



GET IN TOUCH FOR CIM

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FOR SALE
OWNER-OCCUPIER OPPORTUNITY

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STRATEGIC LOCATION | HIGH QUALITY LAB SPACE
IDEAL LOCATION | FLEXIBLE ZONING



IMMEDIATE PLATFORM FOR R&D, LIGHT MANUFACTURING, OR ADVANCED INDUSTRIAL OPERATIONS

The Property includes a 35,750 sf building on a 1.31 acre site in Pointe-Claire, at the heart of Montréal's West Island industrial corridor. The Property sits minutes from Montréal-Trudeau International Airport with direct connectivity to Highways 20 and 40, offering exceptional reach for logistics, research, and distribution.

Configured for laboratory use for many years, the asset provides an immediate platform for R&D, light manufacturing, or advanced industrial operations—well suited to an owner-occupier or an investor maintaining the current use. Québec's highly competitive R&D tax credits and funding programs enhance the economics of lab and innovation-driven occupiers, and the location draws on a deep talent pipeline from McGill, Concordia, and Université de Montréal for recruitment and collaboration.

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.

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| Major Intersection | Hymus / Des Sources |
| Land Area | 57,167 sf |
| Lot Dimensions | Irregular shape, 338 ft long, 161 ft deep |
| Building Area | 35,750 sf |
| Year Built | Two larger buildings 1976 Middle office portion 2009 |
| Clear Height | 18 feet |
| Shipping Doors | Drive in - 3 |
| Roof | Replacement of 10,000 sf in 2021, 15,000 sf in 2009 |
| Office / Lab and Warehouse Ratio | Office Approx. 5,000 sf (14%), Lab/Warehouse- 30,000 sf (84%) |
| Coverage | 63% |
| Labs | 6 labs, 2 x 25' epoxy resin benches. 2 Fume hoods per lab. + 2 walk-in hoods, and 1 stand alone hood |
| Electrical Capacity | 3 electrical entrances (500A, 600A and 400A) |
| Zoning | N19 |
| Municipal Taxes | \$155,584.58 |
| School Taxes | \$3,943.00 |

