



FOR LEASE

5799 DE L'AÉROPORT ROAD, SAINT-HUBERT

**208,475 SF CLASS A FREE-STANDING INDUSTRIAL
BUILDING WITH AIR-CONDITIONED WAREHOUSE**





THIS IS 5799 DE L'AÉROPORT ROAD

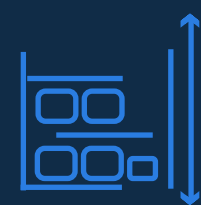
Colliers International, in partnership with Pure Industrial, presents this Class A, single-tenant industrial facility covering approximately 208,475 SF. Recently renovated and LEED certified, the well-maintained property is built for efficiency and growth. With a low office ratio and plenty of trailer parking, it's an ideal location for businesses looking for a high-performance headquarters.



Single Tenant



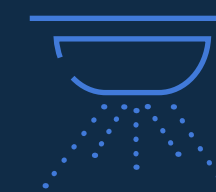
**LEED Building Design
and Construction -
Silver Certification**



**Clear Height
of 32'**



**Air-Conditioned
Warehouse**



**ESFR
Sprinklers**

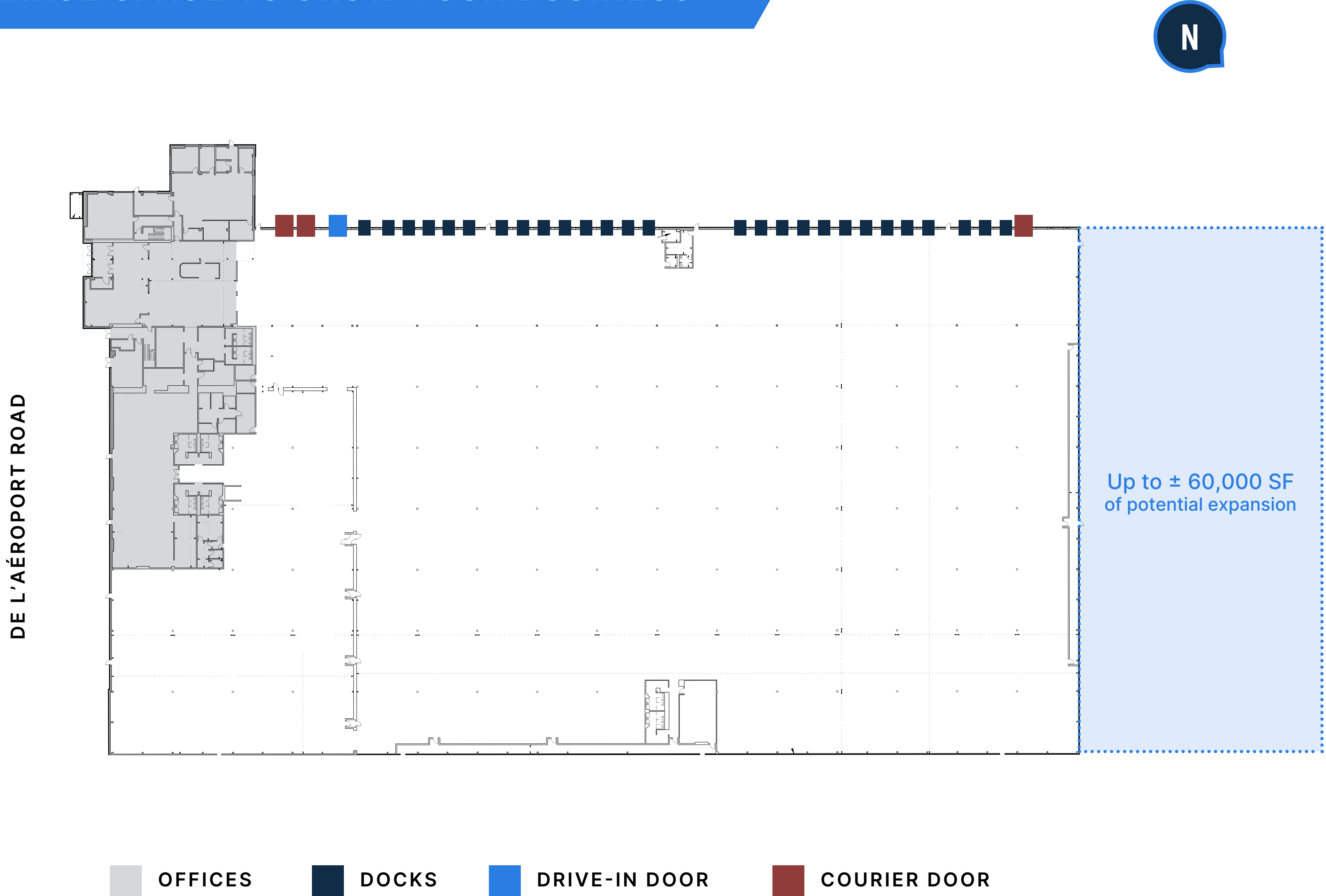


**Secured Fenced Yard
With Guard Shack**



**Trailer
Parking**

LARGE SPACE TO GROW YOUR BUSINESS



BUILDING SPECIFICATIONS

Year Built	2008
Building Area	± 208,475 SF with possible expansion of ± 60,000 SF
Warehouse Area	± 202,427 SF
Office Area	± 6,048 SF
Land Area	± 600,129 SF
Zoning	I-116, I1, I2, I3
Clear Height	32'
Shipping	<ul style="list-style-type: none">• 29 Docks with levelers• 3 Courier doors• 1 drive-in door
Trailer Parking	± 52 cases
Car Parking	± 148 parking stalls
Electrical Entry	1,200A/600V
Generator	Yes
A/C	Air-Conditioned Warehouseand Office
Lightning	Motion sensors throughout warehouse
Sprinklers	ESFR

