

Industrial Owner-Occupier Opportunity



 **CUSHMAN &
WAKEFIELD**
Capital Markets

FOR SALE

225 RUE NESS, SAINT-LAURENT, QC

AGENCY & INTRODUCTION

Cushman & Wakefield ULC (“C&W” or the “Advisor”) is pleased to offer for sale a 100 percent freehold interest in 225 Rue Ness, Saint-Laurent, Quebec (the “Property”). The Property is a 62,000 square foot, single-tenant industrial building located in Montreal’s Saint-Laurent borough.

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This CIM is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The CIM provides selective information relating to certain of the physical, locational and financial characteristics of the Property.

CONFIDENTIALITY

By accepting this CIM, prospective purchasers agree to hold and treat this CIM and its contents in the strictest confidence. Prospective purchasers will not, directly, or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Vendor and Advisor. Prospective purchasers will not use or permit this CIM to be used in any manner detrimental to the interests of the Vendor, the Advisor or their affiliates, or for any other purpose than a proposed purchase of the Property. The recipient of this CIM agrees to provide the Advisor, if requested in writing, with a list of those persons to whom this CIM or any information contained herein is provided.

DISCLAIMER

The information on which this CIM is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisor make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and Advisor expressly disclaim any and all liability for any errors or omissions in the CIM or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary.

INDEMNIFICATION

In exchange for good and valuable consideration provided by the Vendor and the Advisor, including without limitation, the delivery of this CIM, the receipt and sufficiency of which is hereby acknowledged by the prospective purchasers, prospective purchasers hereby agree to indemnify the Vendor and the Advisor, and their affiliates against any compensation, liability or expense (including attorneys’ fees), arising from claims by any other party the purchaser had dealings with (excluding the Advisor) in connection with the sale of the Property, or in connection with a breach by the prospective purchaser of its obligations as described herein. In no event shall any prospective purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendor or the Advisor.



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Executive Summary

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2. Investment Highlights

OFFERING AT A GLANCE

Cushman & Wakefield National Capital Markets Group (“C&W”), as exclusive agent for the Vendor, is pleased to offer for sale 225 Rue Ness, Saint-Laurent, Quebec (the “Property”). The Property is a 62,000 square foot, single-tenant industrial building located in Montreal’s Saint-Laurent borough. The immediate area benefits from quick access to major transportation routes, including Highway 40 (Trans Canada), Highway 20, Côte-de-Liesse (A520) and Highway 13, providing efficient access to markets within Quebec, Ontario and the United States. Widely regarded as Montreal’s preeminent industrial location, Saint-Laurent also benefits from its proximity to CN’s Taschereau Yard and Pierre Elliot Trudeau International Airport.

The Property represents an ideal opportunity for an occupier to secure a functional and well-maintained warehouse building in a strategic location. The Property benefits from a broad zoning classification which permits a wide range of uses as-of-right, and the interior improvements are versatile for many types of occupiers.

Interested purchasers will be required to execute and submit the Vendors form of Confidentiality Agreement (“CA”) prior to receiving access to the online Data Room which will house all the information on the Offering. The process for submission of offers on a standard form of LOI will be communicated by the C&W in advance. All inquiries and offers should be addressed to the attention of Jason Ansel and Brent Robinson at the address provided within.



INVESTMENT HIGHLIGHTS



Strategic Location

The subject Property is strategically positioned in close proximity to major highways 40, 20, 520 and 13, Trudeau International Airport and CN's Taschereau yard making it an ideal opportunity for businesses engaged in distribution, warehousing, transportation and logistics. The borough of Saint-Laurent is 15 kilometers northwest of downtown Montreal and 20 kilometers southwest of Laval allowing for quick access to these markets as well as markets in eastern Canada, Ontario and the US. The general area is a high-quality, industrial park setting with restaurants and hotels clustered along Cote-de-Liesse, catering to businesses operating outside the region.



Well-Maintained, Single Tenant Facility

The subject property is a 62,000 square foot industrial building with approximately 3% office space. Ceiling height in the warehouse areas is 18 feet, with shipping provided through three truck-level and two drive-in doors. The warehouse area can accommodate a range of uses and is generally open with 30-foot column spacing. The facility has benefitted from a proactive approach to repairs and maintenance and is very clean and well-maintained.



