



**+/- 22,652 SF for Sublease**

# Industrial Space for **Sublease** – **Strategically Located** and **Competitive Rates**

8648 Pie-IX Boulevard  
Montreal | QC

Accelerating success.

## Featured Benefits



Clear height of 19'3"



3 Truck Level  
Doors,  
1 Drive In Door



Below market  
pricing



Sublease term:  
December 31<sup>st</sup>, 2028



# Property Overview

<b>Civic Address</b>	8552-8648 Pie-IX Boulevard
<b>Unit</b>	8648
<b>Year Built</b>	1987
<b>Total Available Area</b>	22,652 SF Warehouse: 16,844 SF Office: 5,808 SF
<b>Zoning</b>	Light Industrial (Zone I04-I08)
<b>Sublease Term</b>	December 31 <sup>st</sup> , 2028
<b>Additional Rent</b>	\$5.73/SF (est. 2025)
<b>Electricity</b>	600 V, 500 A
<b>Clear Height</b>	19'3"
<b>Parking</b>	Ample
<b>Signage</b>	Building frontage



**Base Rent:**  
Contact  
Listing Agent



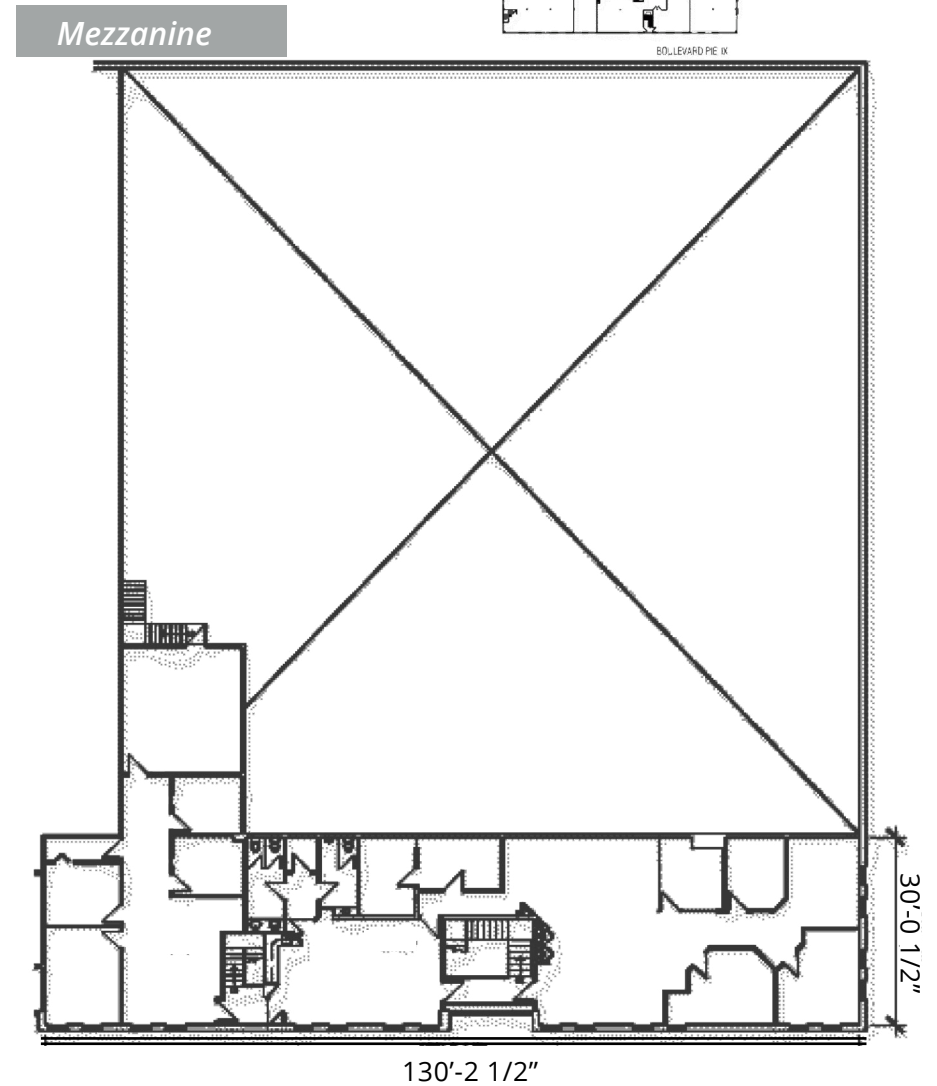
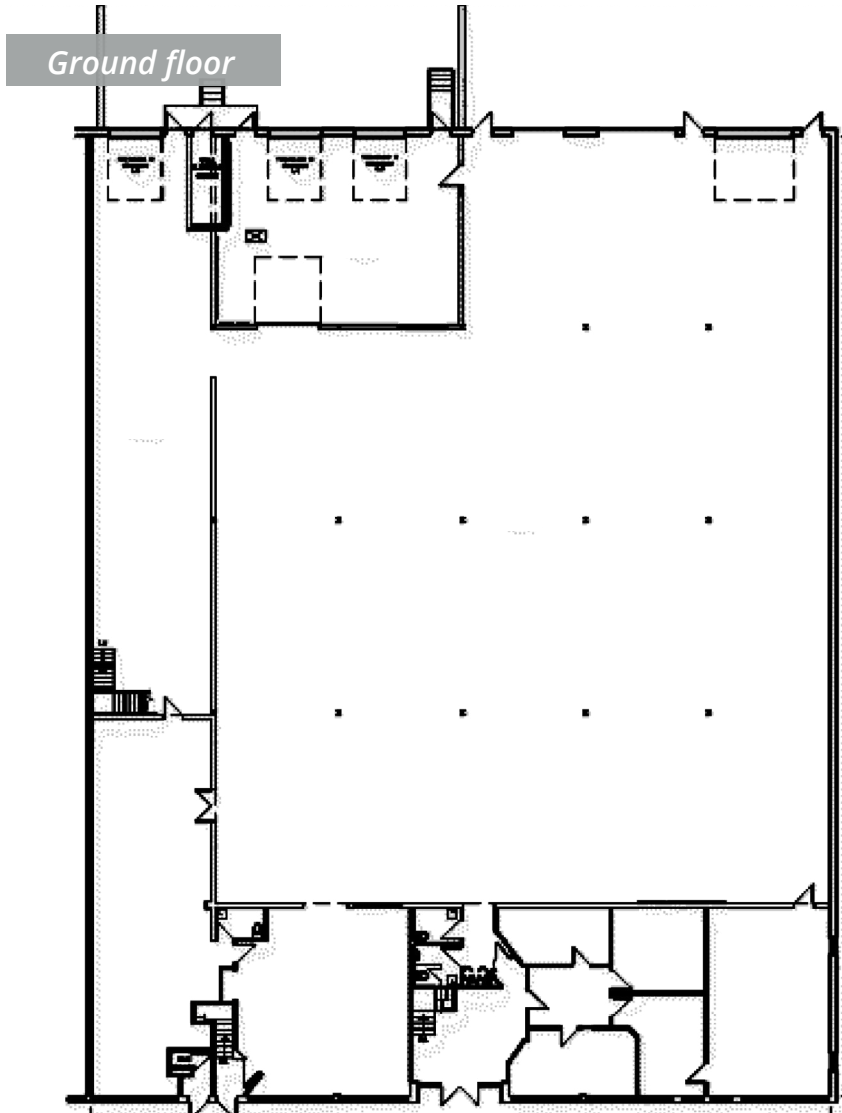
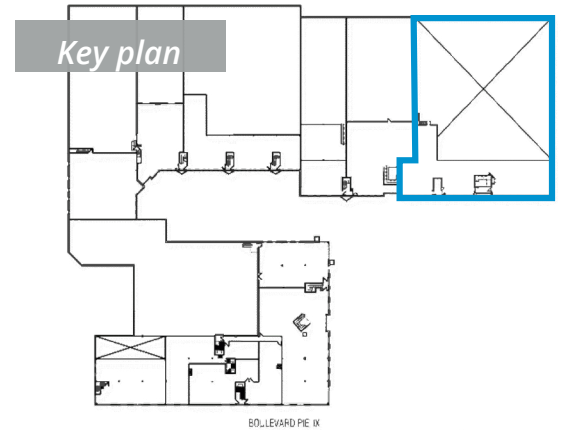
**Shipping:**  
3 Truck Level Doors,  
1 Drive In Door



