

# 6100

## Rue Notre-Dame E.

Hochelaga, Montréal

INDUSTRIAL BUILDING  
FOR LEASE



**VI**  
TRIMONT

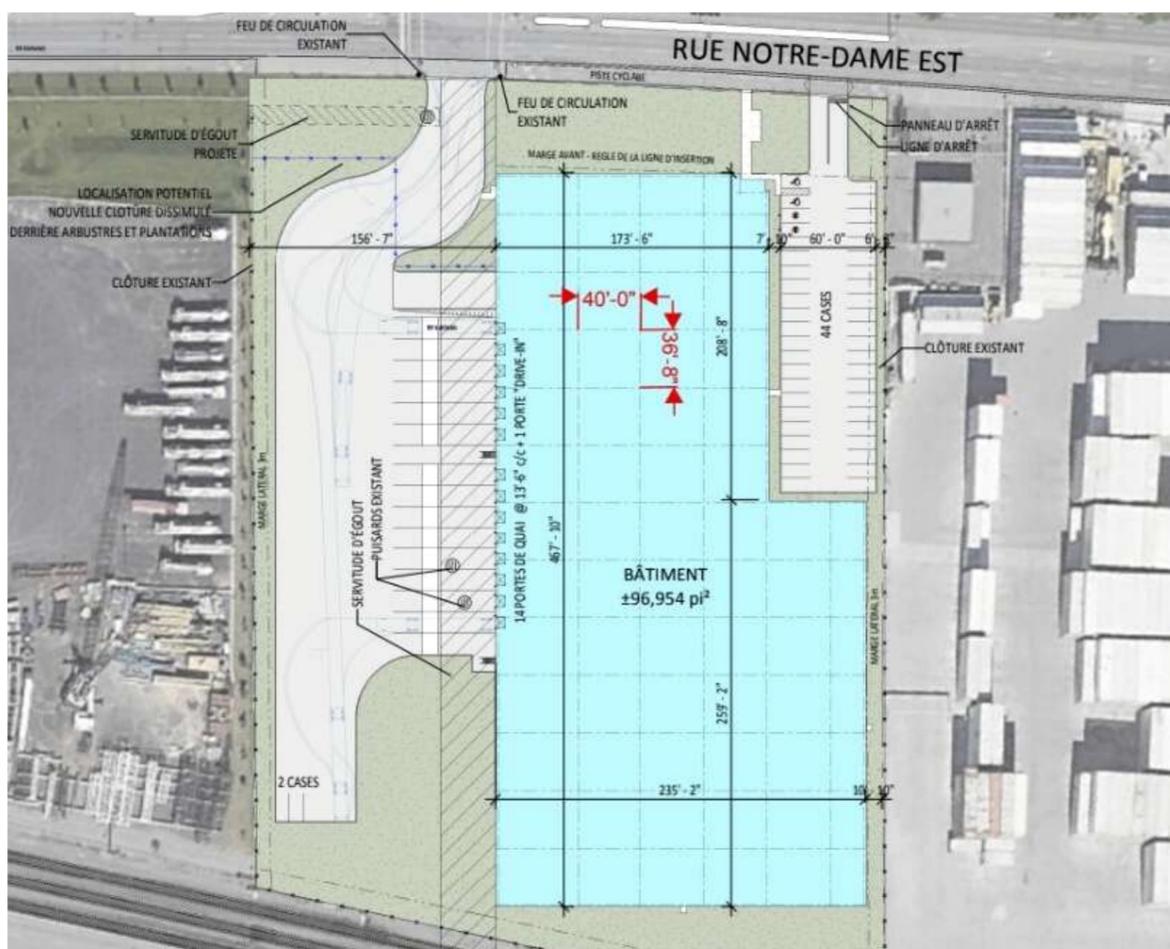
**ROSEFELLOW.**

# PROPERTY DETAILS

± 36,007 - 96,954 SF  
OF AVAILABLE AREA

## FEATURES

- | Seconds away from the the Port of Montreal
- | Ample parking
- | Ideal for warehousing and distribution
- | Access to an extensive labour pool



