



5400-5490

5550-5750

THIMENS  
BOULEVARD  
Saint-Laurent

FOR LEASE



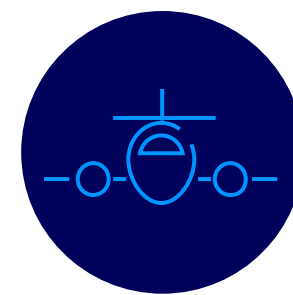
# Opportunity Overview

Located at **5400-5490 & 5550-5750 Thimens Boulevard** in Saint-Laurent these two well-positioned industrial buildings offer excellent visibility and accessibility in a thriving business district.

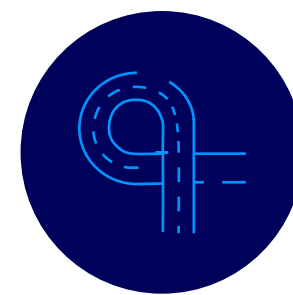
With quick connections to Highways 13, 40 and 520, the properties are ideal for warehousing, distribution, or light industrial operations. Tenants benefit from ample parking, institutionally managed facilities, and proximity to a wide range of nearby services and amenities.



In proximity to many amenities & services



Close to the Montreal International Airport



In close proximity to highways 13, 40 and 520



# Property Overview

5550-5750 Thimens, Saint-Laurent, QC

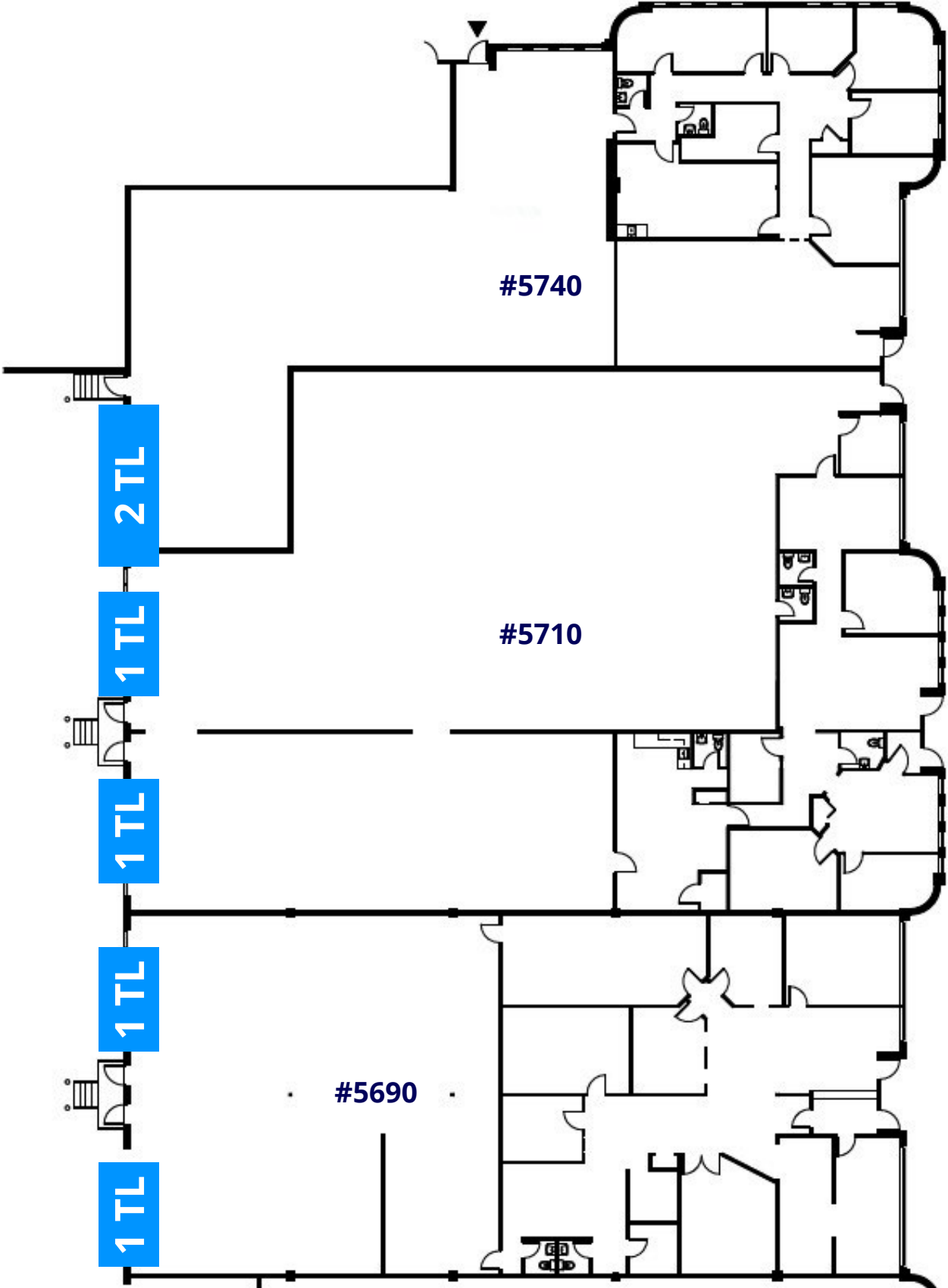
Suite #	5690-5740	5690	5710	5740
Total Area	± 22,400 SF	± 6,705 SF	± 9,666 SF	± 6,029 SF
Warehouse Area	± 13,823 SF	± 3,241 SF	± 7,248 SF	± 3,334 SF
Office Area	± 8,496 SF	± 3,440 SF	± 2,383 SF	± 2,673 SF
Shipping	6 TL	2 TL	2 TL	2 TL
Power	100 A + 100 A + 200 A	200 A	100 A	100 A
Clear Height	18'			
Availability	Immediate			