**Availability:**  
Immediate



# Floor Plans - unit 8648



*Exterior parking*



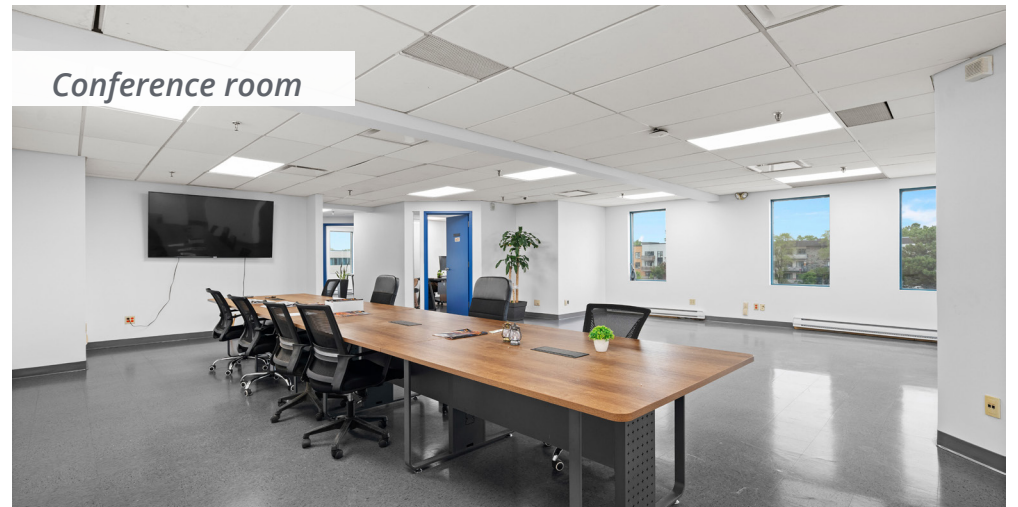
*Office*



*Shipping*

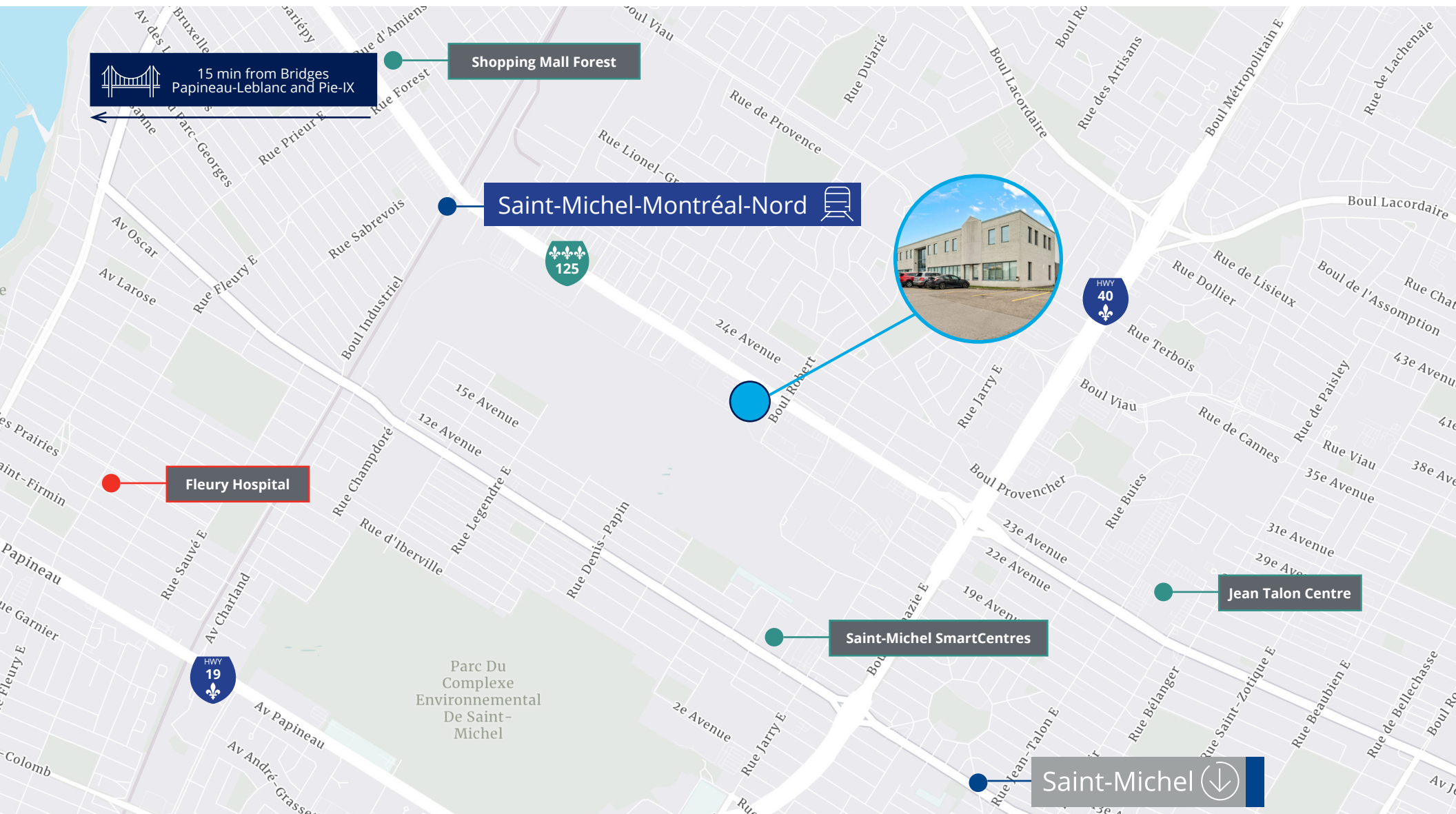


*Conference room*



# Location & Surroundings

Situated on a major artery, 8648 Pie-IX Boulevard is strategically located near the Saint-Michel metro station, Saint-Michel-Montreal-Nord train station, and Highways 40 and 19.





**Ashley Dere\***

Vice President

Commercial Real Estate Broker

+1 438 401 1984

[ashley.dere@colliers.com](mailto:ashley.dere@colliers.com)

**Catherine Ettedgui**

Associate

+1 514 556 2732

[catherine.attedgui@colliers.com](mailto:catherine.attedgui@colliers.com)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). © 2025. Colliers International (Québec) Inc., Agence immobilière.

\* Gestion Ashley Dere Inc.



[collierscanada.com](https://www.collierscanada.com)

Accelerating success.