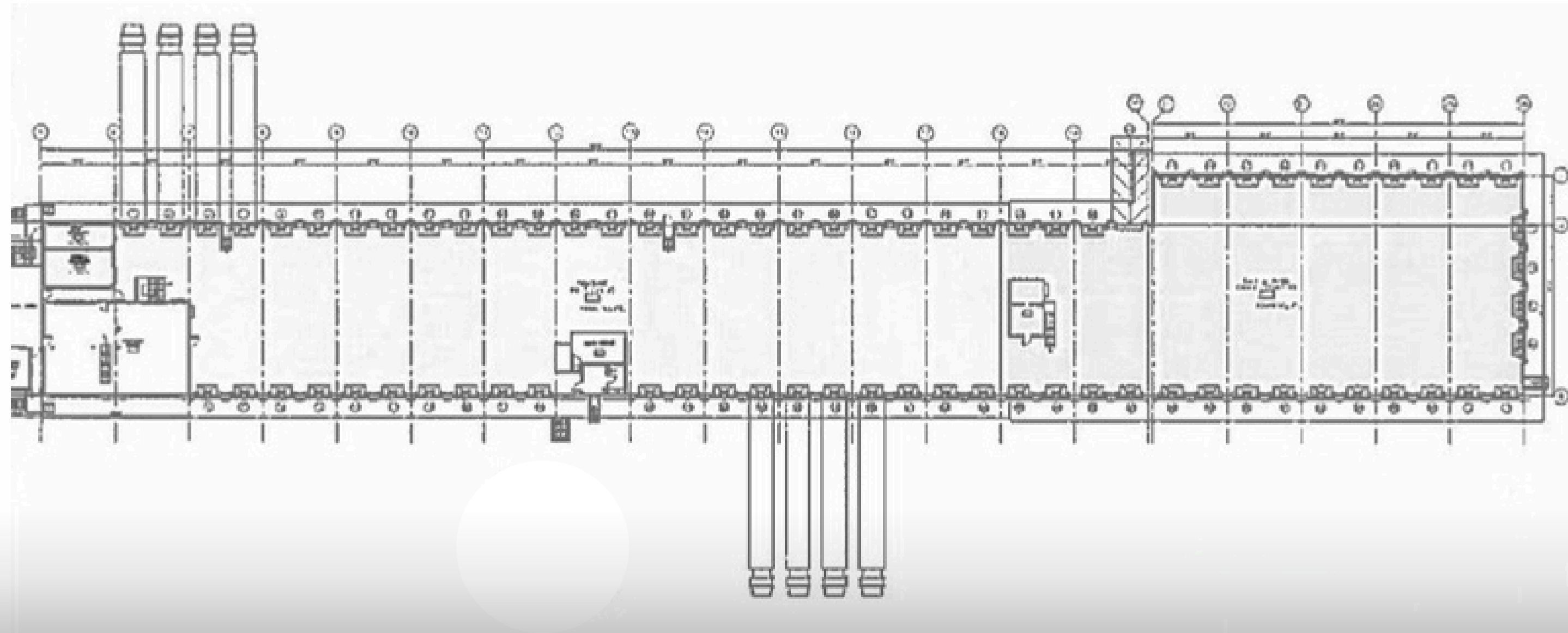
Direct access to Autoroute 40 with seamless access to Autoroutes 19 and 25.