Lease Rate:  
Contact the brokers



Additional Rent (est. 2026):  
\$6.23 PSF



# Property Overview

5550-5750 Thimens, Saint-Laurent, QC

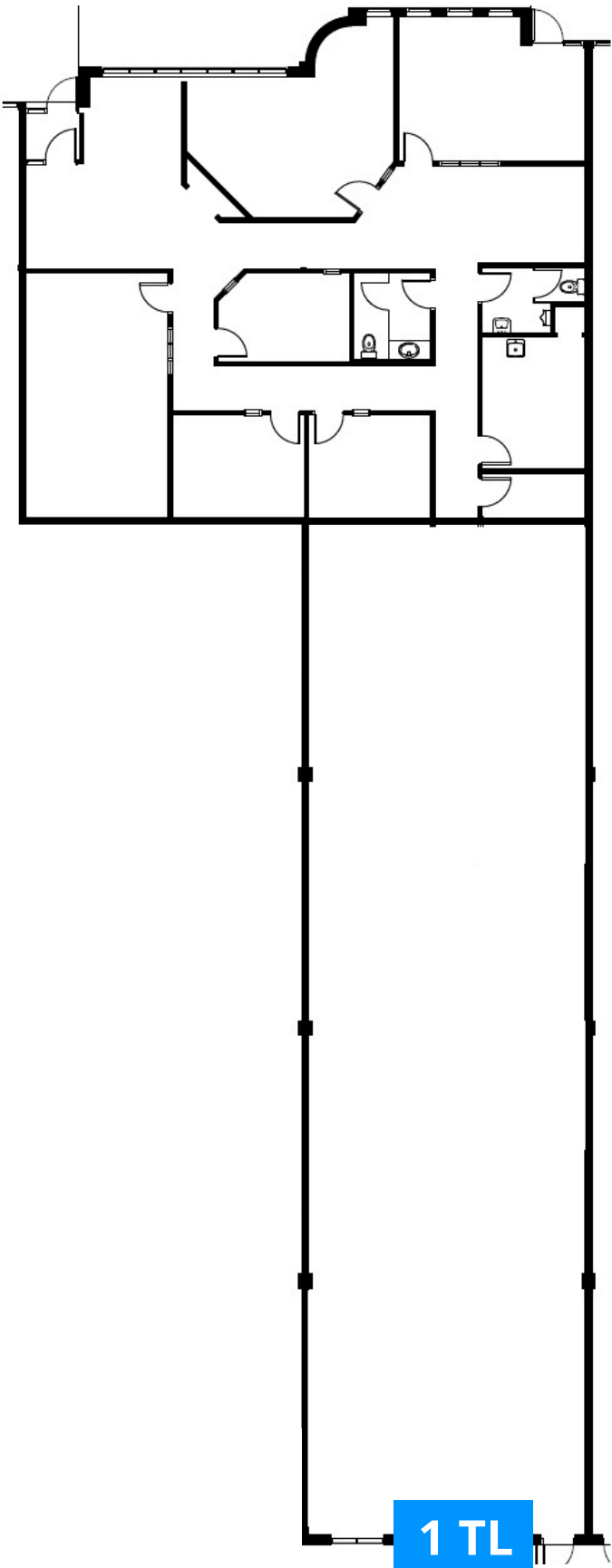
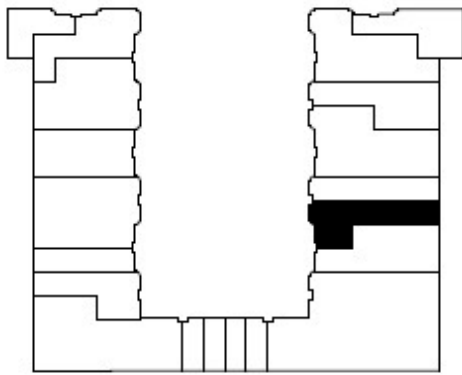
Suite #	5626
Total Area	± 5,448 SF
Warehouse Area	80% to 85%
Office Area	15% to 20%
Shipping	1 TL
Power	400 A
Clear Height	18'
Availability	Immediate