Strong Industrial Market Fundamentals

The Saint-Laurent submarket outperformed Greater Montreal in Q4-2023, having the lowest overall vacancy rate at 2.6%, compared to the average of 3.4%. Overall weighted asking net rents were \$16.97 per square foot, 12% higher than the average of \$15.16 psf. Saint-Laurent is Montreal's second largest industrial submarket with 66.1 million square feet of inventory and representing approximately 20% of the industrial space in the GMA.



Flexible Zoning

The Property benefits from a broad zoning classification allowing for a wide range of potential uses. Among these are warehousing, distribution, manufacturing, as well as business and professional services.





Property Overview

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1. Property Details
2. Construction Details
3. Zoning Classification & Permitted Uses
4. Photo Gallery

PROPERTY DETAILS

Major Intersection	McArthur / Côte-de-Liesse
Land Area	3.18 acres
Lot Dimensions	Rue Ness - 160 feet Depth - 465 feet (irregular site shape)
Building Area	62,000 square feet
Year Built	1973
Clear Height	18 feet
Shipping Doors	3 Truck-Level 2 Drive-In
Office / Warehouse Ratio	3% / 97%
Coverage	45%
Zoning	14-020

CONSTRUCTION DETAILS

Foundation	Poured concrete
Frame	Steel-frame structure with truss, posts and wall bracing, and ribbed ceiling and floor plates
Exterior Walls & Glazing	Brick masonry, vinyl siding with signage above the entrance, garage doors, and solid steel doors
Roof	Flat built-up system clad with asphalt rolls
Building Interior	Office: Gyproc and concrete block walls, concrete slab floors, and suspended ceiling tiles. Warehouse: Concrete floors; concrete block and ribbed steel walls; and ribbed steel ceiling plates
Electrical	575V/400A
Fire Protection	Building is sprinklered and has smoke detectors, fire extinguishers, and emergency lights
Security	Indoor and outdoor camera surveillance systems



ZONING CLASSIFICATION & PERMITTED USES

The Property is located in zone 14-020, permitting a broad range of industrial and commercial uses. These include:

- » **Retail uses (C1: light):** Includes boutique and specialized stores (itemized in section 2.1.2.1 of Saint-Laurent Montreal By-law)
- » **Service uses (S1: light, S3: accommodation and meeting):** Includes professional, financial and business office services as well as hotel, conference and reception uses (itemized in section 2.1.3.1 and 2.1.3.3 of Saint-Laurent Montreal By-law)
- » **Industrial uses (I2: Wholesale, I3: Manufacturing, I4: Transportation and Construction, I5: Chemical and Petroleum products):** All permitted uses summarized in sections 2.1.5.2, 2.1.5.3, 2.1.5.4, 2.1.5.5 of Saint-Laurent Montreal By-law)

Zone Standards:

