

5799 DE L'AÉROPORT ROAD, SAINT-HUBERT

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





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



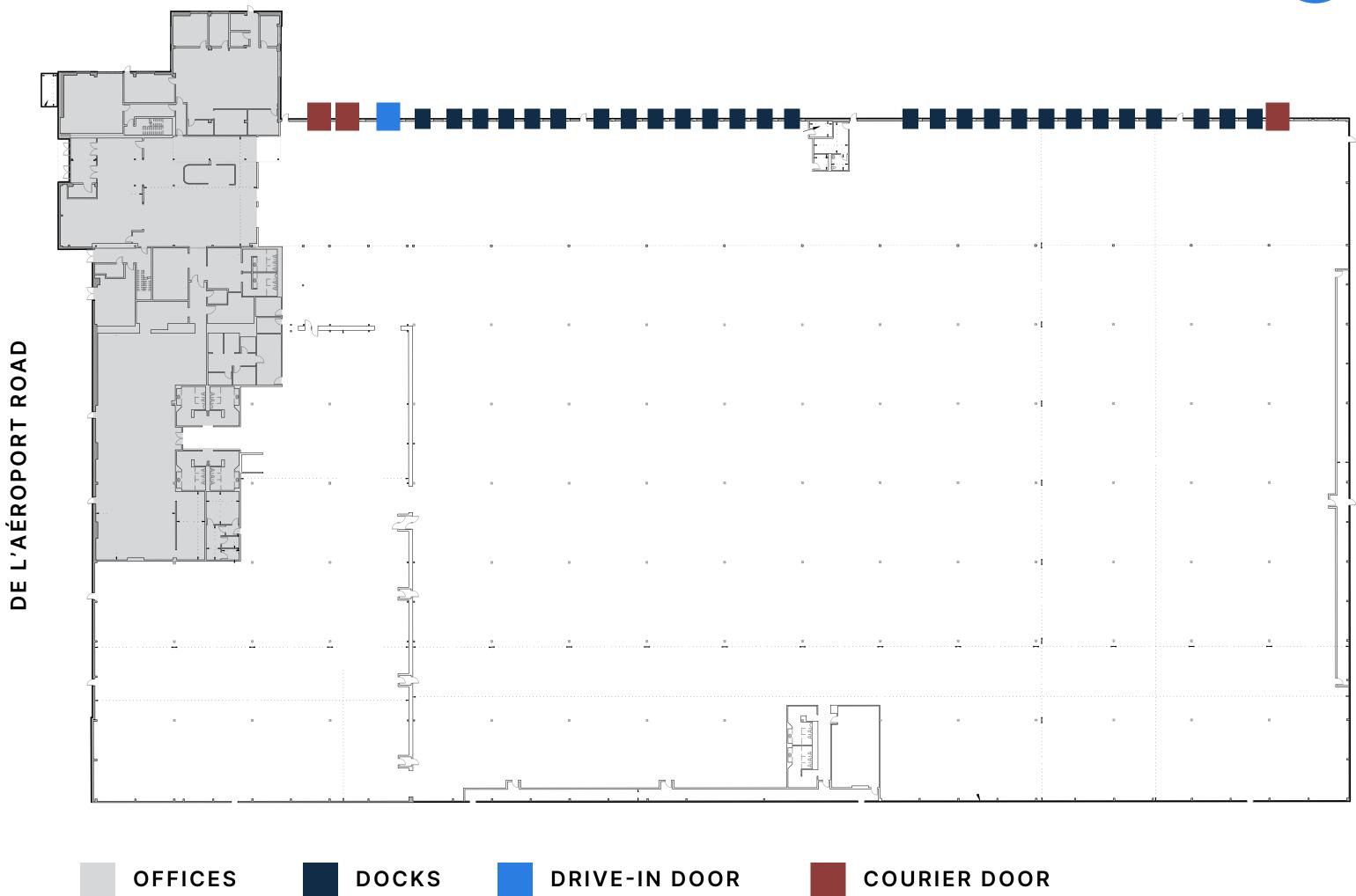
Secured Fenced Yard With Guard Shack



Trailer Parking

LARGE SPACE TO GROW YOUR BUSINESS





BUILDING SPECIFICATIONS

Year Built	2008
Building Area	± 208,475 SF
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	29 Docks with levelers3 Courier doors1 drive-in door
Trailer Parking	± 52 cases
Car Parking	± 148 parking stalls
Electrical Entry	1,200A/600V
Generator	Yes
A/C	Air-Conditioned Warehouse and Office
Lightning	Motion sensors throughout warehouse
Sprinklers	ESFR