Lease Rate:  
Contact the brokers



Additional Rent (est. 2026):  
\$6.23 PSF



# Property Overview

5550-5750 Thimens, Saint-Laurent, QC

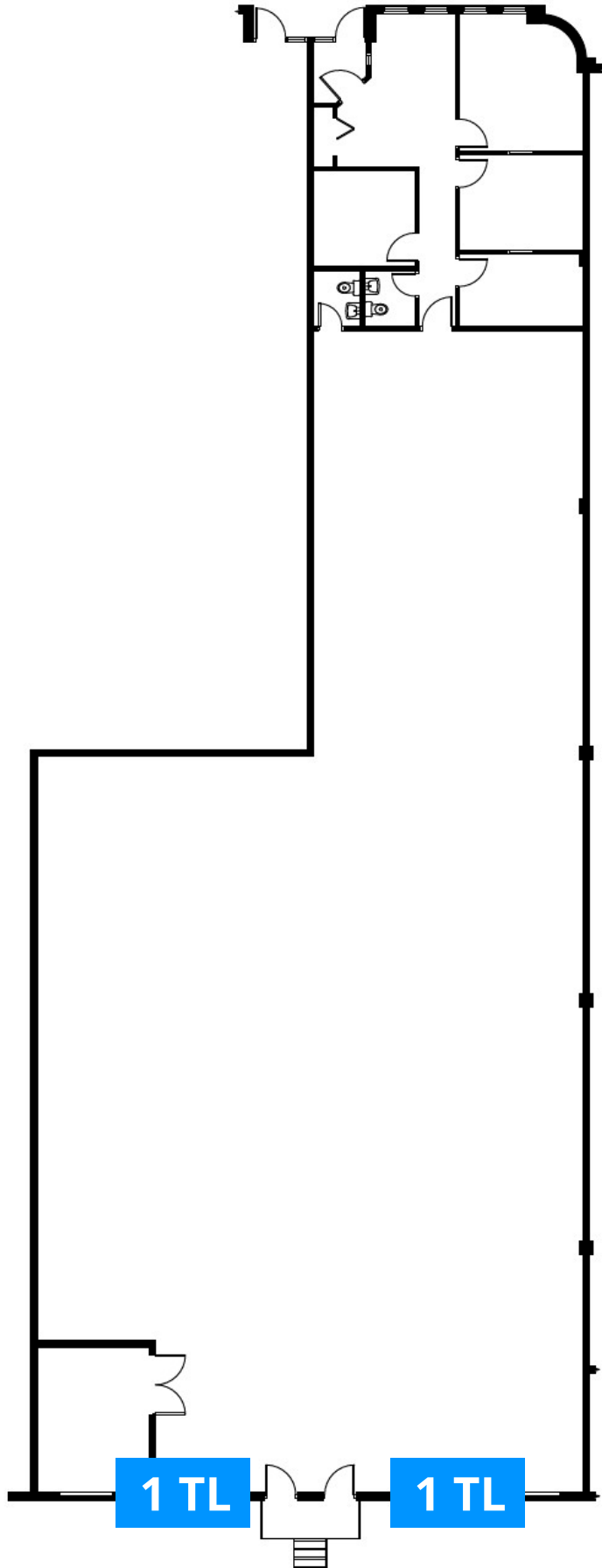
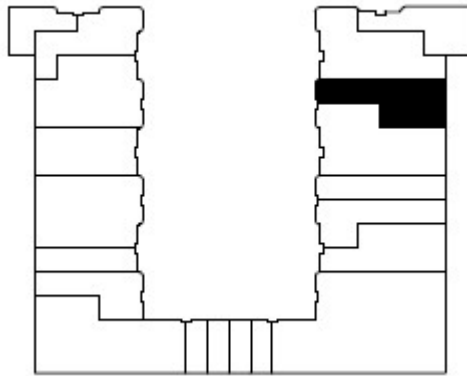
Suite #	5590
Total Area	± 6,333 SF
Warehouse Area	± 5,424 SF
Office Area	± 886 SF
Shipping	2 TL
Power	100 A
Clear Height	18'
Availability	Immediate