- » **Building Height:** 1- to 4-storeys
- » **Coverage:** 25-100%



PHOTO GALLERY

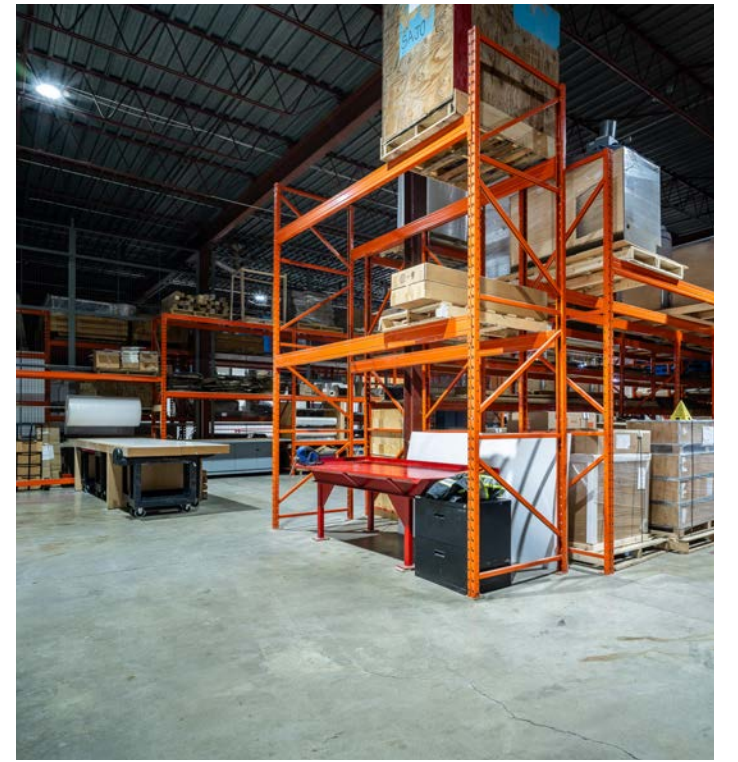
