

NEW NET RENT



HALPERN ST.

FOR LEASE

LOGISTICS AND DISTRIBUTION CENTRE WITH TRIPLE SIDED SHIPPING IN THE HEART OF SAINT-LAURENT

NOW UPGRADED WITH 20 NEW
TRUCK-LEVEL DOORS – 56 IN TOTAL

EXPANSIVE SPACE. INFINITE OPPORTUNITIES.

20%
HALPERN
00



WELCOME TO 2000 HALPERN

A unique industrial opportunity offering 170,000 SF to 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.



**170,000 to 537,376 SF
of Industrial Space**



**Clear Height
of 30'**



**Power
2,000 A**



**Access to Highways
13 & 40**

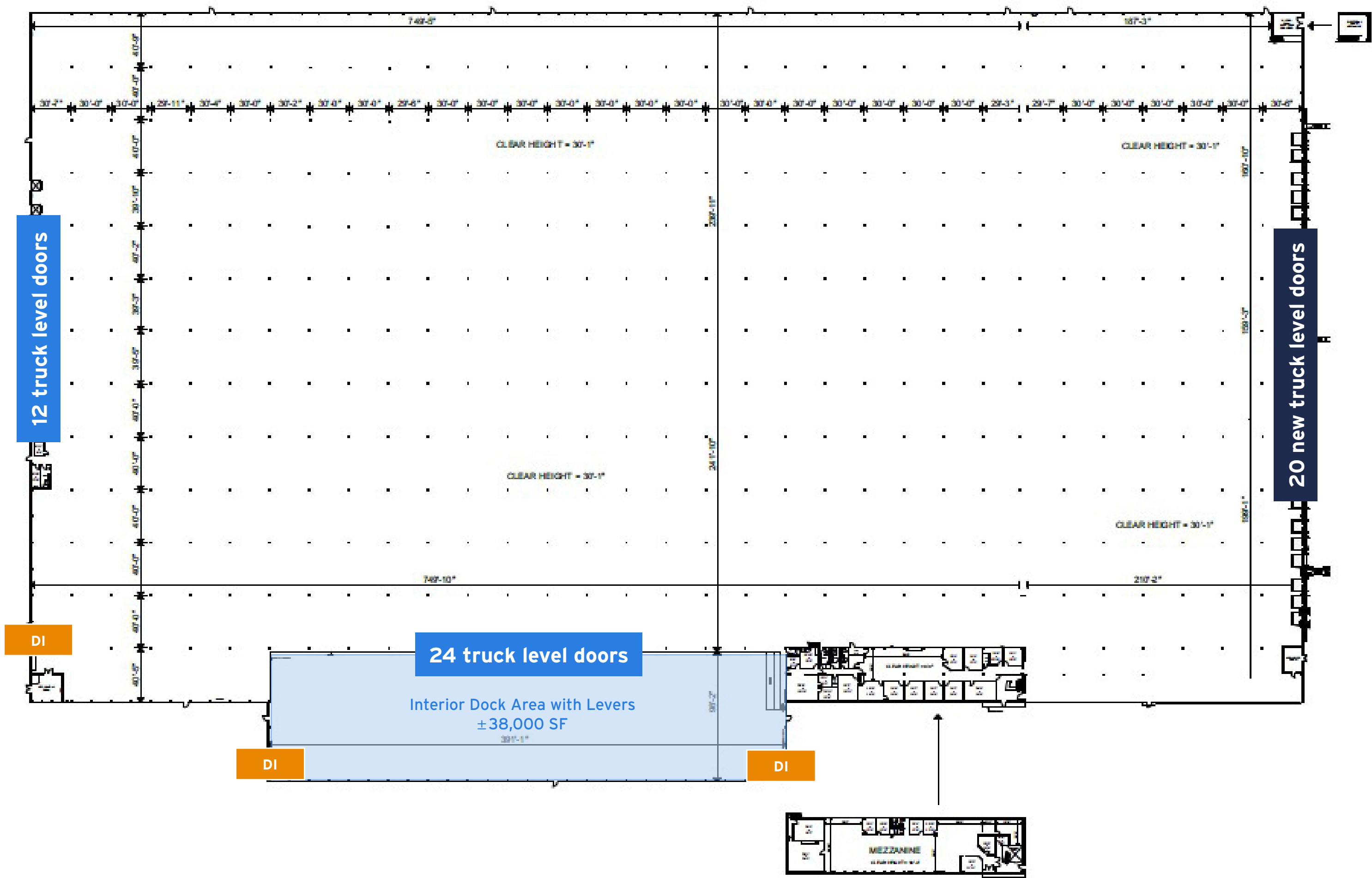


**Occupancy
Immediate**



**Triple Sided
Shipping**

LARGE SPACE TO GROW YOUR BUSINESS

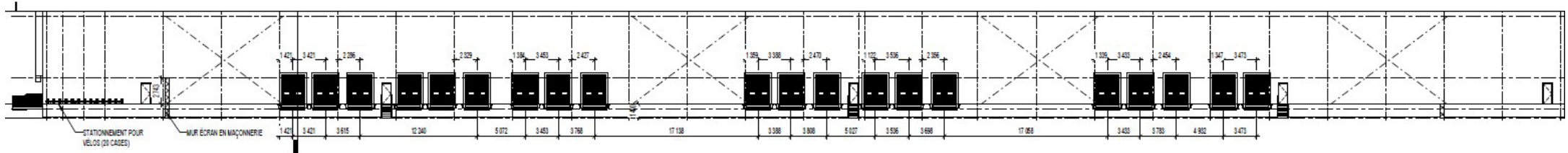


BUILDING SPECIFICATIONS

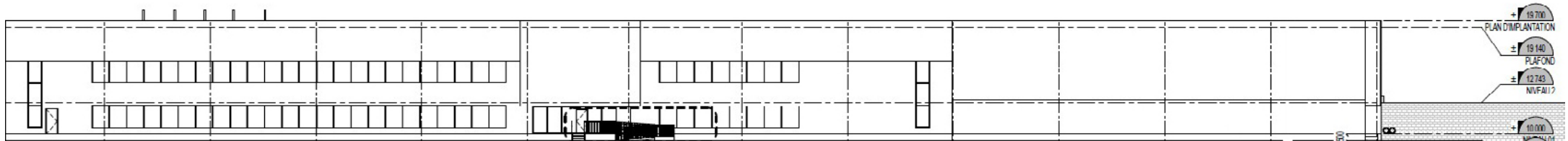
Year Built	1977
Lot Number	1 163 908
Land Area	± 846,000 SF
Building Area	±170,000 SF to 537,376 SF
Warehouse Area	± 518,108 SF
Office Area	±19,268 SF on two floors
Zoning	I 05-019: S6, I2, I3, I4, I5
Clear Height	30'
Shipping	• 56 truck level doors (24 are interior doors) • 3 Drive-In doors
Bay Size	40' X 30'
Lighting	LED light bulbs with built-in motion sensors
Power	2,000A/600V

NEW TRUCK COURT WITH 20 DOCK DOORS

This development includes the addition of 20 new truck-level doors, totalizing 56 truck level doors, and enhancing the building’s distribution logistic with shipping operations extended to three sides of the warehouse. The development also features new paving on the north side of the building to further support accessibility across the site.



