



± 22,652 SF for Sublease

SPECIAL RATE:
1ST YEAR
\$9/SF NET!

Industrial Space for **Sublease** – **Strategically Located** and **Competitive Rates**

8648 Pie-IX Boulevard
Montreal | QC

Accelerating success.

Featured Benefits



Clear height of 19'3"



3 Truck Level
Doors,
1 Drive In Door



Below market
pricing



Sublease term:
December 31st, 2028



Property Overview

Civic Address	8552-8648 Pie-IX Boulevard
Unit	8648
Year Built	1987
Total Available Area	± 22,652 SF Warehouse: 16,844 SF Office: 5,808 SF
Zoning	Light Industrial (Zone I04-I08)
Sublease Term	December 31 st , 2028
Additional Rent	\$5.73/SF (est. 2025)
Electricity	600 V, 500 A
Clear Height	19'3"
Parking	Ample
Signage	Building frontage



Base Rent:
Contact
Listing Agent



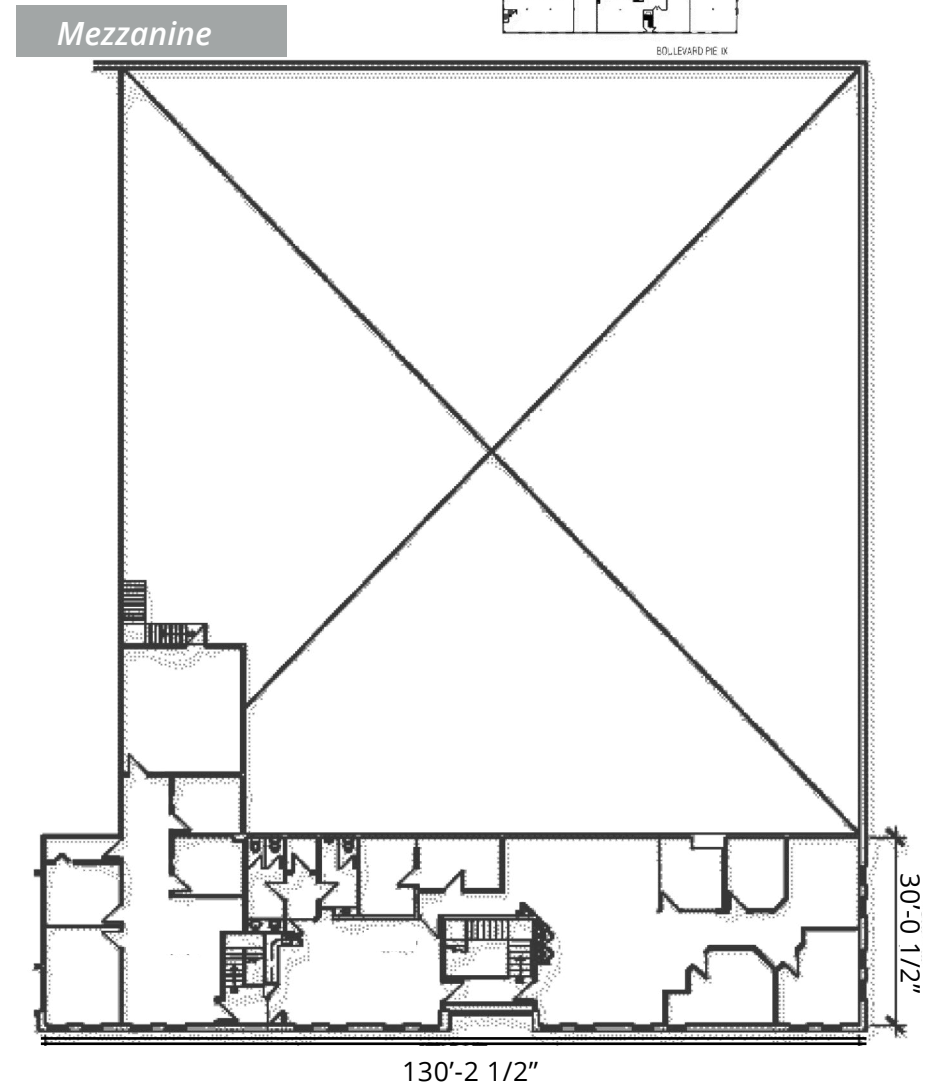
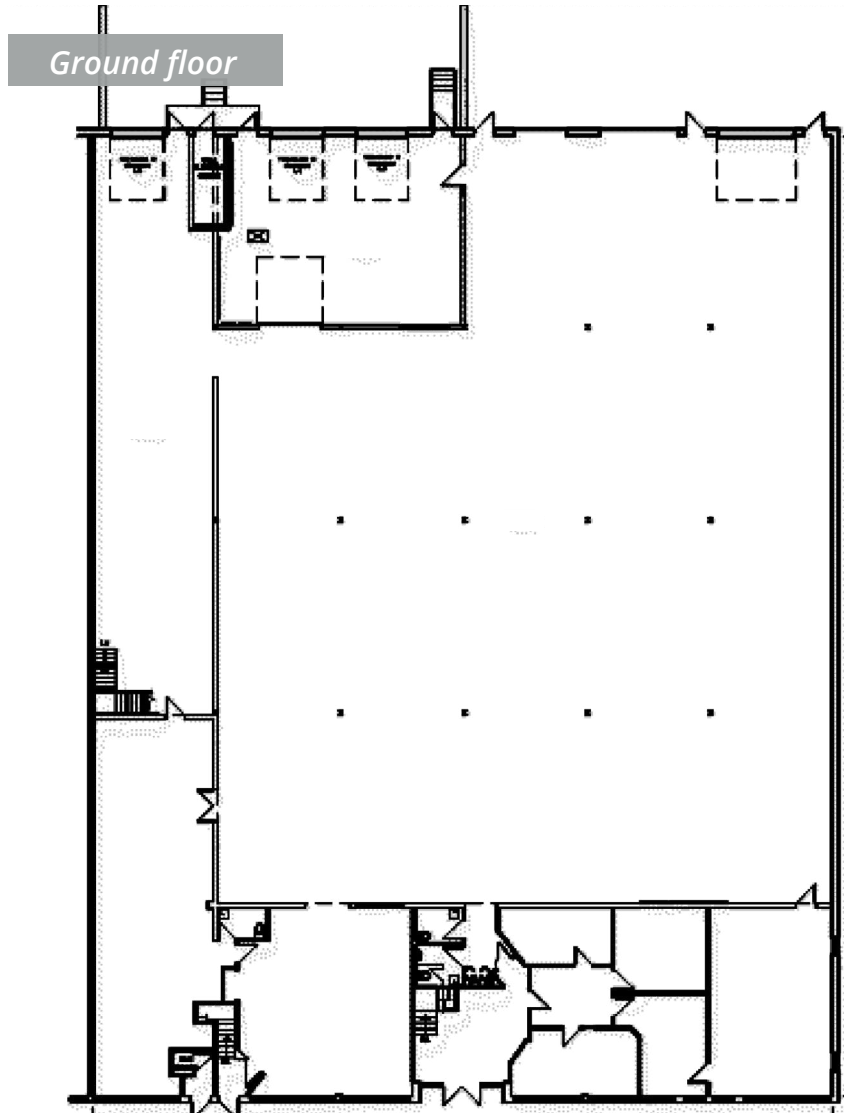
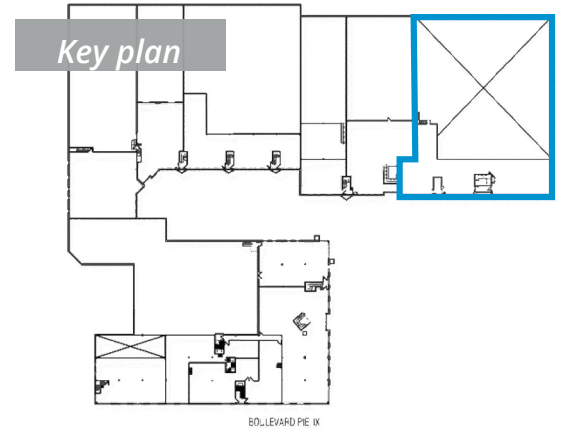
Shipping:
3 Truck Level Doors,
1 Drive In Door