Contact Brokers
Asking Rent

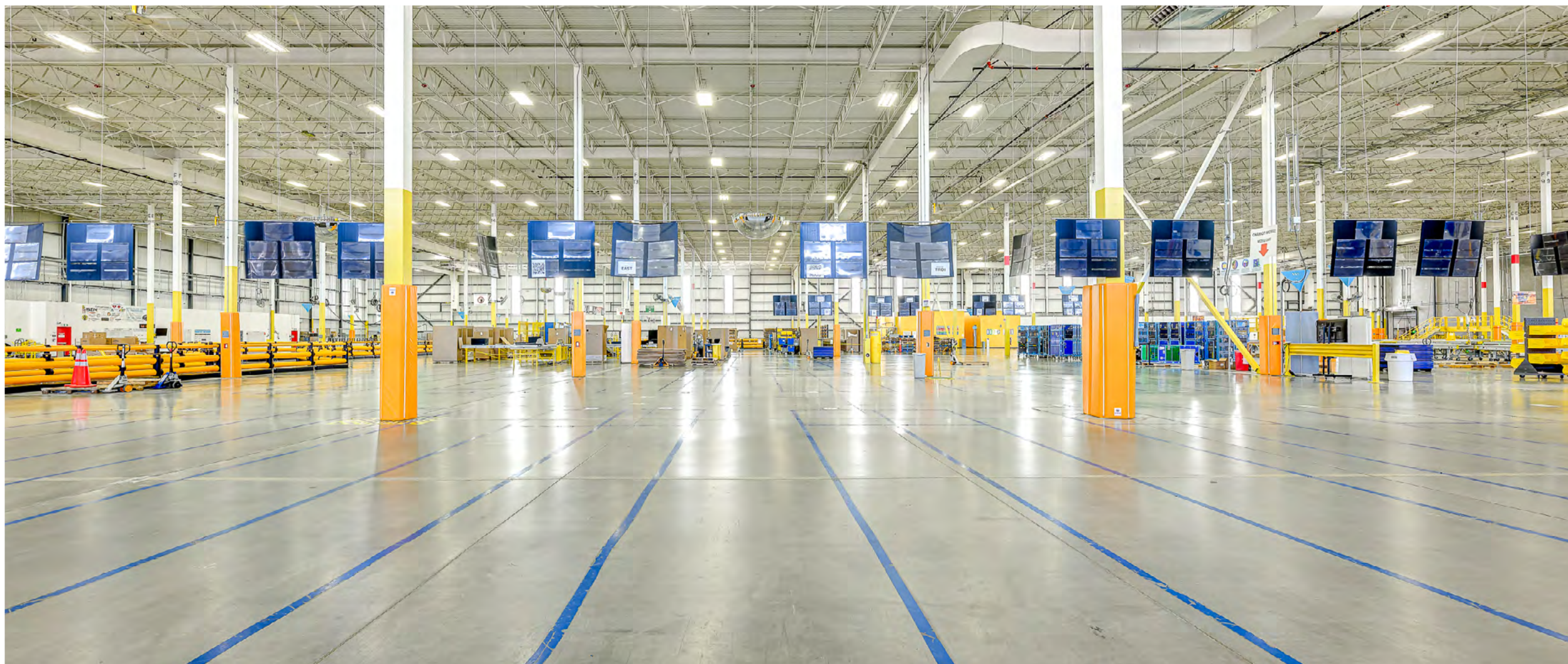
