

COLD STORAGE FOR LEASE

151,065 SQUARE FEET

7300 CÔTE-DE-LIESSE

SAINT-LAURENT, QUEBEC



**INDUSTRIAL
PROJECT**

**DELIVERY
Q3 2024**



PROPERTY DETAILS

Total building area		151,065 sq. ft.	Parking	
Office area		18,656 sq. ft.	Exterior	55 spaces
Warehouse area		121,873 sq. ft.	Interior	49 spaces
Repacking area		10,533 sq. ft.	Electrical car charging stations	
Land area		6.26 acres	2	
Clear height		50'	Bike racks	
Availability		Q3 - 2024	400 sq. ft.	
Shipping doors		12 truck-level Staging area is 25' clear	Buiding electrical entrance	
Sprinklers		Dry pre-action system with double detection	minimum: 2500A / 600V	
Zoning		Usage Dominant B	LEED Silver Certification	
Numéro zone		19-003	Contact the brokers for rental rates	

Tax incentive is applicable for the first 5 years.
Free of municipal tax regarding the building value

PROPERTY OVERVIEW

7300 CHEMIN CÔTE-DE-LIESSE, SAINT-LAURENT, QC
NEWLY BUILT COLD STORAGE INDUSTRIAL PROJECT

- Ideal Saint-Laurent location with desirable frontage and rapid access to all major highways
- State of the art construction including 50’ clear height, 12 loading docks
- LEED Silver
- Designed to provide employees with a fantastic work experience with amenities such as underground parking, rooftop terrace, and electric car charging stations



LOCATION OVERVIEW

Saint-Laurent is the largest and most centrally located industrial park in the province (by square footage of building area) and second-largest employment hub within the metropolitan region, after downtown Montréal.

Its strategically central location provides easy access to customers, labour, and key transportation nodes, making it among the most desirable industrial locations in the country

Saint-Laurent is served by two metro stations, Du Collège and Côte-Vertu, the latter of which also serves as a major bus terminus. There are plans to extend the metro’s Orange line to the Bois-Franc REM station with a station at Poirier. Three light metro stations from the Réseau express métropolitain, Bois-Franc, Du Ruisseau and Montpellier, are also located in Saint-Laurent.

7300 Côte-de-Liesse is strategically located with excellent Highway access including Highways 13, 20, 15 and 40. Located 23 km from the Port of Montreal and minutes from the Pierre-Elliott Trudeau international airport.

MARKET TREND

The Saint-Laurent market has kept up its aggressive activity.

The biggest industrial park in the Greater Montreal Area still has vacancy rates at 1%, and average asking rental rates continue to climb.

Saint-Laurent remains one of the strongest industrial markets in the province.

7300 Côte-de-Liesse, St-Laurent, Qc

Key Highlights



Average Household Income of \$118,500



Transit Score® Saint-Laurent has good public transportation with a score of 66 and has about 32 bus and 1 subway lines passing through and has good bike infrastructure with a bike score of 67



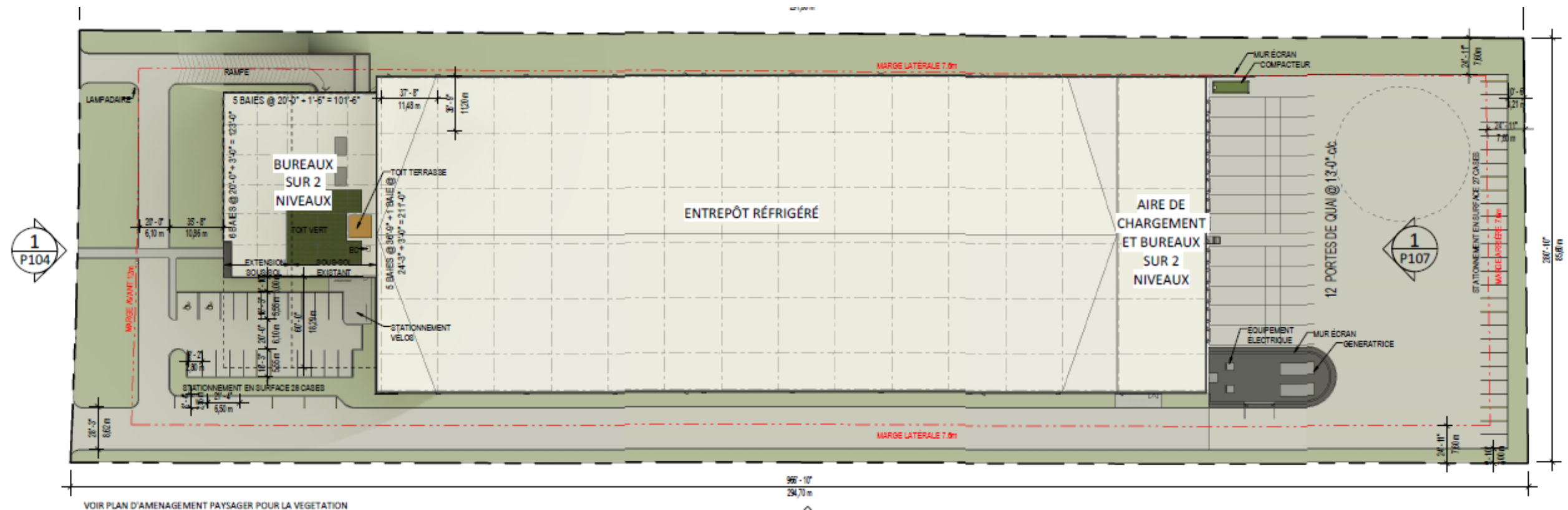
5 minutes from Montréal-Pierre Elliott Trudeau International Airport and 23 km from the Port of Montreal. 500 km from Toronto and 535 km from New York City.



