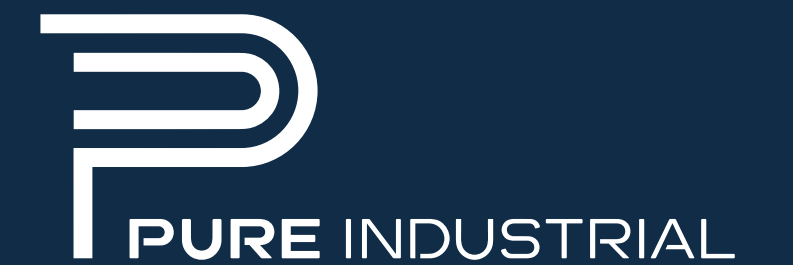




**FOR LEASE**

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

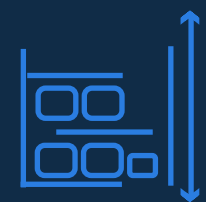
Colliers International, in partnership with Pure Industrial, presents this Class A, single-tenant industrial facility covering approximately 208,475 SF. Recently renovated and LEED certified, the well-maintained property is built for efficiency and growth. With a low office ratio and plenty of trailer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



**Single Tenant**



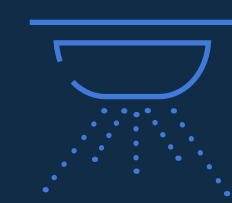
**LEED Building Design and Construction - Silver Certification**



