



FOR LEASE

LOGISTICS AND DISTRIBUTION CENTRE IN THE HEART OF SAINT-LAURENT

EXPANSIVE SPACE.
EFFORTLESS ACCESSIBILITY.
INFINITE OPPORTUNITIES.



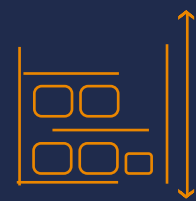


WELCOME TO 2000 HALPERN

A unique industrial opportunity offering a vast 537,376 SF of high quality industrial space available for lease on the Island of Montreal. This well-maintained warehouse and distribution center is strategically positioned in the heart of St. Laurent, just minutes from the Trans-Canada Highway and Highway 13. Elevate your business potential by securing this exceptional location, perfectly designed to meet your industrial and logistical needs.



**537,376 SF of
Industrial Space**



**Clear Height
of 30'**



**Power
2,000 A**

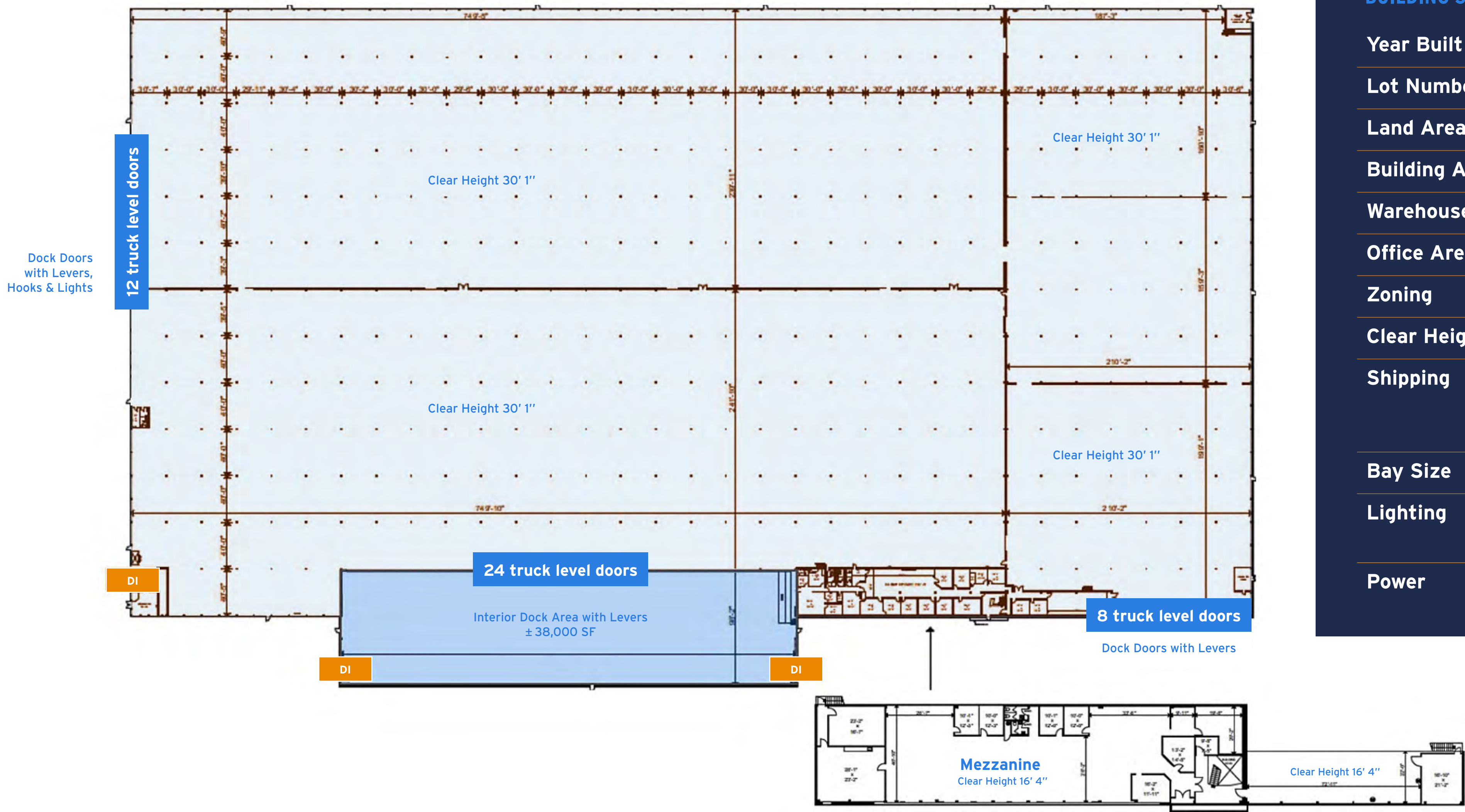


**Access to Hwys
13 & 40**



**Occupancy
Q1 2025**

LARGE SPACE TO GROW YOUR BUSINESS



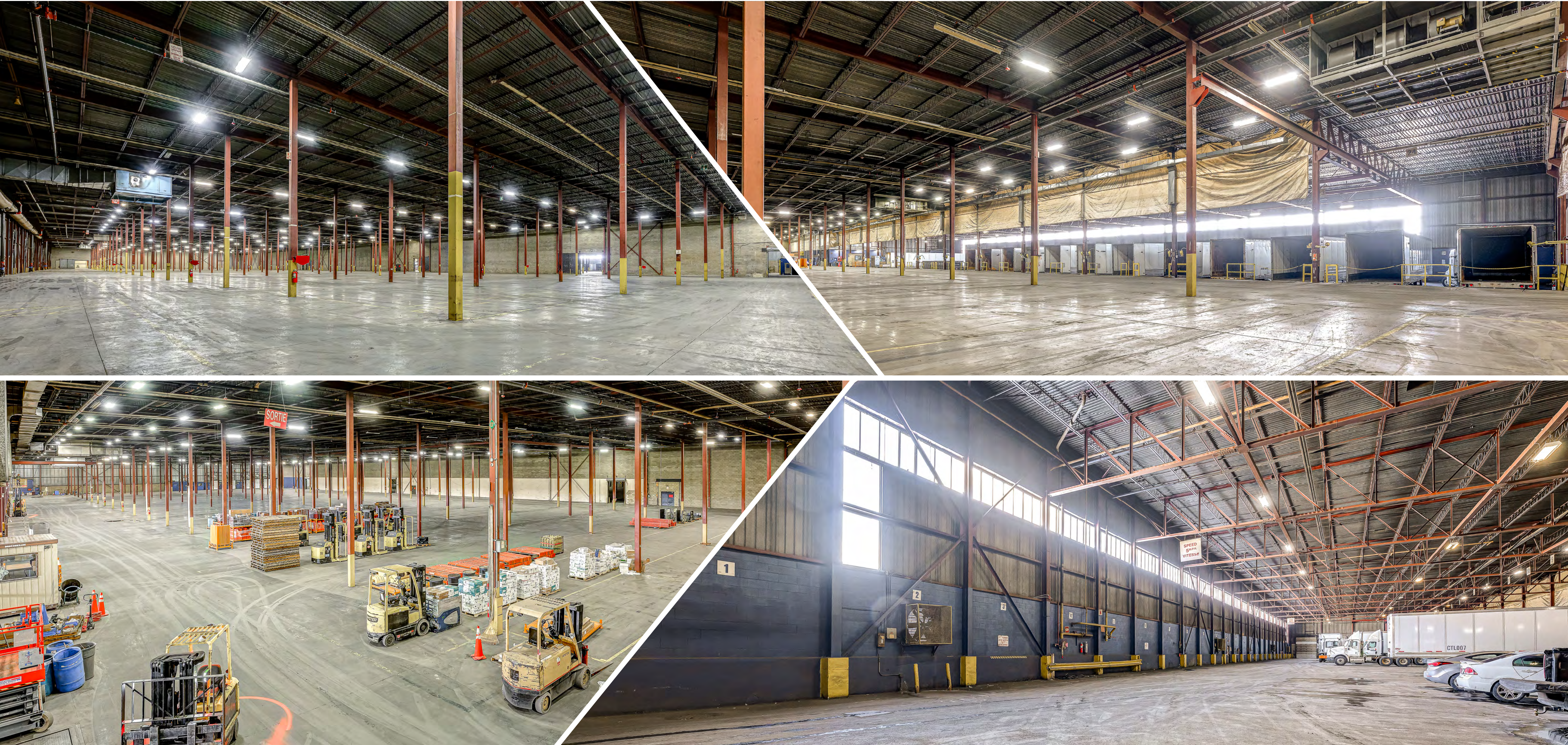
BUILDING SPECIFICATIONS

| | |
|----------------|---|
| Year Built | 1977 |
| Lot Number | 1 163 908 |
| Land Area | ± 846,000 SF |
| Building Area | ± 537,376 SF |
| Warehouse Area | ± 518,108 SF |
| Office Area | ± 19,258 SF on two floors |
| Zoning | I 05-019: S6, I2, I3, I4, I5 |
| Clear Height | 30' |
| Shipping | <ul style="list-style-type: none">• 44 truck level doors (24 are interior doors)• 3 Drive-In doors |
| Bay Size | 40' X 30' |
| Lighting | T5 light bulbs with built-in motion sensors |
| Power | 2,000A/600V |