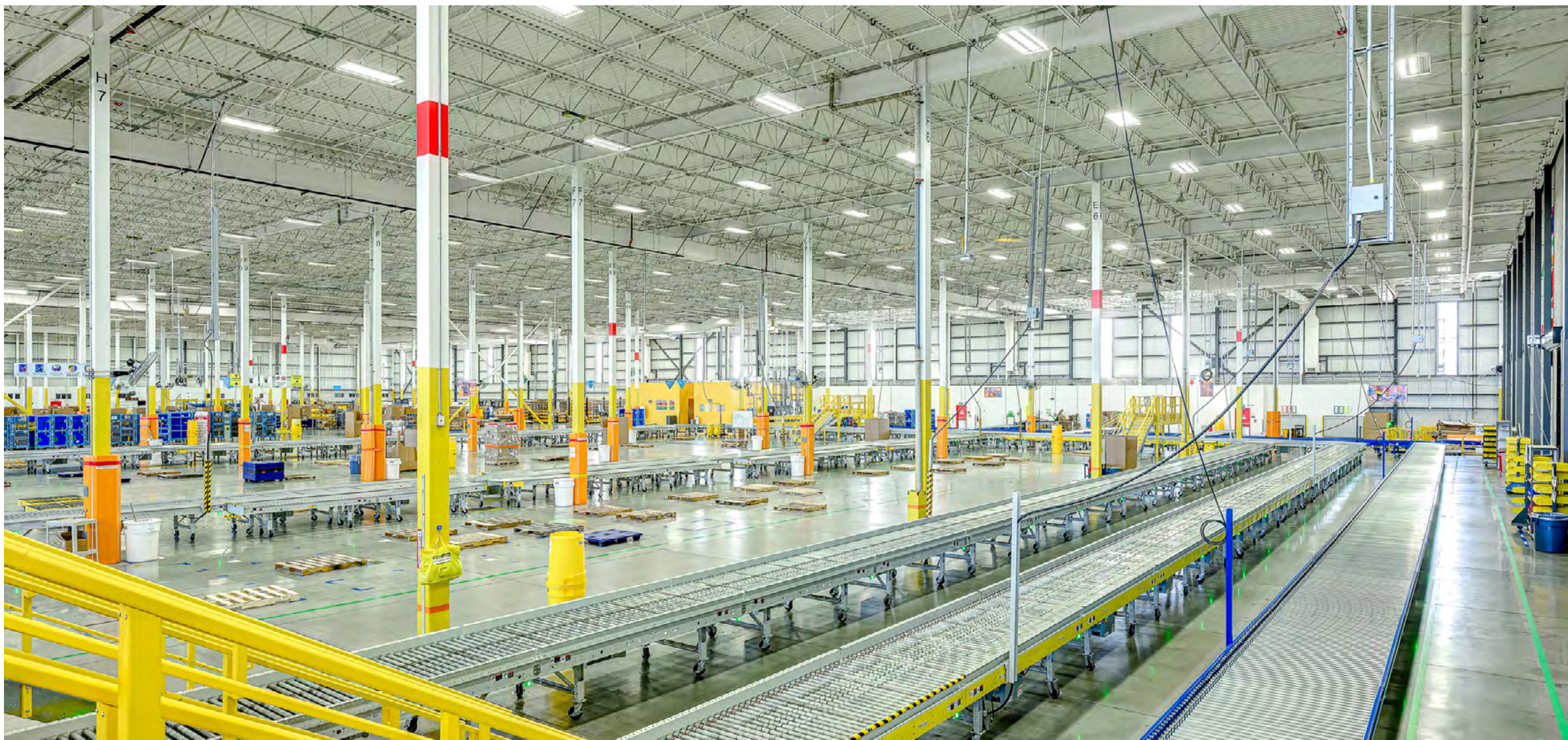