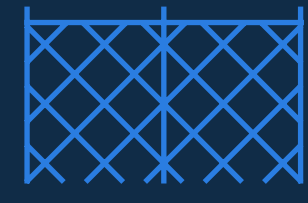
**Clear Height of 32'**



**Air-Conditioned Warehouse**



**ESFR Sprinklers**

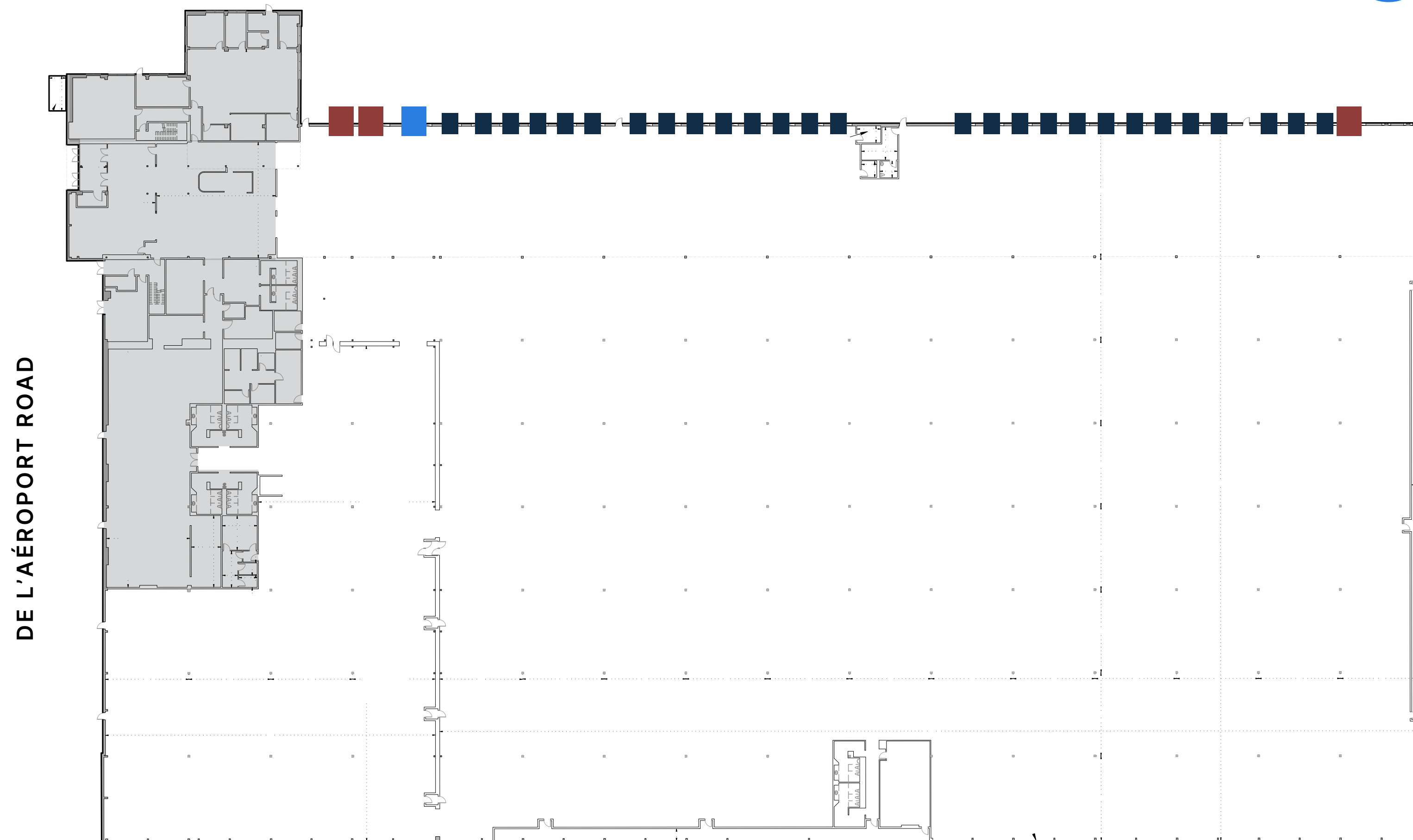


**Secured Fenced Yard With Guard Shack**



**Trailer Parking**

# LARGE SPACE TO GROW YOUR BUSINESS



DE L'AÉROPORT ROAD

- OFFICES
- DOCKS
- DRIVE-IN DOOR
- COURIER DOOR

## 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	<ul style="list-style-type: none"> <li>29 Docks with levelers</li> <li>3 Courier doors</li> <li>1 drive-in door</li> </ul>
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 PSF**  
Asking Rent



