

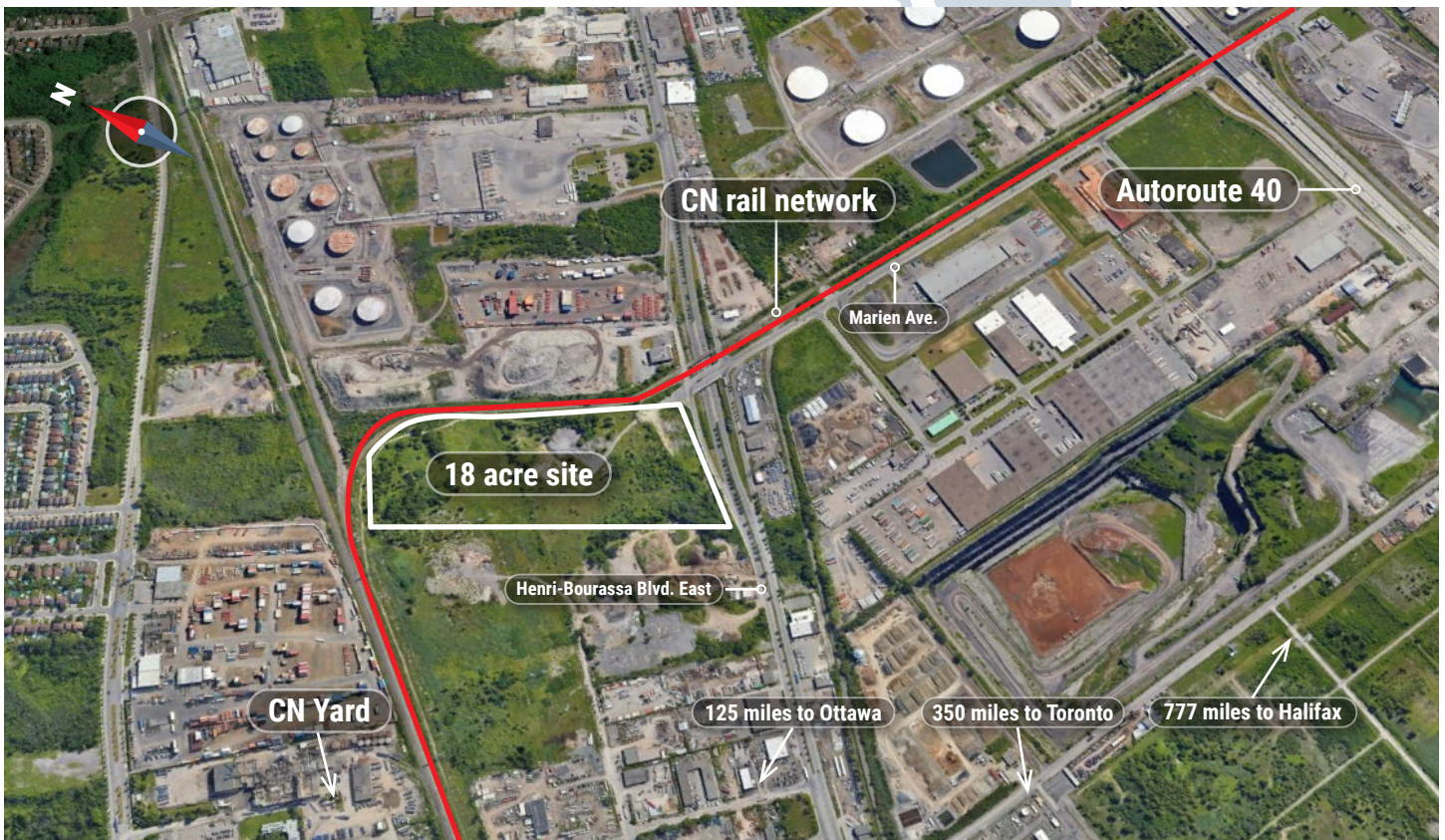


Montreal East

Montreal | Quebec

Property information:

Site Name Montreal East
Location Henri-Bourassa Blvd. East
Latitude 45 38' 54" N
Longitude 73 32' 45" W
Ownership Private - Broker Royal LePage Classic
Site Size 18 acres
Rail Frontage 1,837 feet (560 metres)



Contact: **Alexandre Besnard**
alexandre.besnard@cn.ca



Certification review by JLL
is certified accurate as of July 2023

Montreal East

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This location has been designated a CN Certified Rail Ready Site.

Through our 3rd party partner, JLL, this site has been evaluated and is now available for development. Our trusted, dedicated team has the resources and expertise in supply chain logistics and facility development, and we're ready to help you get to your final operational success and beyond.

By selecting a CN Rail Ready Site, you can:

- Reduce development and project build time
- Reduce investment risk by ensuring access to rail
- Increase speed to market for your products
- Lower costs due to mitigated risk



CN Rail Connectivity:

Subdivision: Longue Pointe spur milepost 1.0

Frontage: 1,837 feet (560 metres)

Operations: Ideal for hook and haul service



Specific Property information

Zoning classification: I1, I2 and I6 industrial zoning

Electric: Hydro-Quebec

Natural Gas: Near the site

Water: Near the site

Wastewater: Near the site

Telecommunications: Multiple suppliers in the area

Highways: Autoroute 40 access via Marien Avenue



Regulatory Assessments:

Environmental: No issues identified

Heritage: No issues identified

First Nations: No issues identified

Conservation Authorities: No issues identified



Suggested Fit for Use:

Ideal for, but not limited to: industrial and transloading



Aerial view of site with CN rail line on the left.



Southeast corner of the property looking northwest.



Southeast corner of the property looking northwest.



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