Lease Rate:  
Contact the brokers



Additional Rent (est. 2026):  
\$6.23 PSF



SUITE 5590  
THIMENS BLVD

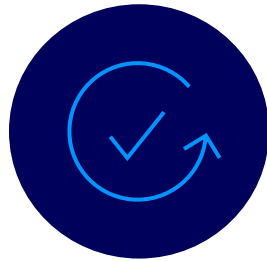
# Property Overview

5550-5750 Thimens, Saint-Laurent, QC

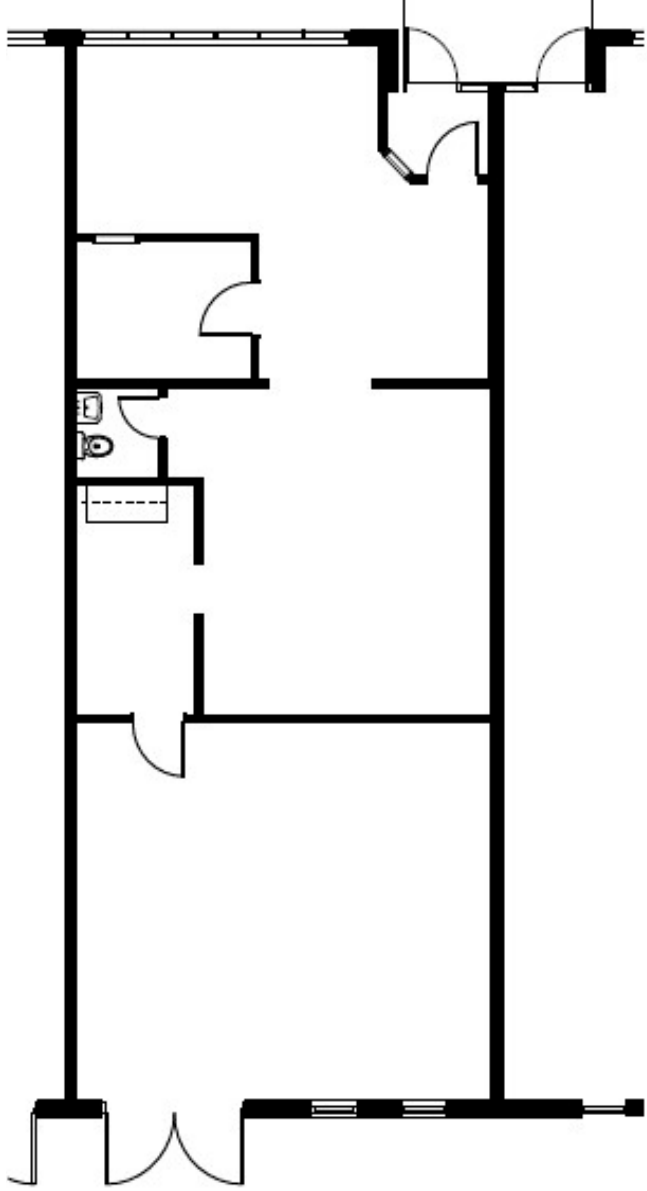
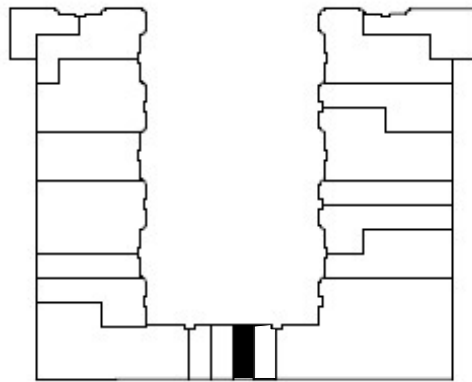
Suite #	5648
Total Area	± 1,537 SF
Warehouse Area	± 549 SF
Office Area	± 982 SF
Shipping	1 DI
Power	40 A
Clear Height	18'
Availability	Immediate