**\$3.12 PSF**  
Taxes

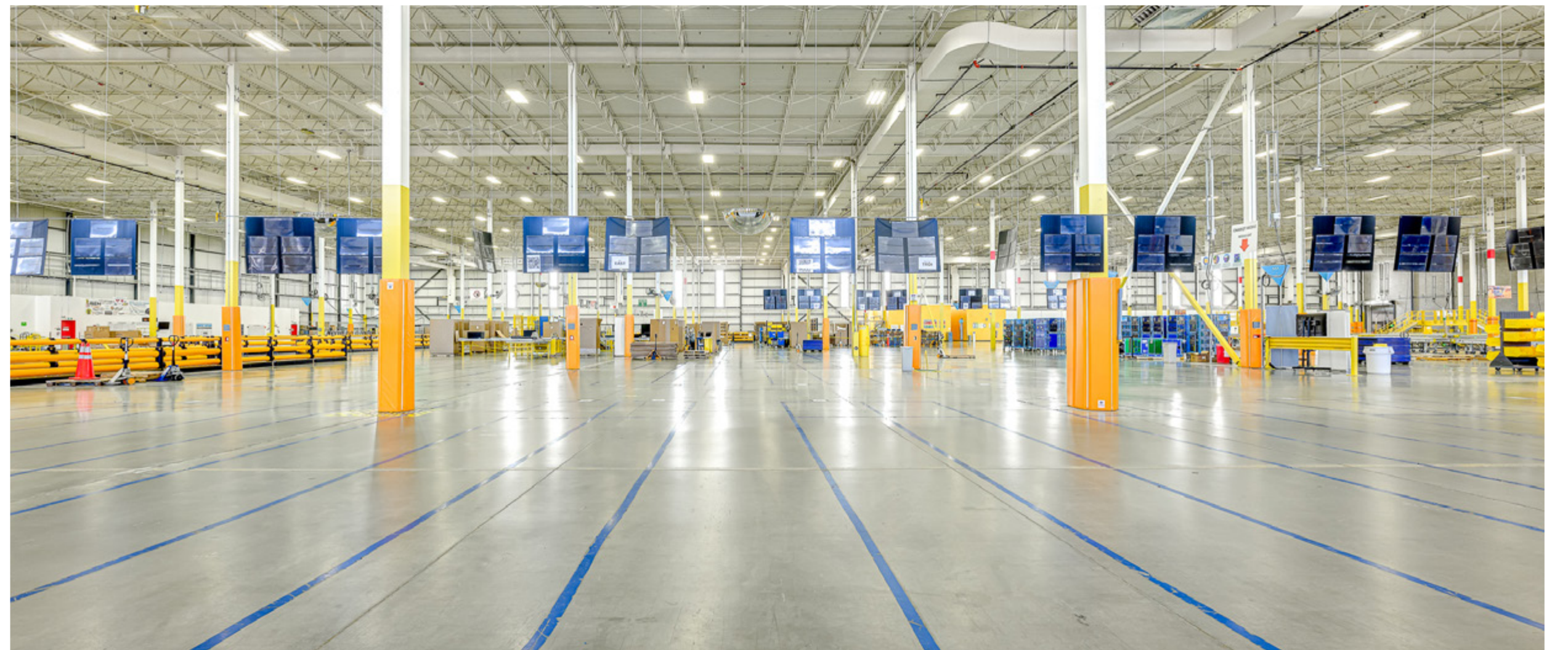