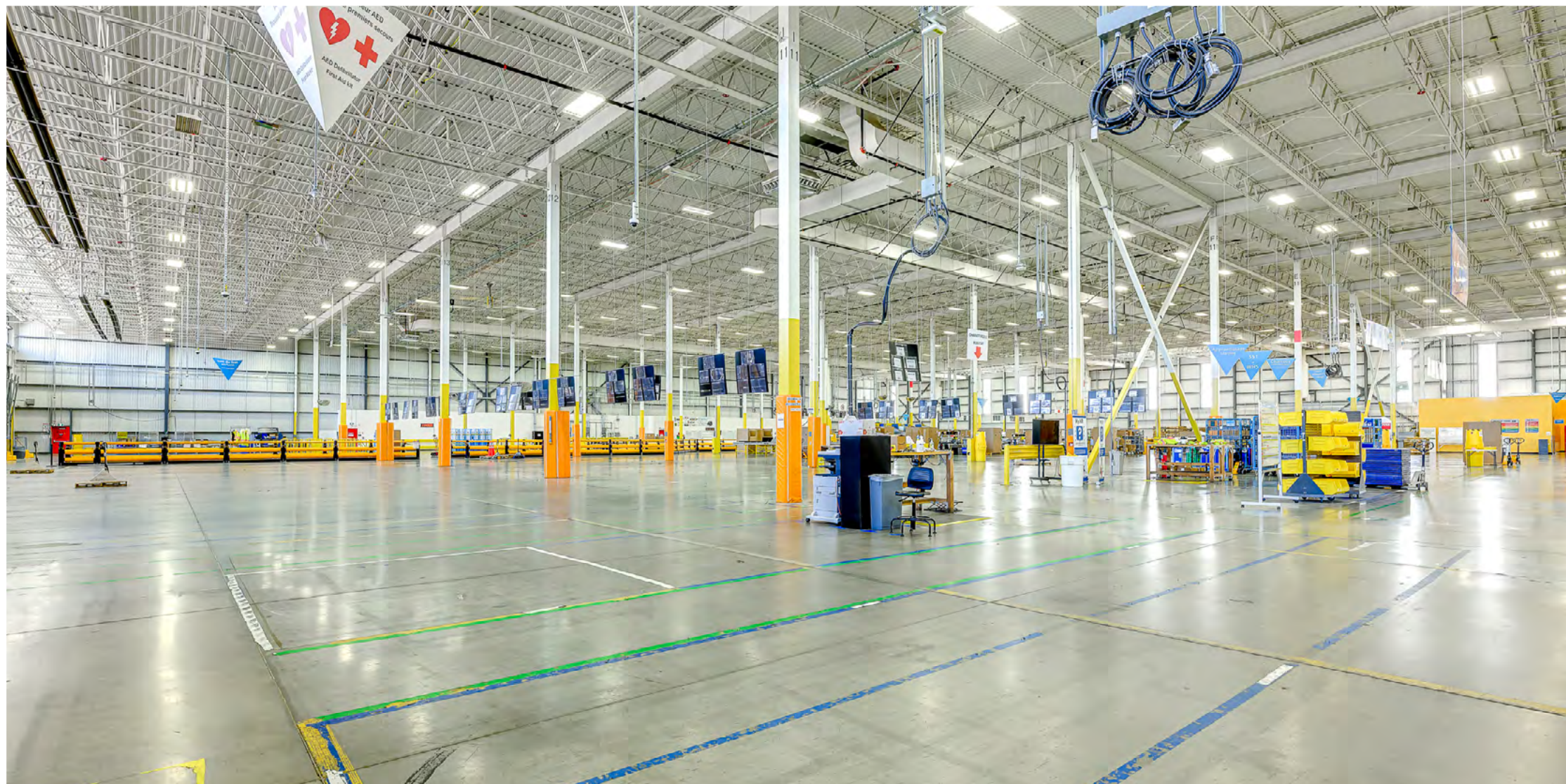
\$3.12 PSF
Taxes