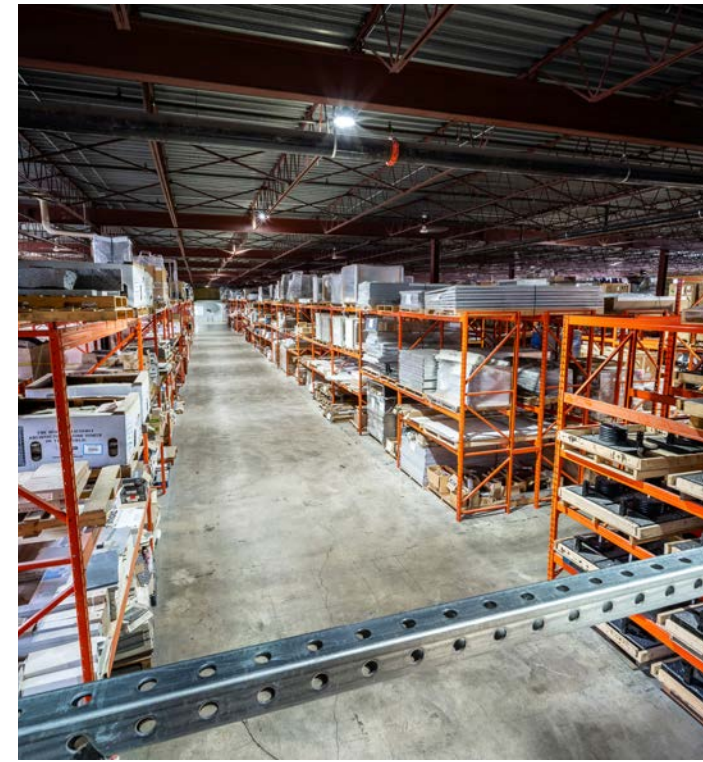
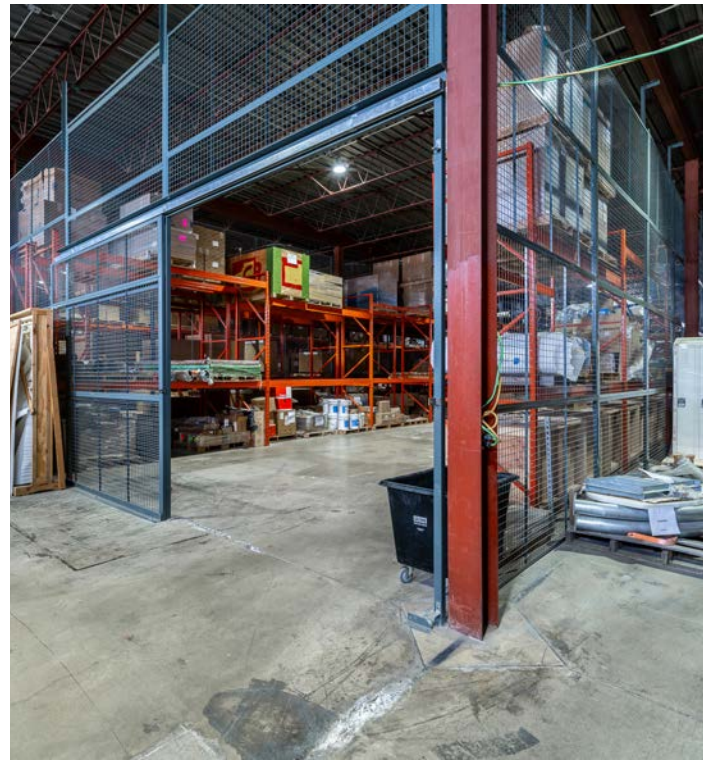
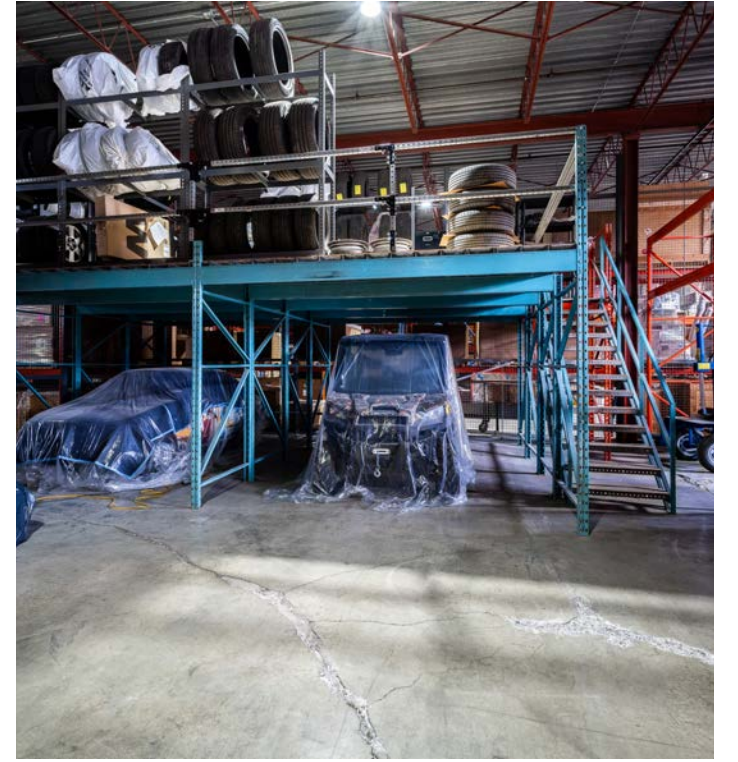