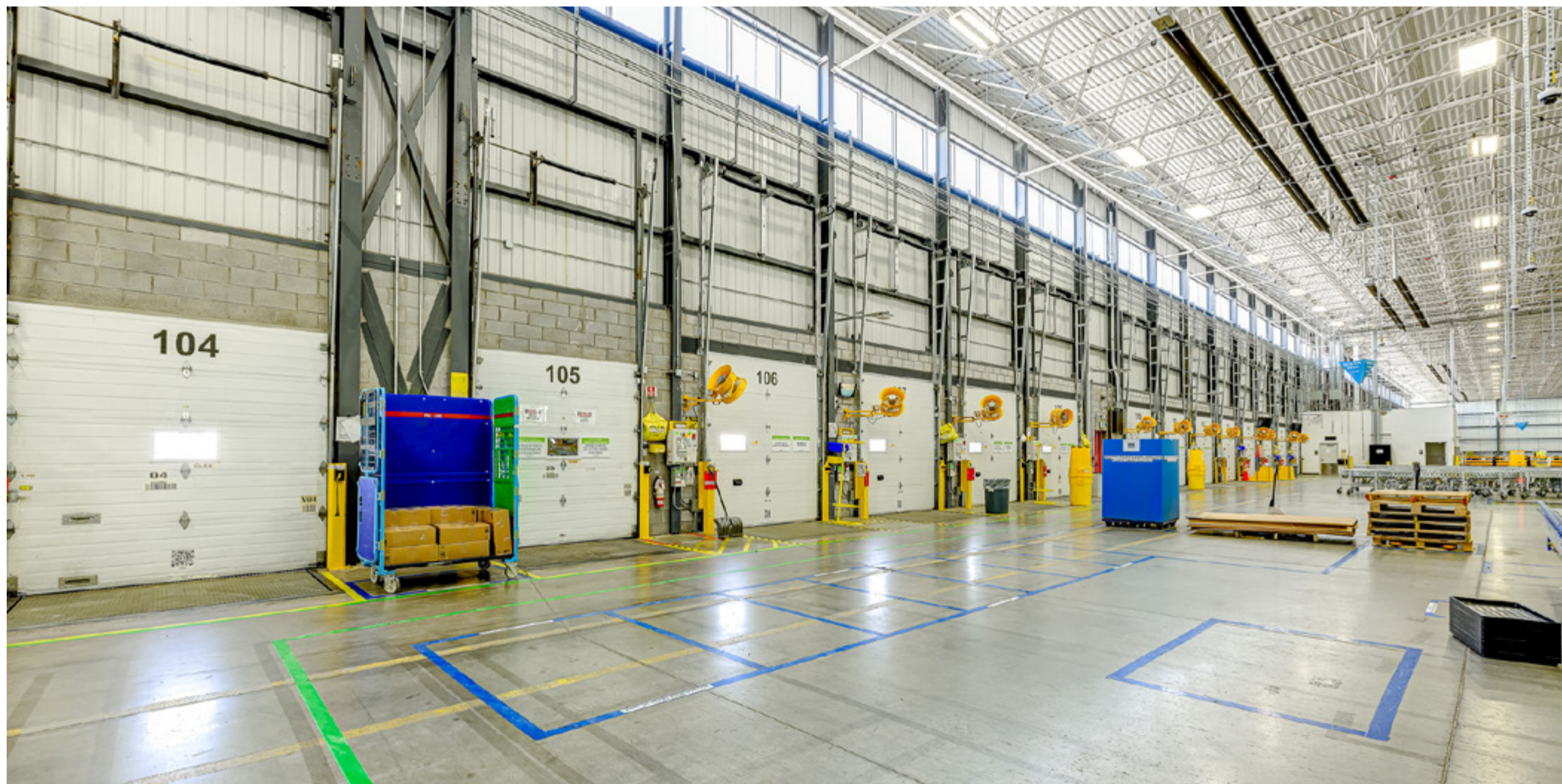