West Side Building



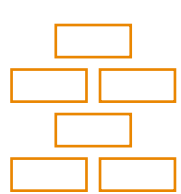
North Side Building



Triple Sided Shipping



20 new truck-level doors



New paving on the north side



15 new car parking spots

YOUR INDUSTRIAL SPACE

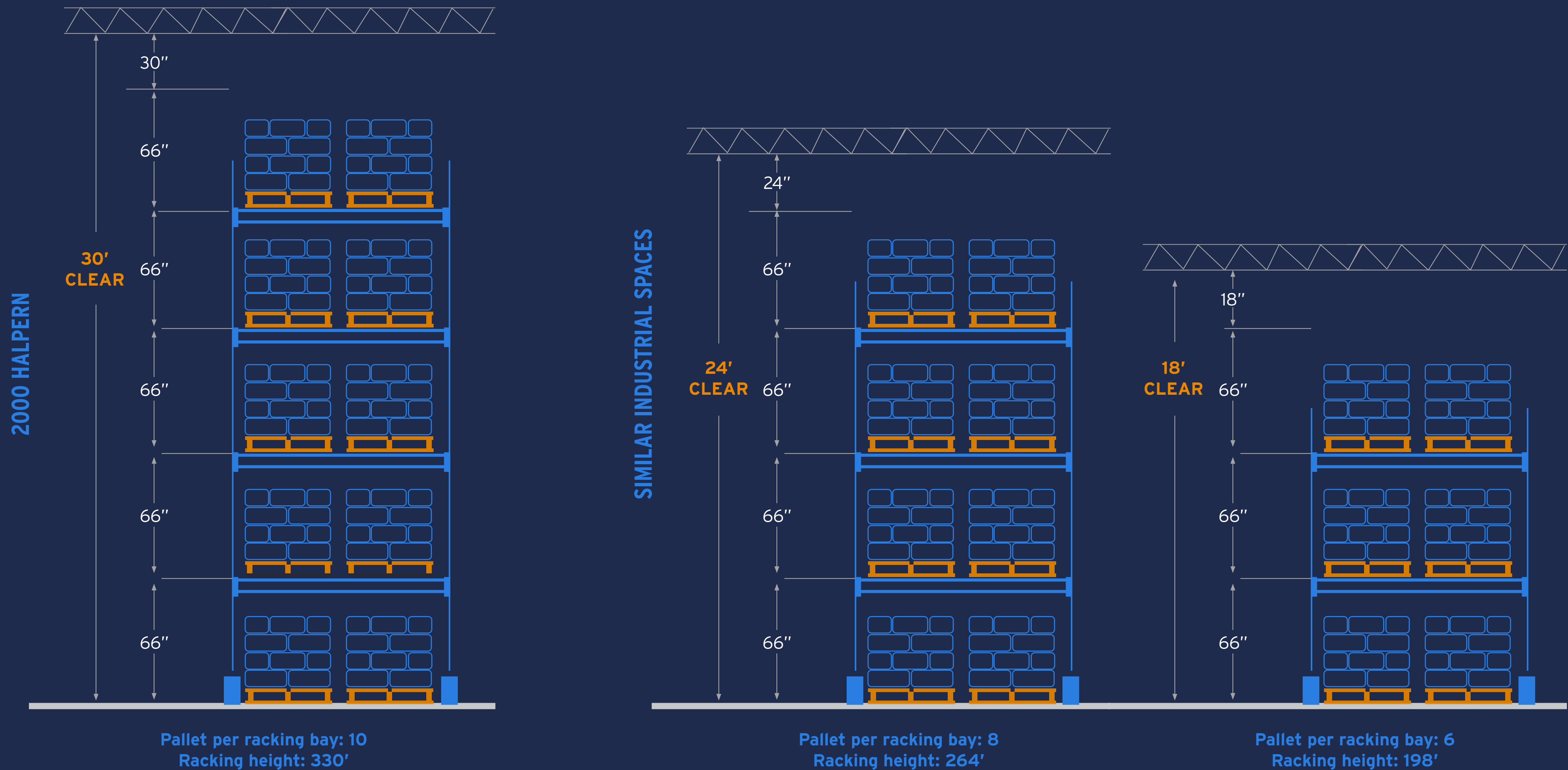


YOUR INDUSTRIAL SPACE



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

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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. With offices in Toronto, Montreal, Quebec City, and Vancouver and top tier properties across the country, we believe in the power of vision and the strength of partnership.

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We offer a portfolio of more than 42M square feet of prime locations across Canada, ranging from small warehouses to large industrial developments, and diligently serve more than 1,400 customers every day.

Our dedicated, customer-focused team is here to build lasting relationships, deliver highly responsive, personalized service, and keep your supply chain seamless, from the first mile to the last.





CONTACT US FOR MORE INFORMATION

JEAN-MARC DUBÉ
EXECUTIVE VICE PRESIDENT
CHARTERED REAL ESTATE BROKER
+1 514 764 2829
MARC.DUBE@COLLIERS.COM

VINCENT IADELUCA*
EXECUTIVE VICE PRESIDENT
REAL ESTATE BROKER
+1 514 764 2831
VINCENT.IADELUCA@COLLIERS.COM

ARNOLD FOX
EXECUTIVE VICE PRESIDENT
REAL ESTATE BROKER
+1 514 764 2823
ARNOLD.FOX@COLLIERS.COM

NICHOLAS PAYETTE
VICE PRESIDENT
COMMERCIAL REAL ESTATE BROKER
+1 514 764 2847
NICHOLAS.PAYETTE@COLLIERS.COM



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