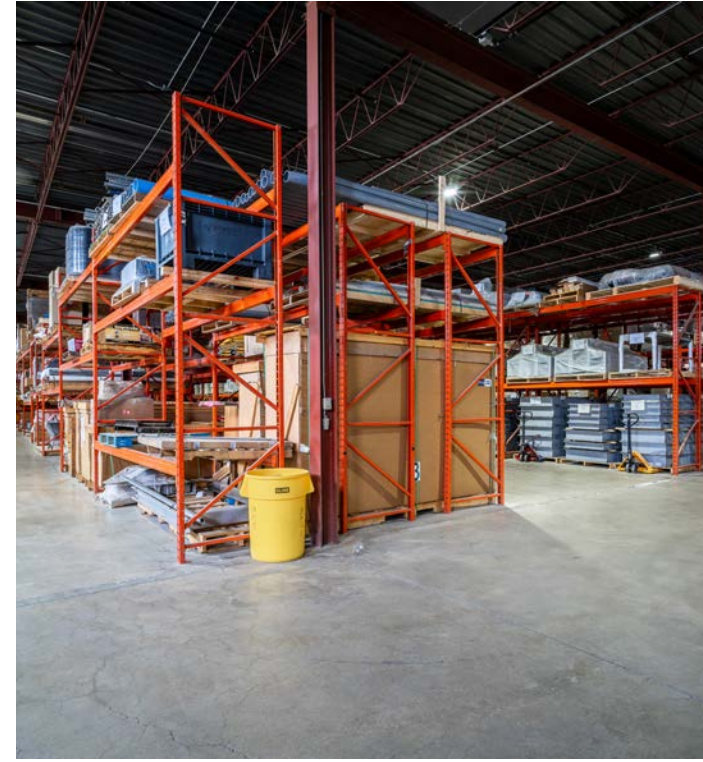
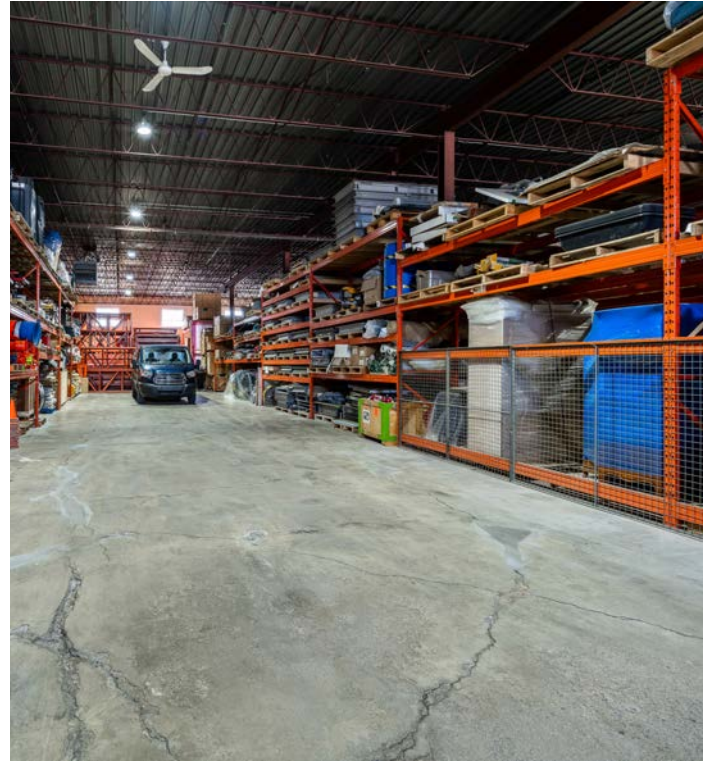
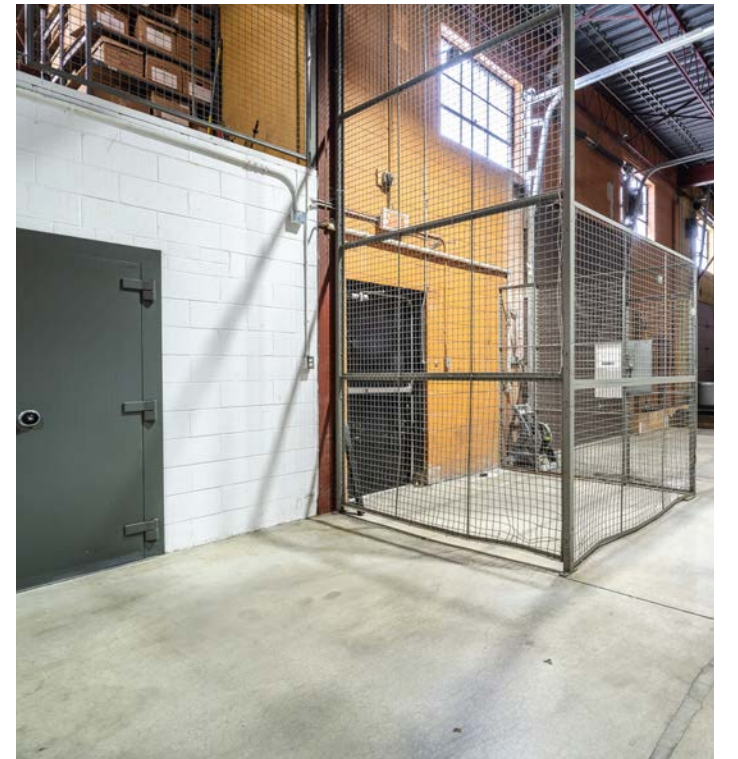
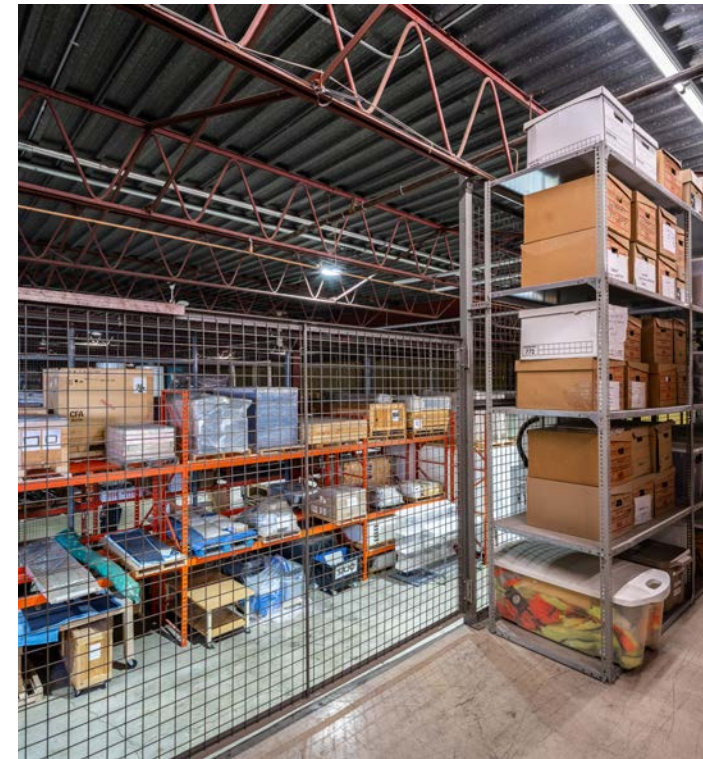