**September 1<sup>st</sup>**  
Availability

# CLASS A DISTRIBUTION CENTER

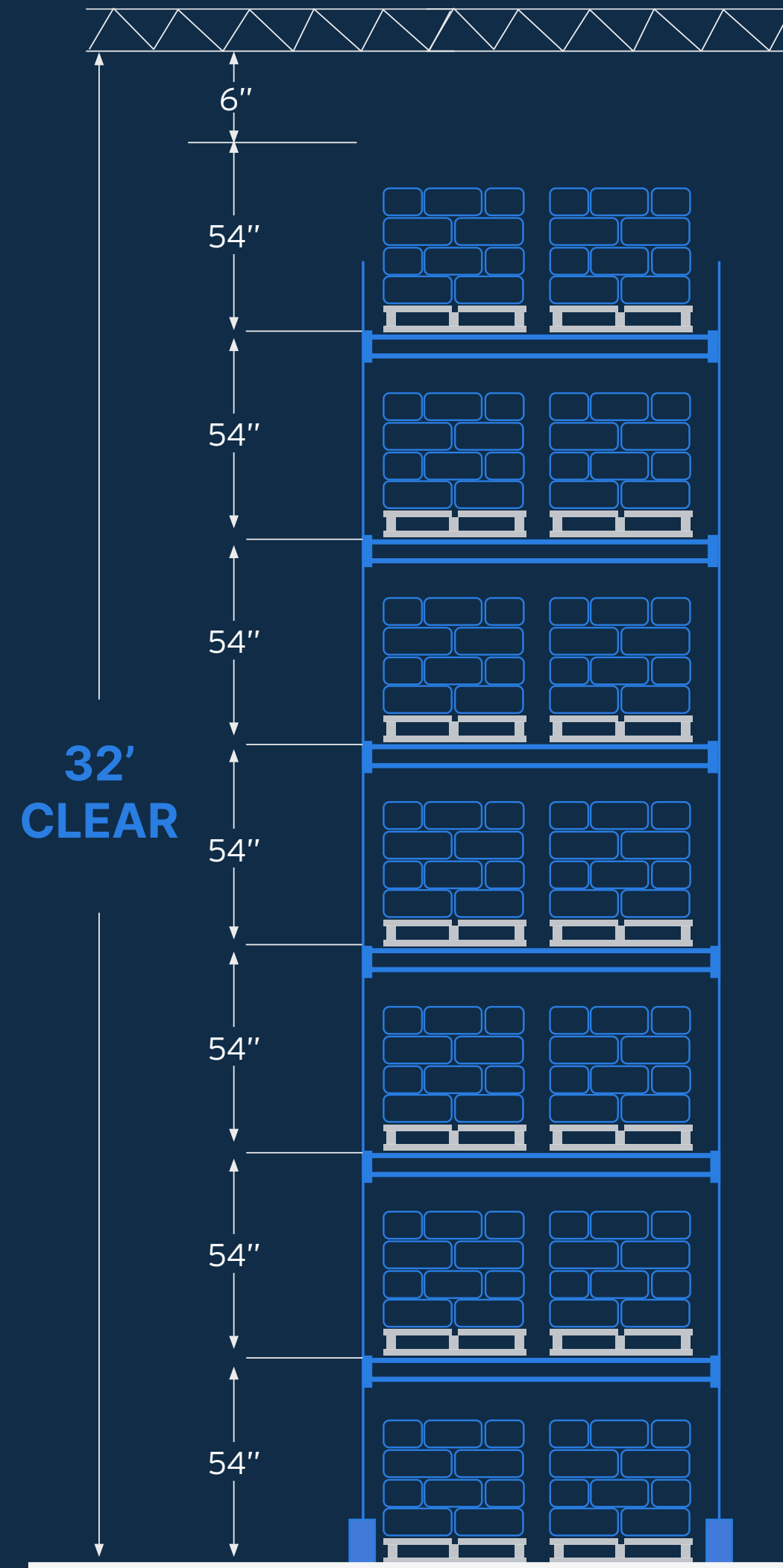


# RECENTLY RENOVATED INDUSTRIAL SPACE



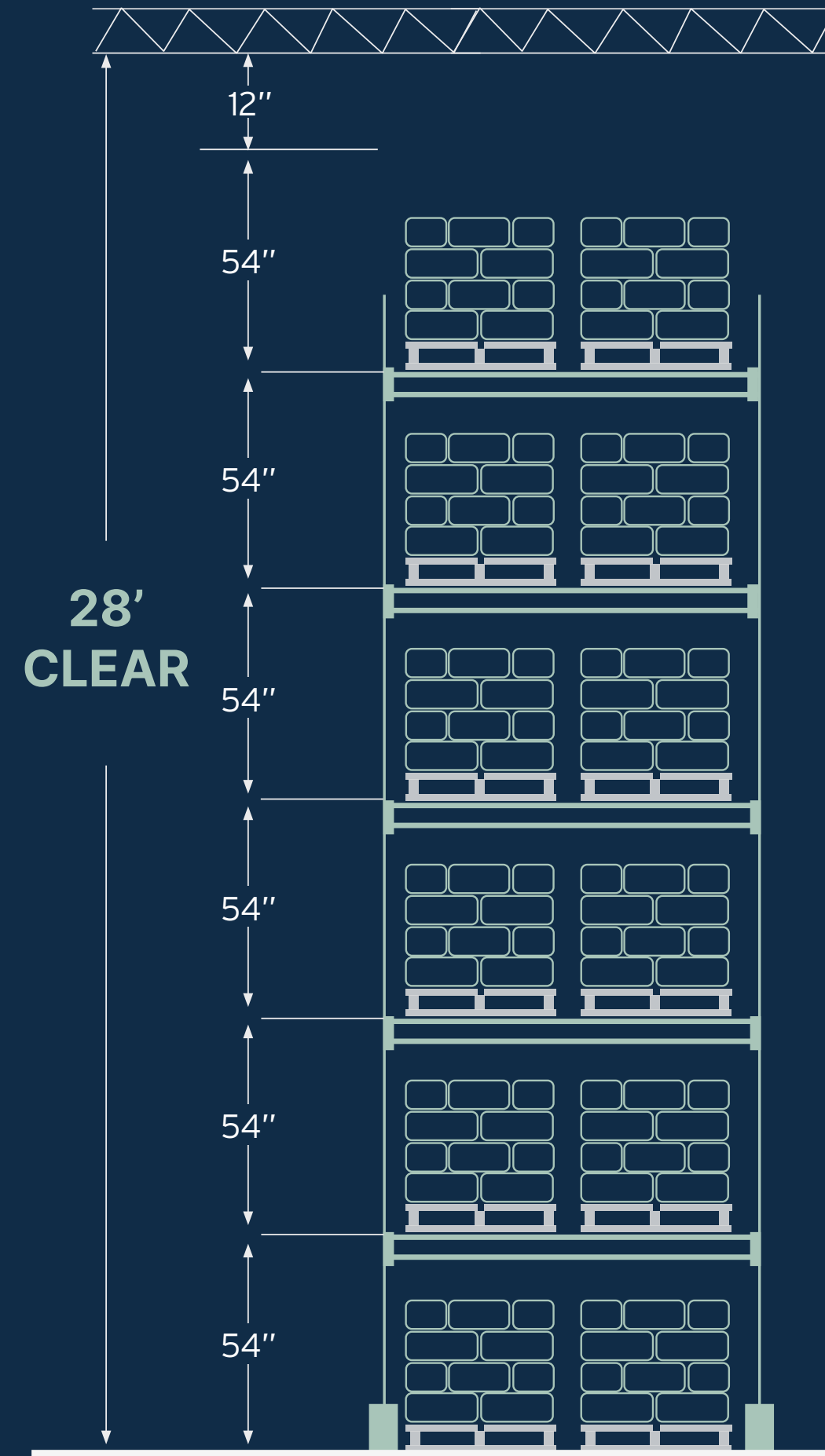
# PALLET CAPACITY BY CLEAR HEIGHT

5799 DE L'AÉROPORT ROAD, SAINT-HUBERT

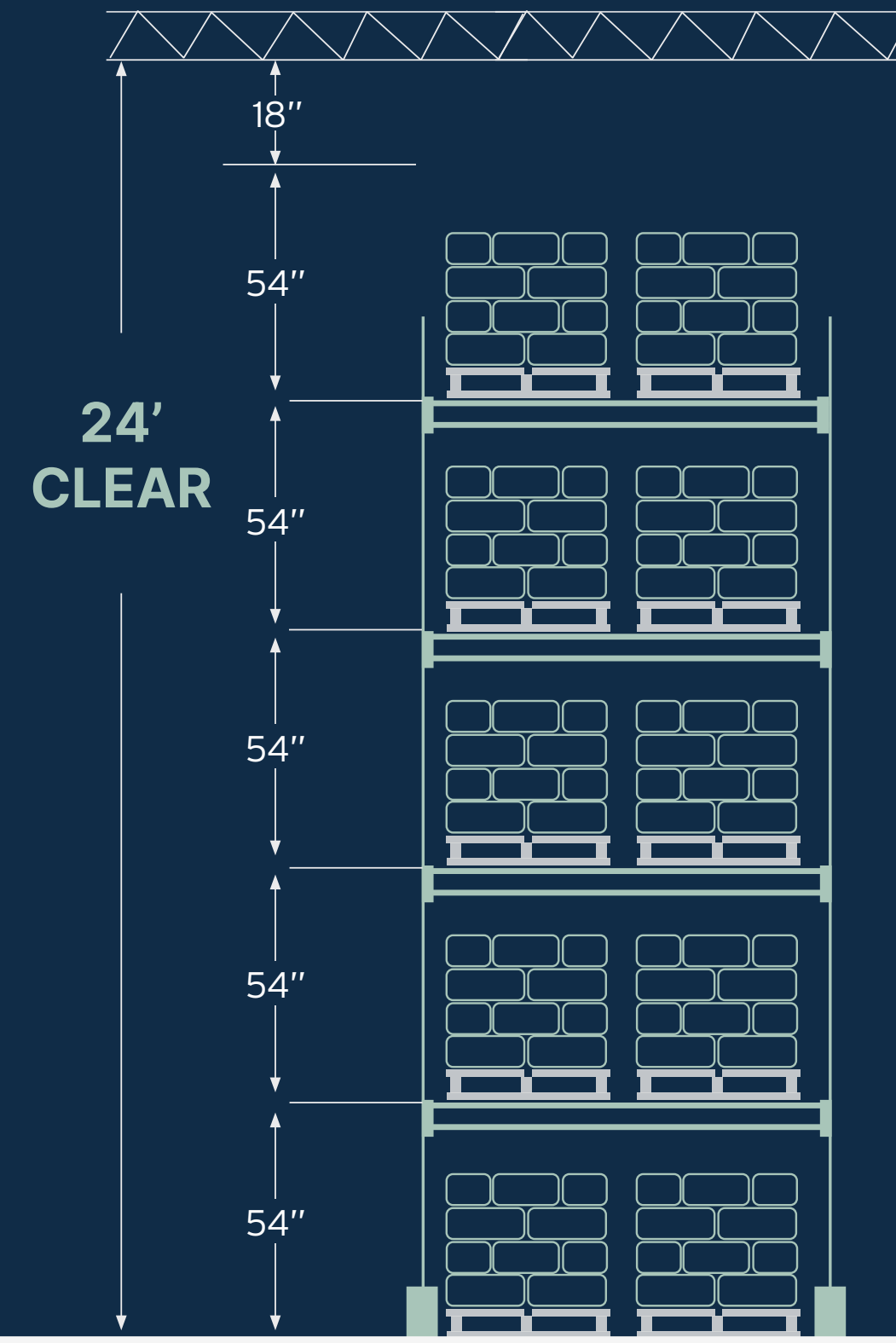