	<b>BUILDING AREA</b>	<b>± 96,954 SF</b>
	<b>AVAILABLE AREA</b>	<b>± 36,007 - 96,954 SF</b>
	<b>LAND AREA</b>	<b>± 223,222 SF</b>
	<b>COLUMN SPAN</b>	<b>36'8" x 40'</b>
	<b>CLEAR HEIGHT</b>	<b>32'</b>
	<b>DRIVE-IN DOORS</b>	<b>1</b>
	<b>TRUCK-LEVEL DOORS</b>	<b>14</b>
	<b>SPRINKLERS</b>	<b>ESFR</b>

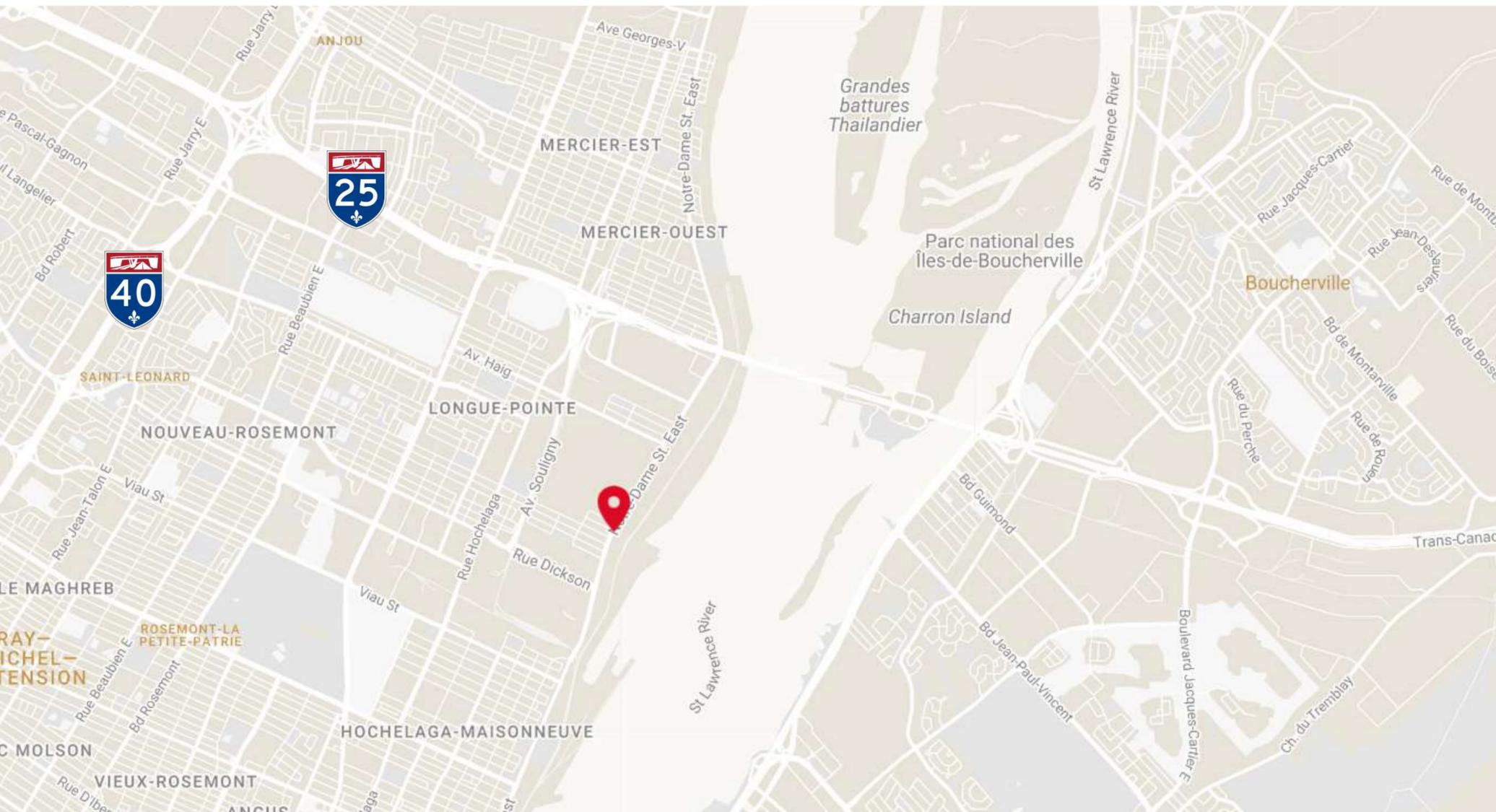
CONTACT US FOR MORE INFORMATION

## ZONING: 0544

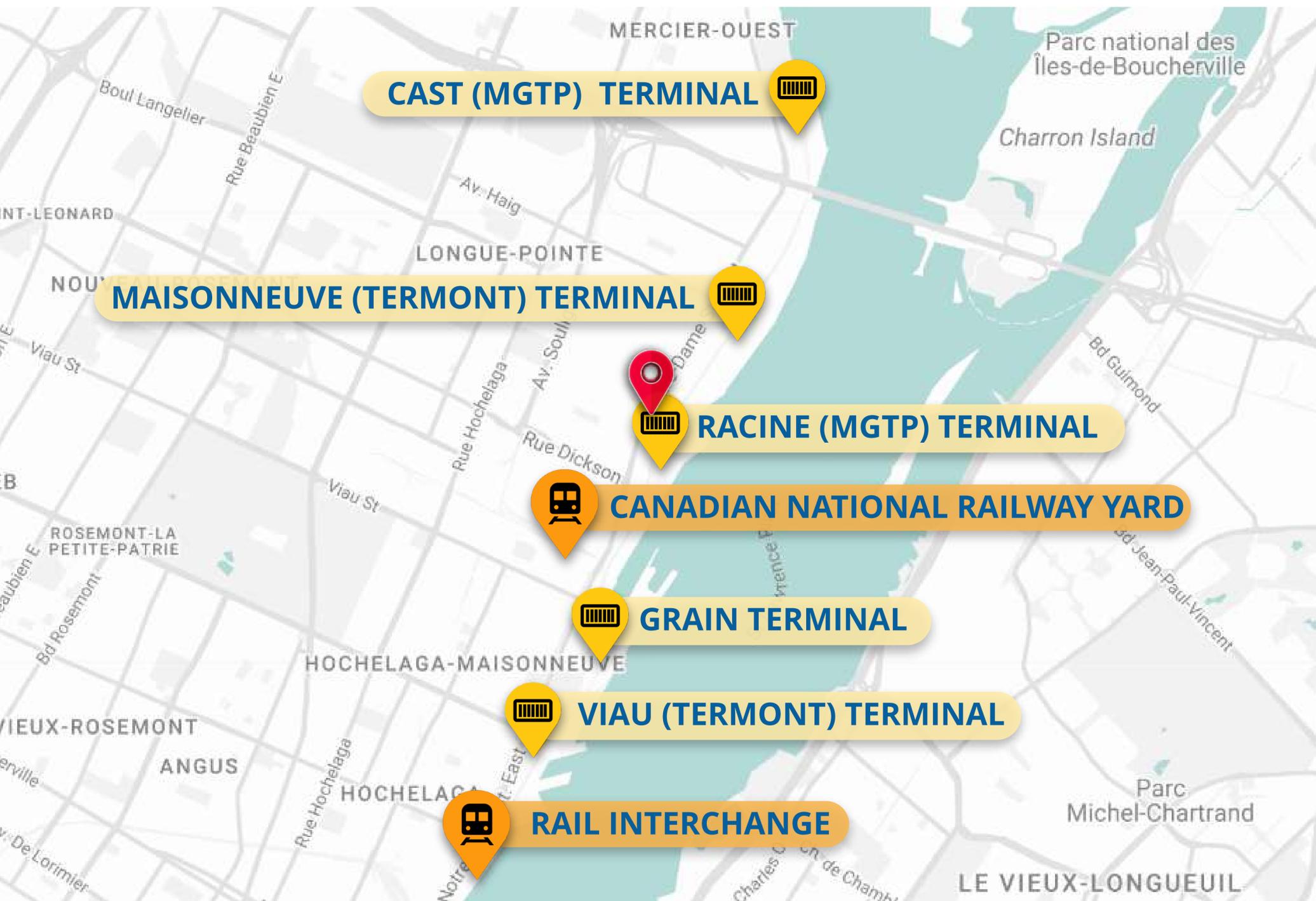
- I.4. Industry
- C.7. Wholesale and warehousing
- Outside storage permitted