September 1st
Availability

CLASS A DISTRIBUTION CENTER

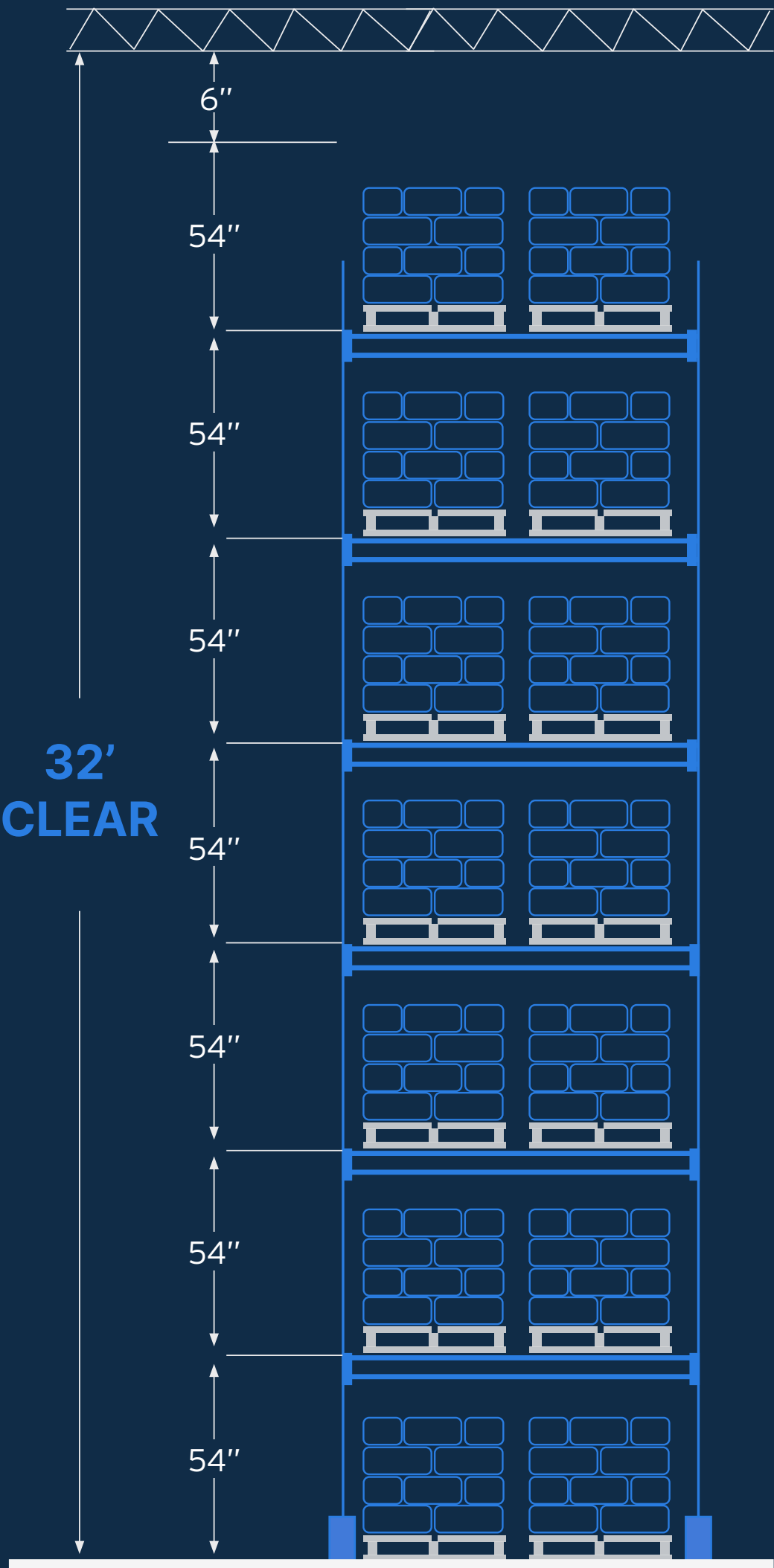