Pallet par racking bay: 14  
 Total pallets: ± 21,900  
 Racking height: 378"

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

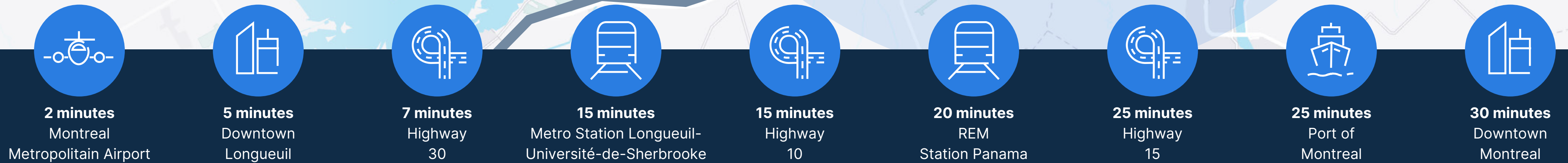
 Retail Trade

 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

**JEAN-MARC DUBÉ**

EXECUTIVE VICE PRESIDENT  
CHARTERED REAL ESTATE BROKER  
+1 514 764 2829  
MARC.DUBE@COLLIERS.COM

**VINCENT IADELUCA\***

EXECUTIVE VICE PRESIDENT  
REAL ESTATE BROKER  
+1 514 764 2831  
VINCENT.IADELUCA@COLLIERS.COM

**SHAWN MACHADO**

SENIOR ASSOCIATE  
REAL ESTATE BROKER  
+1 514 294 8494  
SHAWN.MACHADO@COLLIERS.COM