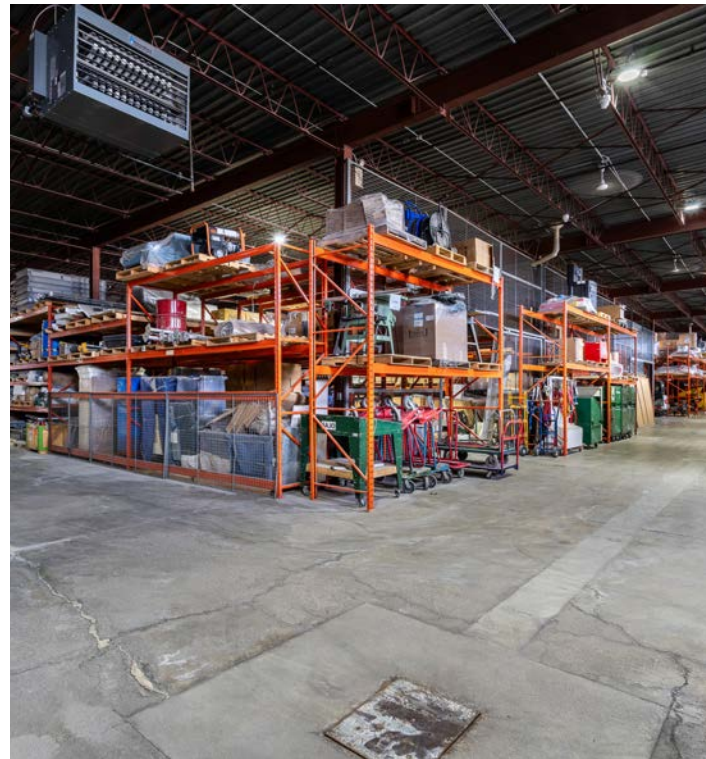
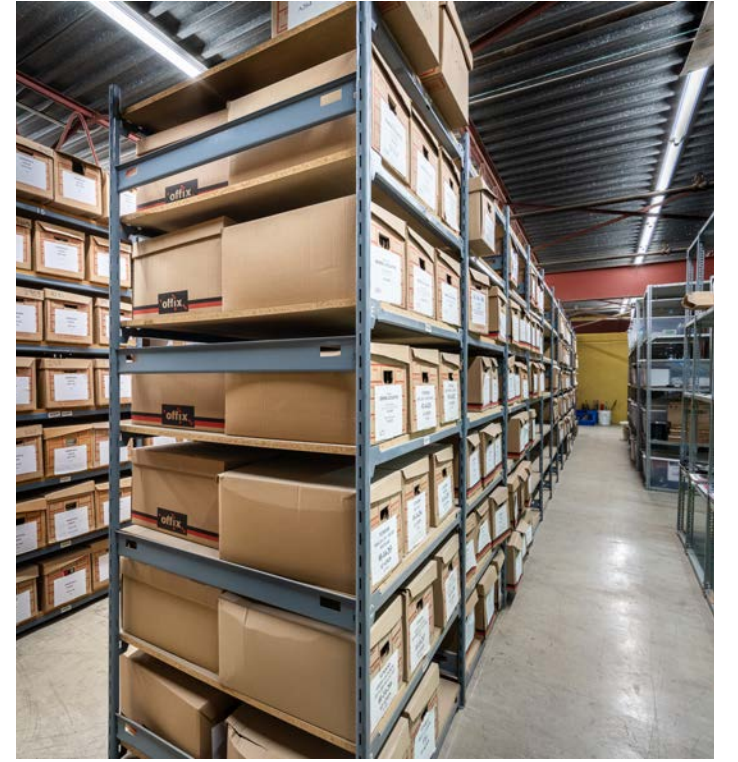
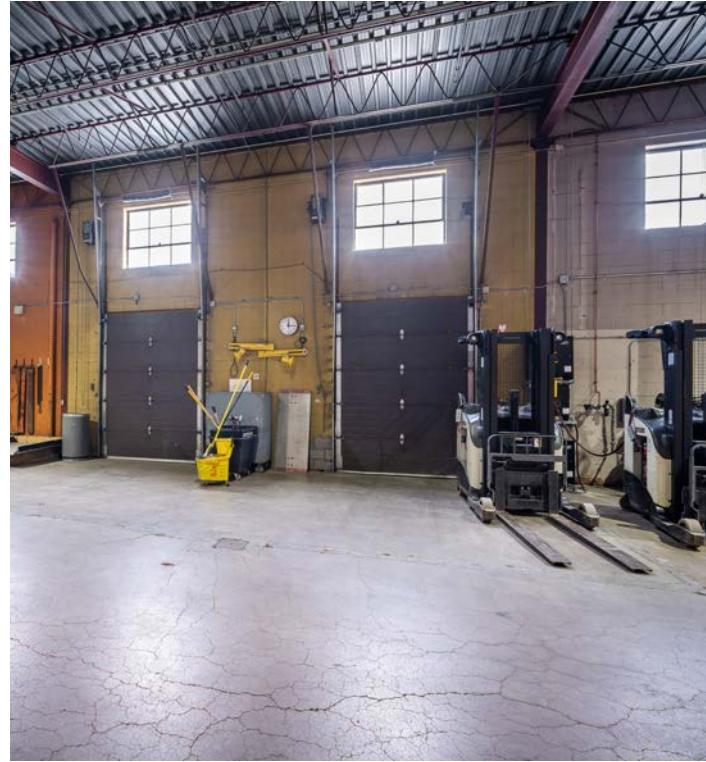