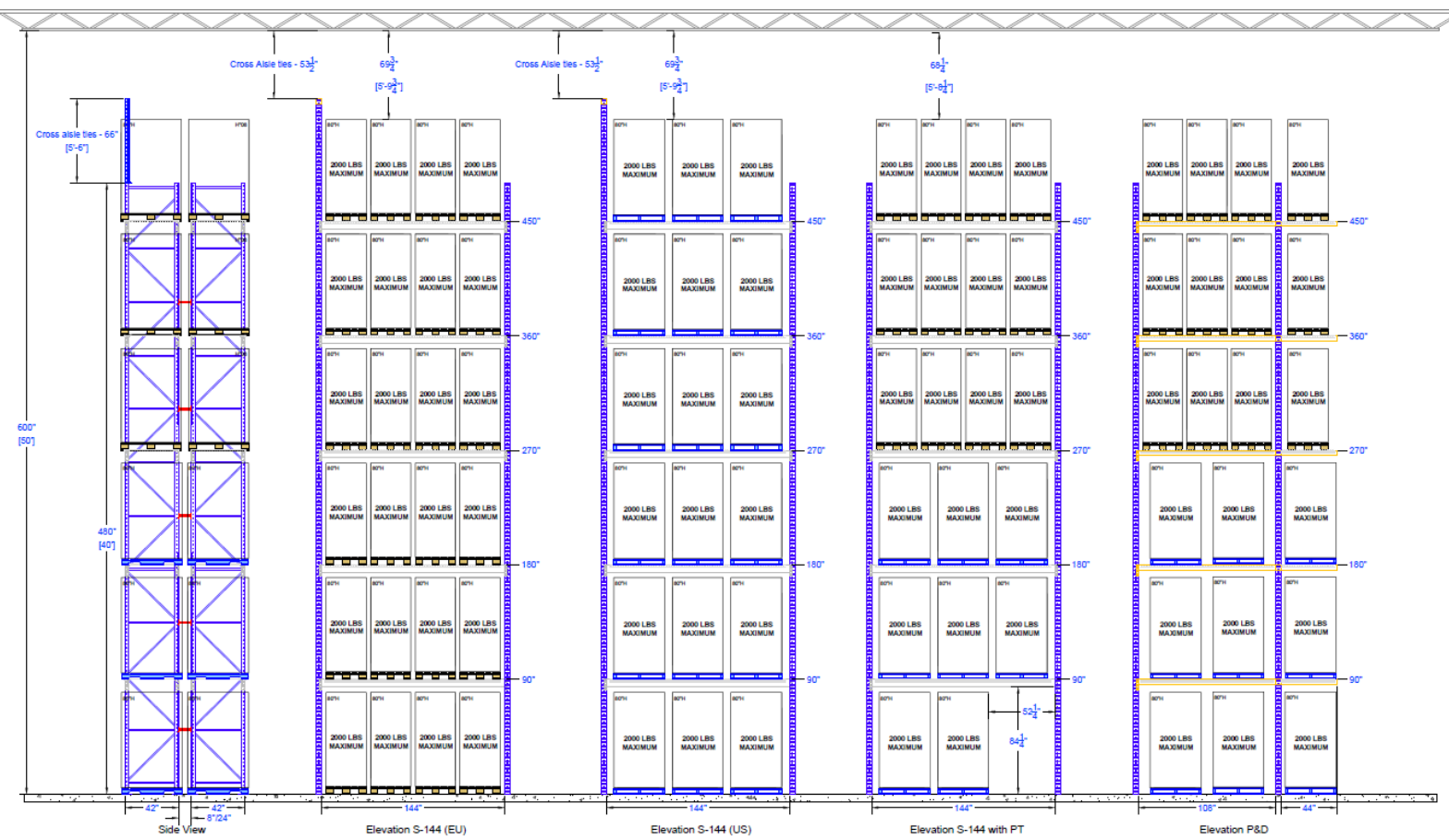
Very close proximity to Highways 13, 20, 15 & 40



Quick access to restaurants other amenities



RACKING PLANS



PALLET COUNT
based on 80" pallet

TYPICAL US: 19,036 PALLETS

TYPICAL EU: 25,420 PALLETS

Racking can be customized to the tenant's needs



YUL Montréal-Trudeau
International
Airport



7300 Côte-de-Liesse

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