RECENTLY RENOVATED INDUSTRIAL SPACE



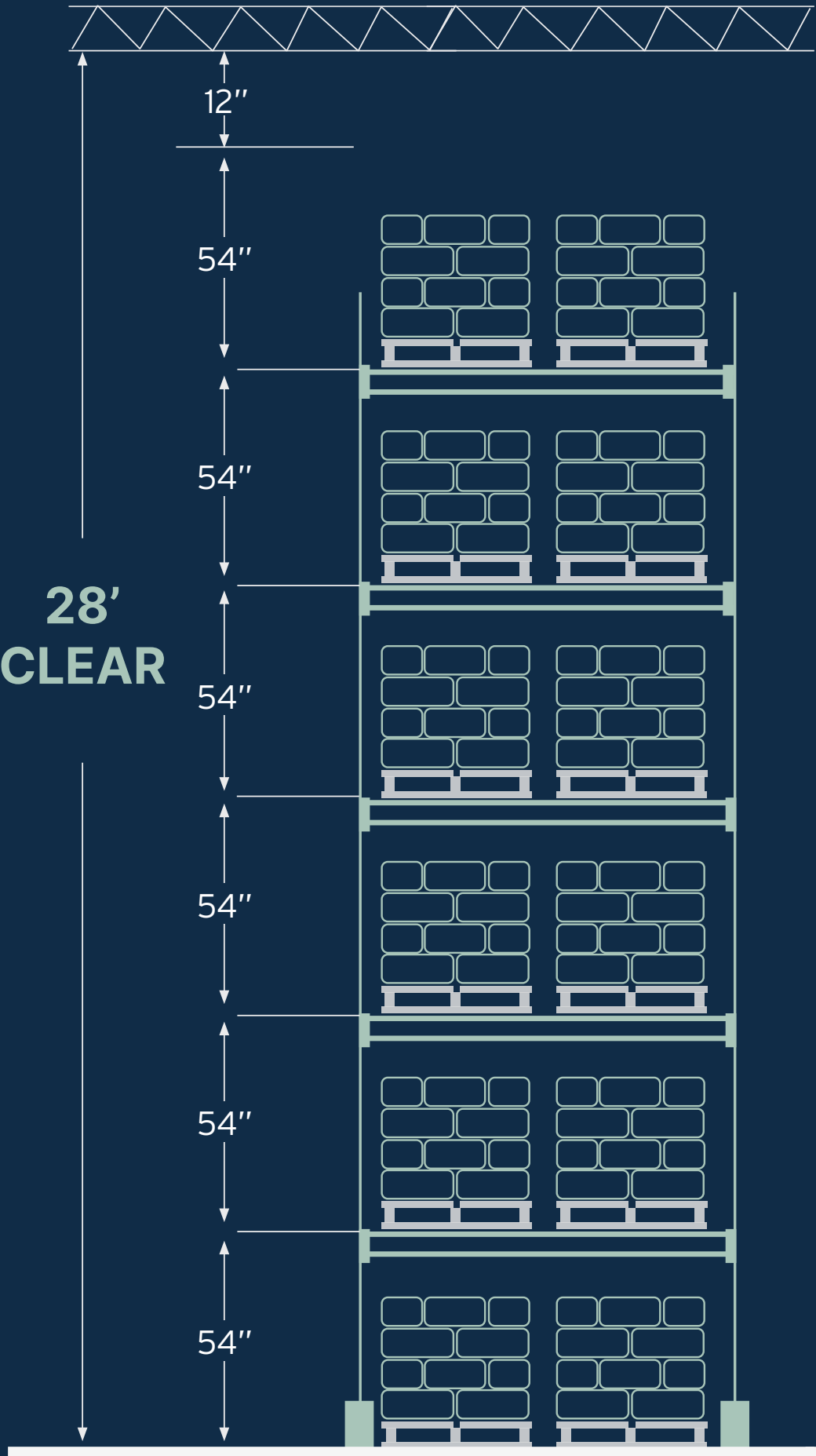
PALLET CAPACITY BY CLEAR HEIGHT