PHOTO GALLERY





Location Overview

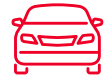
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2. Community Amenities

LOCATION HIGHLIGHTS

Saint-Laurent is a borough of the City of Montreal, located on the northern part of the Island. Saint-Laurent is a major industrial and commercial center in Montreal, hosting a variety of industries, including aerospace, technology, pharmaceuticals, and manufacturing. Key advantages include:



Major Road Network: Four major highways serve the area, including:

- » Highway 40 (Trans Canada): Is a crucial artery for commuters and freight traffic, connecting Montreal with suburban communities to the west and east of the island.
- » Côte-de-Liesse: A-520 is a short highway segment that links A-40 in western Saint-Laurent to Montreal-Trudeau International Airport. It provides convenient access to the airport for travelers and cargo transport.
- » Highway 13: Connects Montreal to Laval and intersects with A-40.
- » Highway 20: Major on-island autoroute that connects the West Island of Montreal to Downtown.



Rail Transportation:

- » The CN Taschereau Yard is a major hub that handles a diverse range of freight traffic, including intermodal containers, bulk commodities, automotive products, and general merchandise. It serves as a crucial link in CN's network, connecting Montreal with other major cities and ports in eastern Canada and across North America.



Air Transport:

- » Pierre Elliott Trudeau International Airport (YUL), is one of Canada's busiest airports in Canada and serves as a significant hub for both passenger and cargo traffic. Trudeau Airport has dedicated cargo facilities equipped to handle various types of cargo, including perishables, pharmaceuticals, electronics, and general freight. These facilities are operated by both the airport authority and private cargo handling companies.



Distance to Markets: Utilizing the extensive road network in greater Montreal, businesses have access to more than 135,000,000 consumers within a 1,000 kilometer radius. The Champlain and Rouses Point US border crossings are located approximately one hour away and operate 24-hours per day.

Driving Distance:

- » **Ottawa:** 2 hours
- » **Boston:** 5 hours
- » **Toronto:** 5 hours
- » **New York:** 6 hours



Commuter Access:

- » Saint-Laurent benefits from an extensive transportation network, including major highways, public transit, and the Montreal Metro system. The borough is served by several bus routes (STM 100, 175, 202, 378, & 460) and has stations on the Orange line of the Metro.
- » Once completed, St-Laurent will have stations along the new electric train network (Réseau express métropolitain - REM).