\$15.75 PSFAsking Rent

\$3.12 PSFTaxes



September 1st Availability

CLASS A DISTRIBUTION CENTER

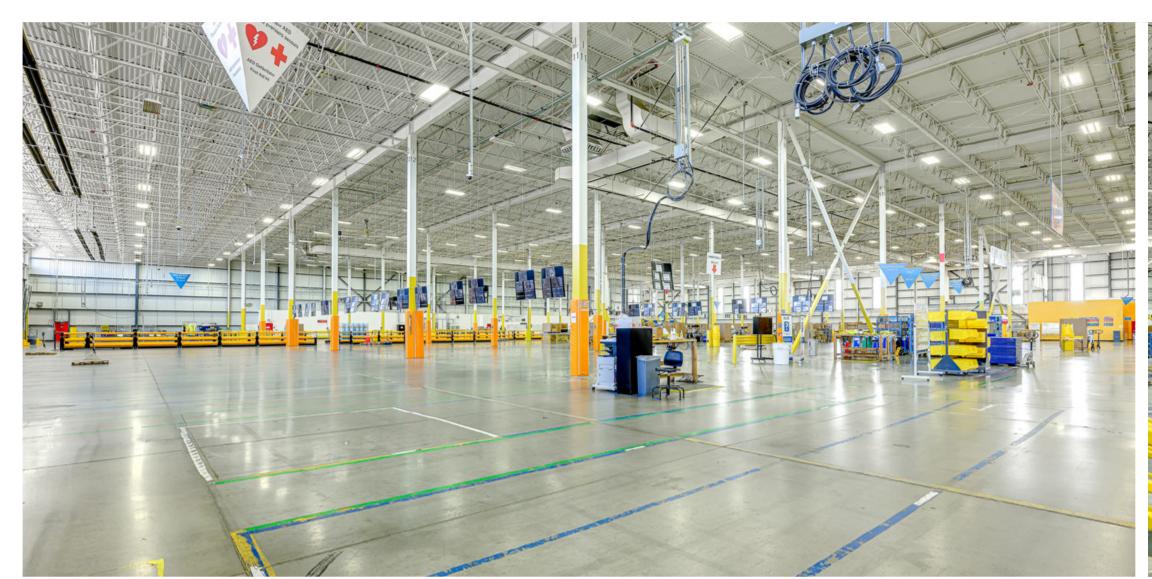


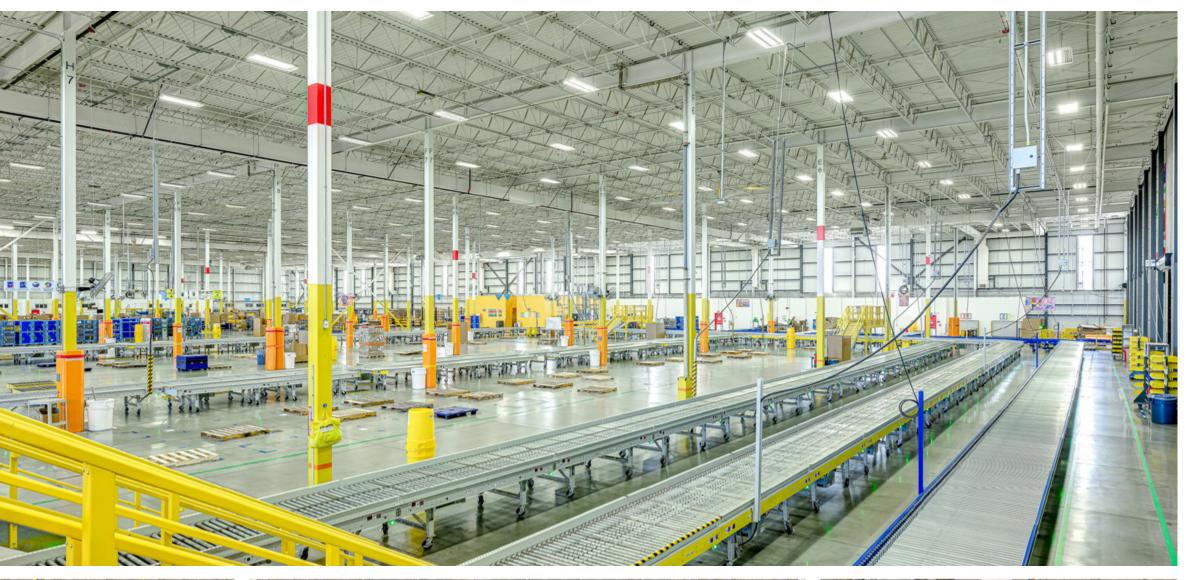


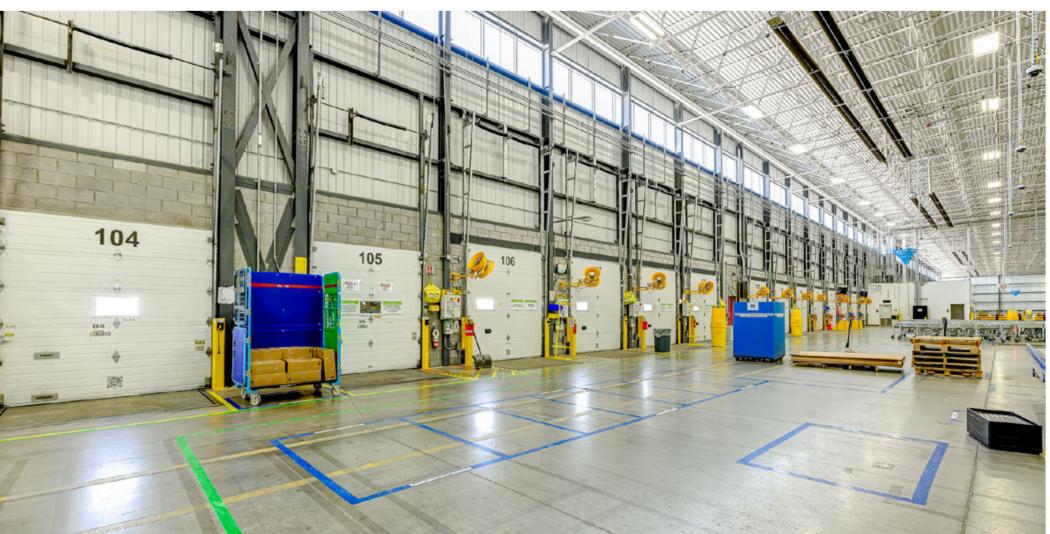




RECENTLY RENOVATED INDUSTRIAL SPACE









PALLET CAPACITY BY CLEAR HEIGHT

54" 54" 5799 DE L'AÉROPORT ROAD, SAINT-HUBERT 54" 32' CLEAR 54" 54" 54"

SIMILAR INDUSTRIAL SPACES

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

54" 54" 54" 28' 24' CLEAR CLEAR 54" 54" 54" 54" 54" 54"

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.

Pallet par racking bay: 12 Total pallets: ± 18,000

Racking height: 324"

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

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

DRIVE

TIMES

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

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



2 minutesMontreal
Metropolitain Airport



5 minutesDowntown
Longueuil



7 minutes Highway 30



15 minutesMetro Station LongueuilUniversité-de-Sherbrooke



15 minutesHighway
10



LONGUEUIL

PORT OF MONTREAL

DOWNTOWN MONTREAL

20 minutesREM
Station Panama



20min

10min

MET AIRPORT

30min

25 minutesHighway
15



40min

25 minutes

Port of

Montreal



30 minutesDowntown
Montreal



A VIBRANT INDUSTRIAL COMMUNITY

AMENITIES WITHIN 12 MIN DRIVE









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.





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