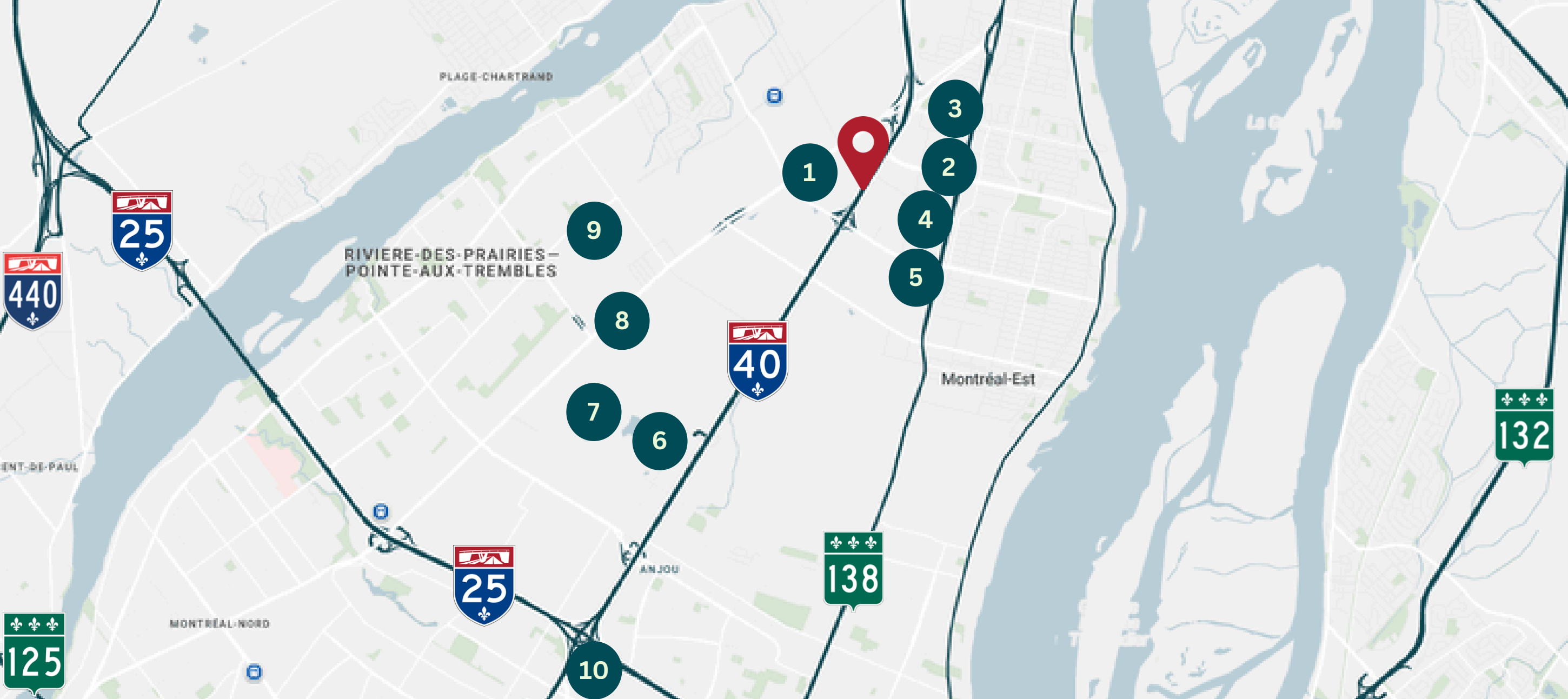
Ideal for logistics, transport and distribution operations.

Strong accessibility to major trucking corridors across the Greater Montréal Area.