# LOCATION



Seconds from the **Port of Montréal**



# THE PORT OF MONTRÉAL & ITS INDUSTRIAL MARKET

## AVERAGE CIRCULATION



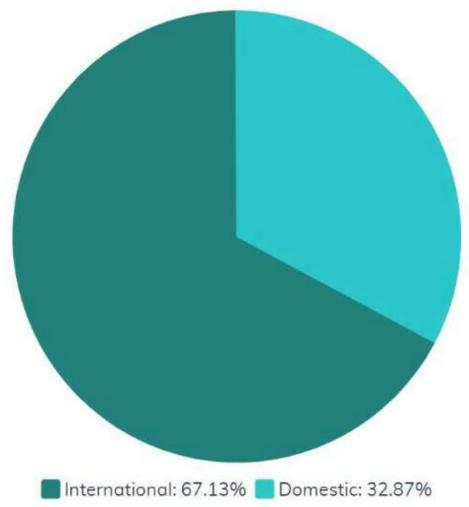
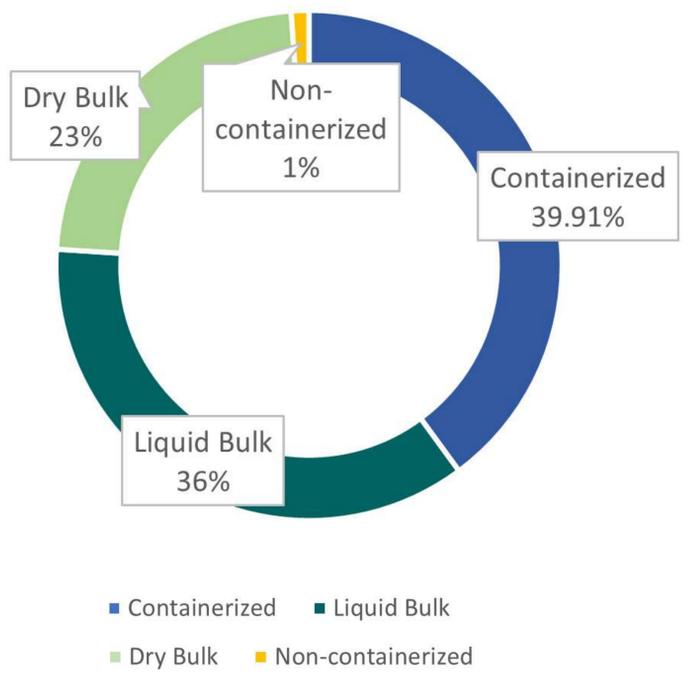
Over 140 countries are directly connected to the Port of Montreal, making it a major hub for container transshipment as well as the largest container port in Eastern Canada. It facilitates the handling of over 1.5 million TEUs annually, allowing importers and exporters to reach over 110 million consumers in Canada.

## Total Traffic at the Port of Montreal

In addition to providing competitive access to emerging markets, it boasts 4 container terminals and 11 dockside stations strategically located 1,600 kilometers inland from the Atlantic coast.

Its reliability is assured by longstanding shipping partners: CMA CGM, COSCO Shipping Lines, Hapag-Lloyd, Maersk, MSC, and OOCL.

The Port of Montreal is divided into several submarkets, including general cargo, dry bulk, liquid bulk, breakbulk, and container. Each submarket has its own unique set of services, facilities, and infrastructure to meet the needs of its customers.



### Port Vital Facts

2021 volume:	1,700,000 TEUS
2022 volume:	1,722,704 TEUS
Main Routes:	St. Lawrence River
Trading partners:	Over 140 countries across the globe
Cranes/Post-Panamax Cranes:	12 5
Current channel depth:	37 feet
Berths:	82
Container terminals:	5   Cast, Racine (MGT), Maisonneuve (Termon), Viau (Termon), Bickerdike
Post-Panamax ready:	Yes
Class I Rail Operators:	Canadian National, Canadian Pacific



Commercial Real Estate Agency

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# CONTACT



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