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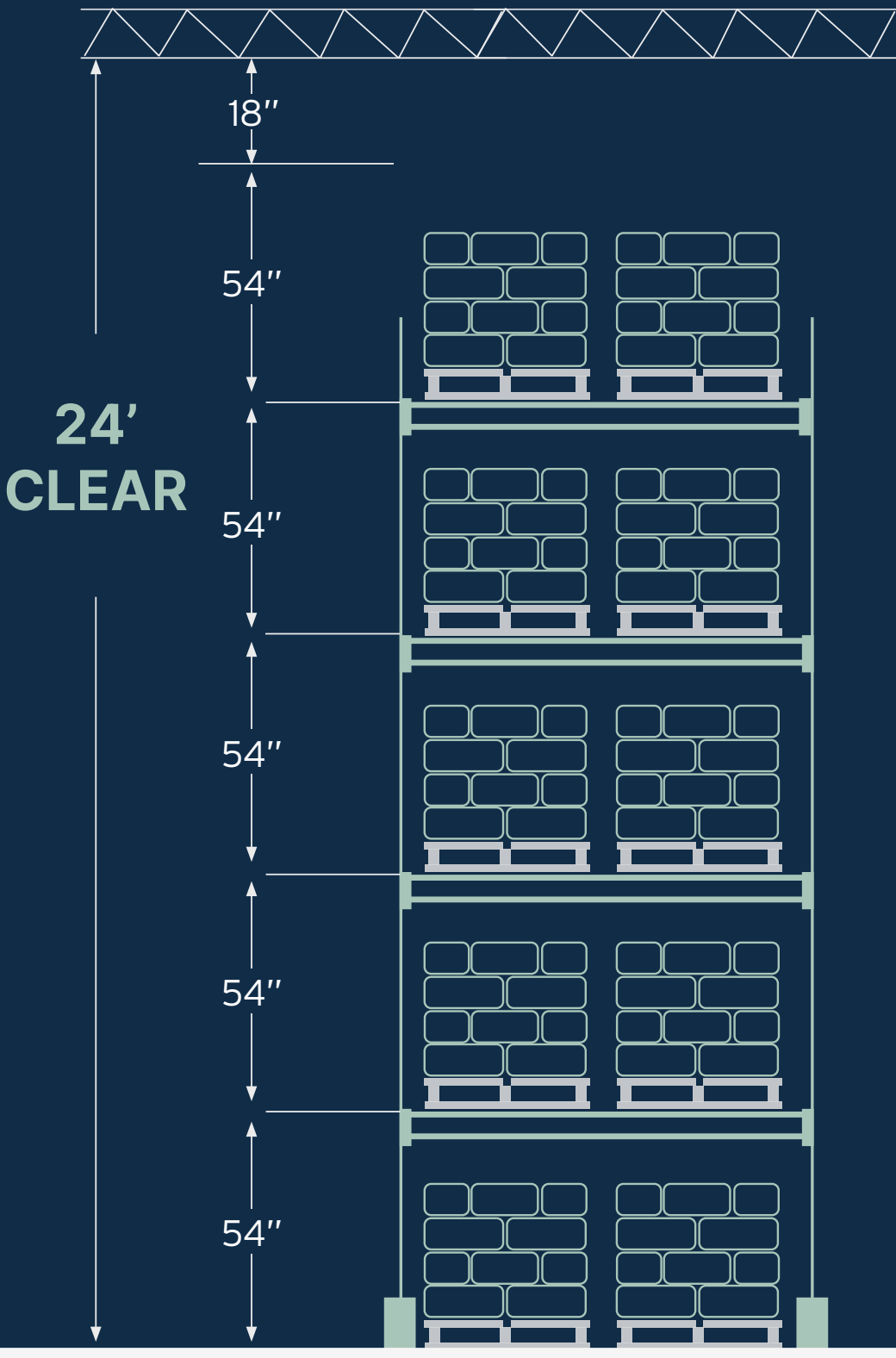