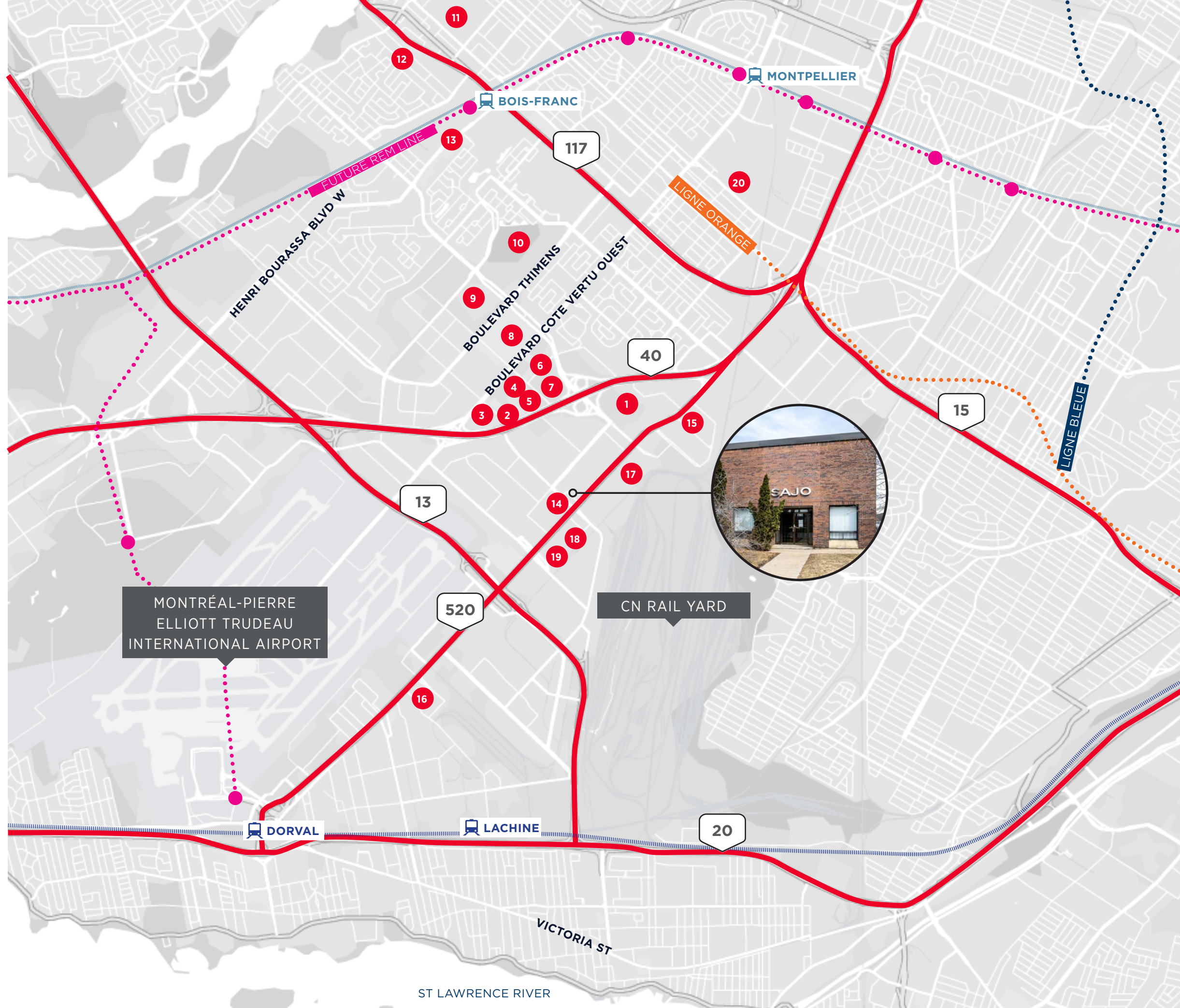
Workforce & Major Employers:

- » Montréal is the primary university research centre in the country, which contributes to the city's international reputation and highly skilled workforce.
- » Saint-Laurent is the second largest employment centre in Greater Montreal after the downtown area, with more than 5,000 companies located in the borough. Saint-Laurent is a major hub for the aerospace industry in Quebec and Canada. It hosts numerous aerospace companies, including manufacturers, suppliers, and research institutions. The aerospace sector provides employment for skilled workers in areas such as engineering, manufacturing, maintenance, and research and development. Major employers include TFI International, CAE Aviation, Air Canada, Richelieu Hardware and MTY Food Group.

//// Location Overview

COMMUNITY AMENITIES

- 1 IKEA Montreal
- 2 Walmart Supercentre
- 3 Tim Hortons
- 4 Mega Centre Cote Vertu
- 5 RONA
- 6 Econofitness 24/7
- 7 Cinema Guzzo Mega-Plex
- 8 Place Vertu
- 9 Lufa Farms
- 10 Saint-Laurent Sports Complex
- 11 Montreal Sacred Heart Hospital
- 12 C & T Supermarket
- 13 IGA Extra
- 14 Subway
- 15 Hockey Etcetera
- 16 Tim Hortons
- 17 Radisson Hotel Montreal Airport
- 18 Quality Hotel Dorval Aeroport
- 19 Hilton Garden Inn Montreal Airport
- 20 Vanier College



SUBMISSION GUIDELINES

Prospective purchasers are invited to submit Offers to Purchase the Property through Cushman & Wakefield for consideration of the Vendor.

Cushman & Wakefield with the Vendor will review offers as they are submitted. Offers to Purchase the Property will be evaluated, among other criteria, based on the purchase price, purchaser's ability and timeliness of closing, and proposed conditions, if any.

PRICE

Please contact for details.

SUBMISSIONS

Offers are to be submitted to the listing team at:

Jason Ansel & Brent Robinson
999 de Maisonneuve Blvd. West
Suite 1500
Montréal, QC, H3A 3L4



National Capital Markets Group

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