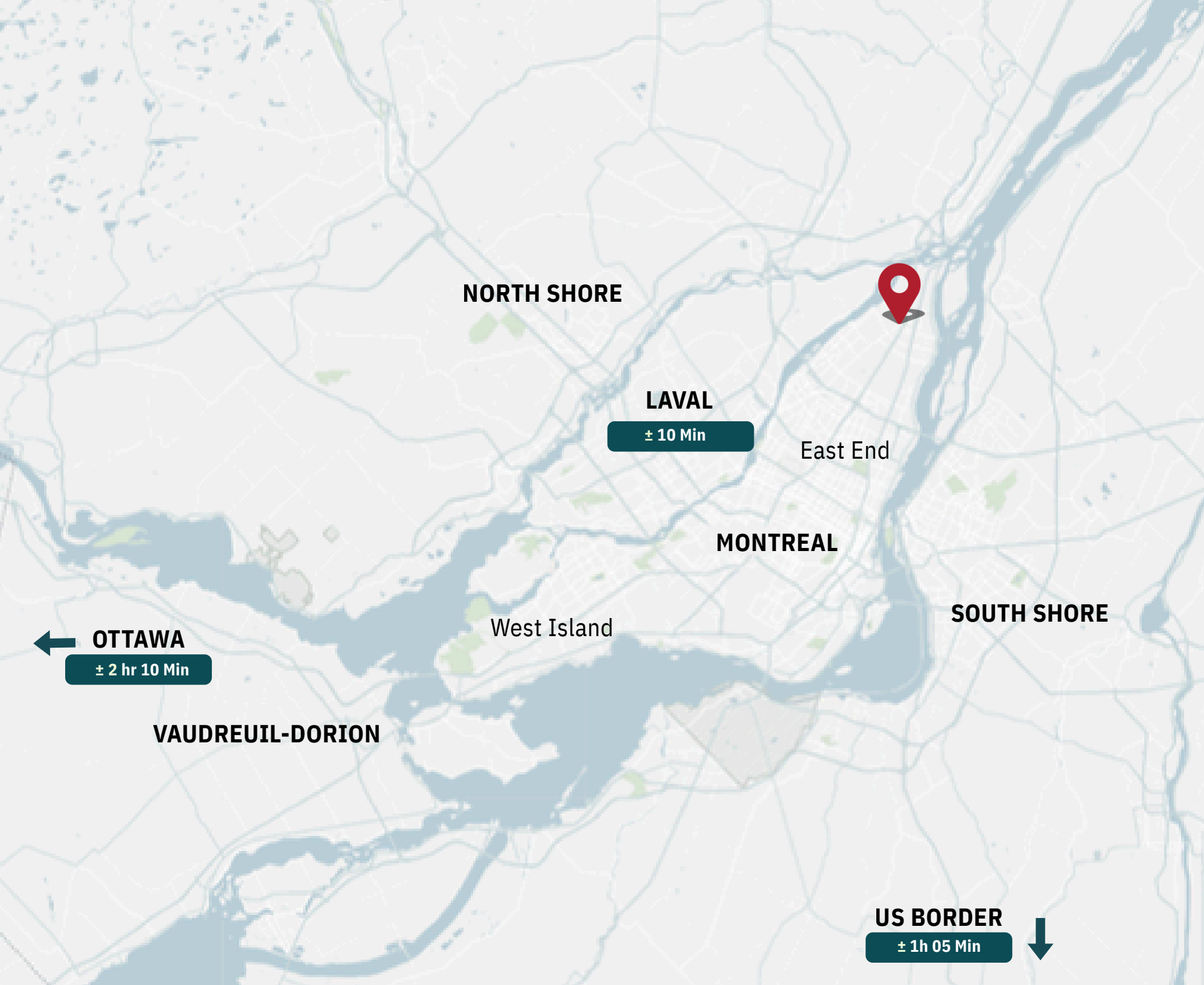
Divisible to accommodate small and large tenants

SITE PLAN





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|---|-------------|---|----------------------------|---|--------------|---|---------------|----|------------------|
| 1 | Tim Hortons | 2 | Walmart | 3 | Super C | 4 | Canadian Tire | 5 | McDonalds |
| 6 | Costco | 7 | Club de Golf Métropolitain | 8 | Kenny U-Pull | 9 | Gym Fit Forme | 10 | Galeries D'Anjou |



Driving Times

Exo Mascouche	± 5 Min
Galeries d'Anjou	± 8 Min
Honoré-Beaugrand Metro Station	± 10 Min
Port of Montreal	± 15 Min
Montréal-Trudeau International Airport	± 30 Min



Bus Times

# 40	Every ± 5-10 Min
# 49	Every ± 10-15 Min





Real Estate Agency
4480 Chemin de la Côte-de-Liesse, suite
290, Mont-Royal (Montréal), QC, H4N 2R1

514.736.0511

* Real estate broker acting within the business corporation Dimitri Mouhteros inc.

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