YOUR INDUSTRIAL SPACE

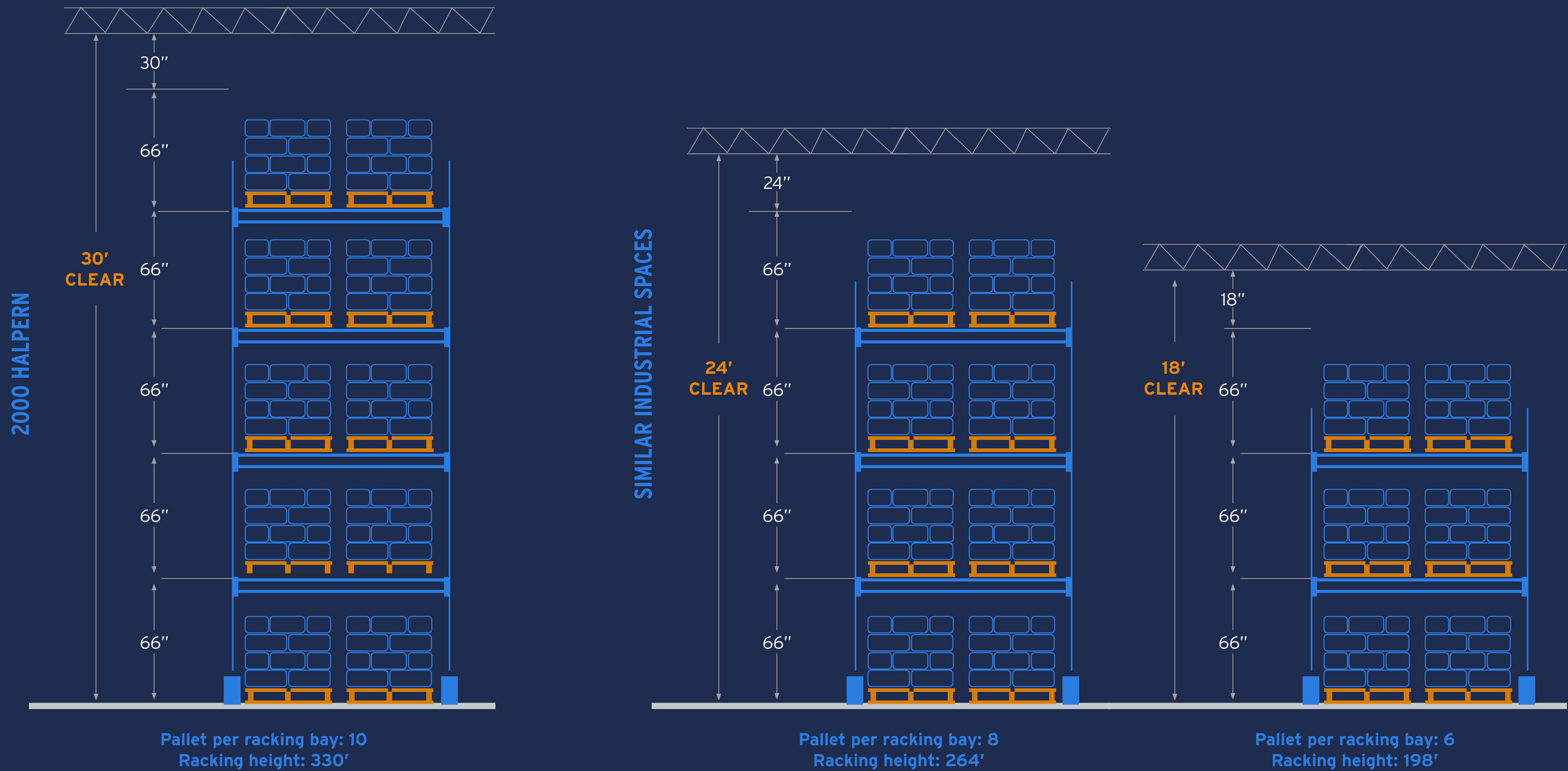


YOUR INDUSTRIAL SPACE



PALLET CAPACITY BY CLEAR HEIGHT

Warehousing users will recognize the value of 2000 Halpern's 30' clear height. Comparable industrial buildings in the area typically offer a clear height of only 18' or 24', making 2000 Halpern a standout choice for maximizing storage capacity and operational efficiency.



A HIGHLY ATTRACTIVE INDUSTRIAL AREA





Located in Montreal Island's highly sought-after industrial zone, 2000 Halpern is the ideal location for major industrial users. It boasts excellent public transport access and convenient proximity to major highways, including Highway 40, which offers direct connectivity to the Trans-Canada Highway. Its strategic location is just a short distance from Montreal-Trudeau Airport, ensuring easy and efficient transportation for both domestic and international business needs. Furthermore, the site provides access to a diverse and robust workforce, making it an optimal choice for businesses seeking skilled labor and operational efficiency.



A VIBRANT INDUSTRIAL COMMUNITY



AMENITIES WITHIN 10-MIN DRIVE

-  14 Restaurants
-  10 Banks
-  17 Retail Shops
-  8 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 40 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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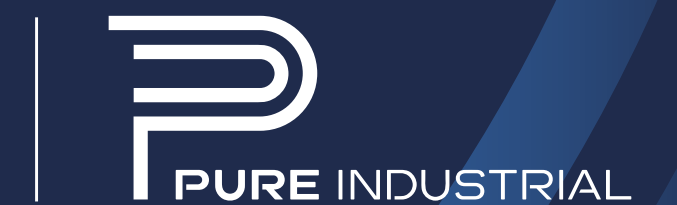
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