Pallet par racking bay: 14
Total pallets: ± 21,900
Racking height: 378"

SIMILAR INDUSTRIAL SPACES



Pallet par racking bay: 12
Total pallets: ± 18,000
Racking height: 324"



Pallet par racking bay: 10
Total pallets: ± 14,600
Racking height: 270"

Warehousing users will recognize the value of 5799 de l'Aéroport Road's 32' clear height. Comparable industrial buildings in the area typically offer a clear height of only 28' or 24', making the property a standout choice for maximizing storage capacity and operational efficiency.

HIGHLY ATTRACTIVE INDUSTRIAL AREA

Strategically located just 15–20 minutes from Montréal-Trudeau International Airport (YUL), this prime site provides direct access to Highway 30 and Route 116, connecting you to major trade corridors and supporting efficient regional and cross-border transportation. Proximity to rail terminals and the Port of Montreal enhances multimodal logistics options, while access to a large local labour pool strengthens workforce availability.

Located at the heart of Montreal’s logistics network, 5799 de l’Aéroport Road is built to support and elevate your business.

LABOUR POOL

5 km Labour Force: 69,726
Population: 127,300

10 km Labour Force: 254,369
Population: 470,691

15 km Labour Force: 684,699
Population: 1,192,862

KEY SECTORS - 10 KM RADIUS



Retail Trade

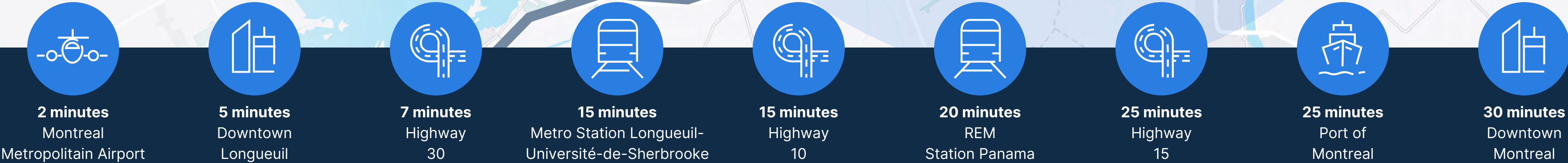


Health Care and Social Assistance



Professional, Scientific and Technical Services

DRIVE TIMES





A VIBRANT INDUSTRIAL COMMUNITY

AMENITIES WITHIN 12 MIN DRIVE



41 Restaurants



8 Banks



24 Retail Shops



12 Gas Stations

PARTNERS IN YOUR SUCCESS



Colliers is a leading diversified professional services and investment management company.

With operations in 65 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors.

With annualized revenues of \$3.6 billion (\$4.0 billion including affiliates) and \$46 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people.

Pure Industrial is one of Canada's leading providers of industrial real estate.

Headquartered in Toronto, with offices in Montreal, Quebec City and Vancouver, Pure Industrial owns and operates a portfolio of over 42 million square feet of high-quality and well-located assets, ranging from small warehouses to large industrial developments.

Our strategic focus has enabled us to develop and refine our unique industrial real estate offering in order to serve the needs of customers, with premium industrial real estate in locations that are critical for the Canadian supply chain, from the first mile, to the last.

Pure prides itself on its professional and customer service-oriented team, building long-term relationships with tenants based on providing highly-responsive, personalized service.





CONTACT US FOR MORE INFORMATION

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