Availability:
Immediate



Floor Plans - unit 8648



Exterior parking



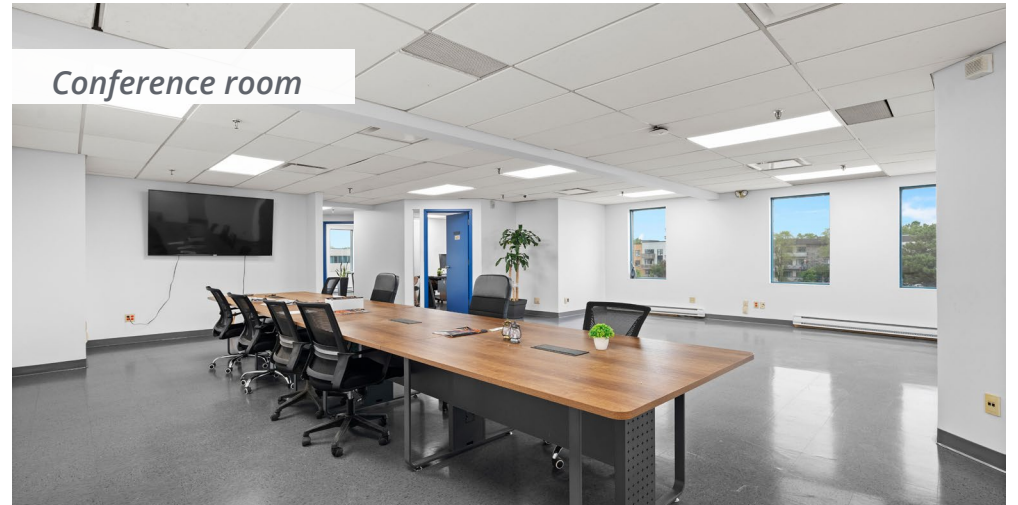
Office



Shipping



Conference room





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