Lease Rate:  
Contact the brokers



Additional Rent (est. 2026):  
\$6.23 PSF



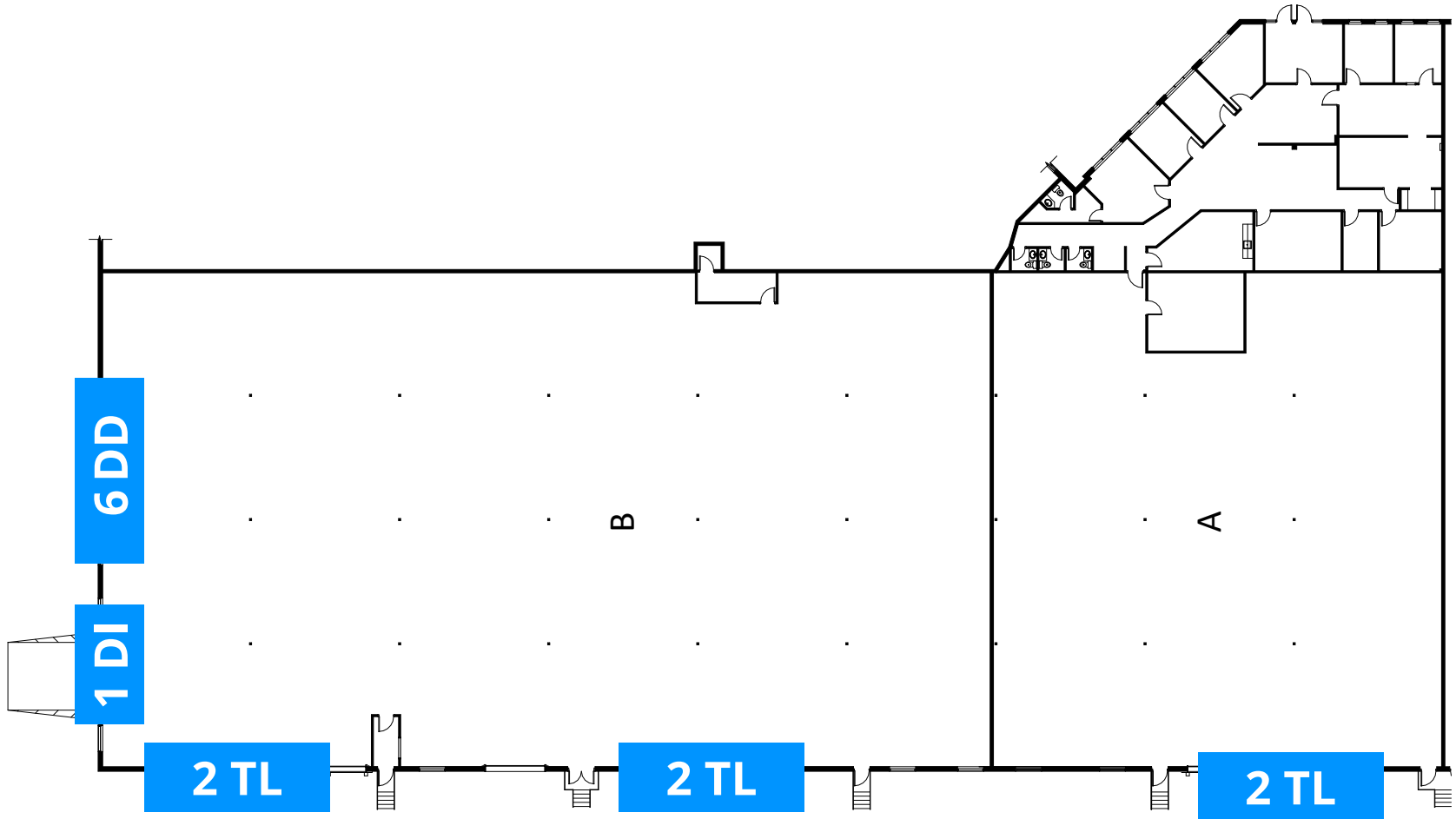
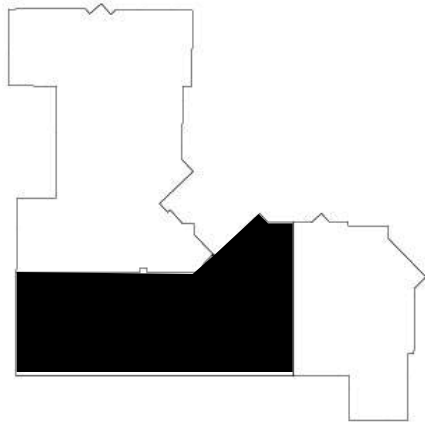
#5648



# Property Overview

5400-5490 Thimens, Saint-Laurent, QC

Suite #	5430
Total Area	± 31,594 SF
Warehouse Area	±27,868 SF
Office Area	± 3,726 SF
Shipping	6 TL   1 DI 6 Delivery Doors
Clear Height	18'
Power	250 A   600 V
Availability	Immediate

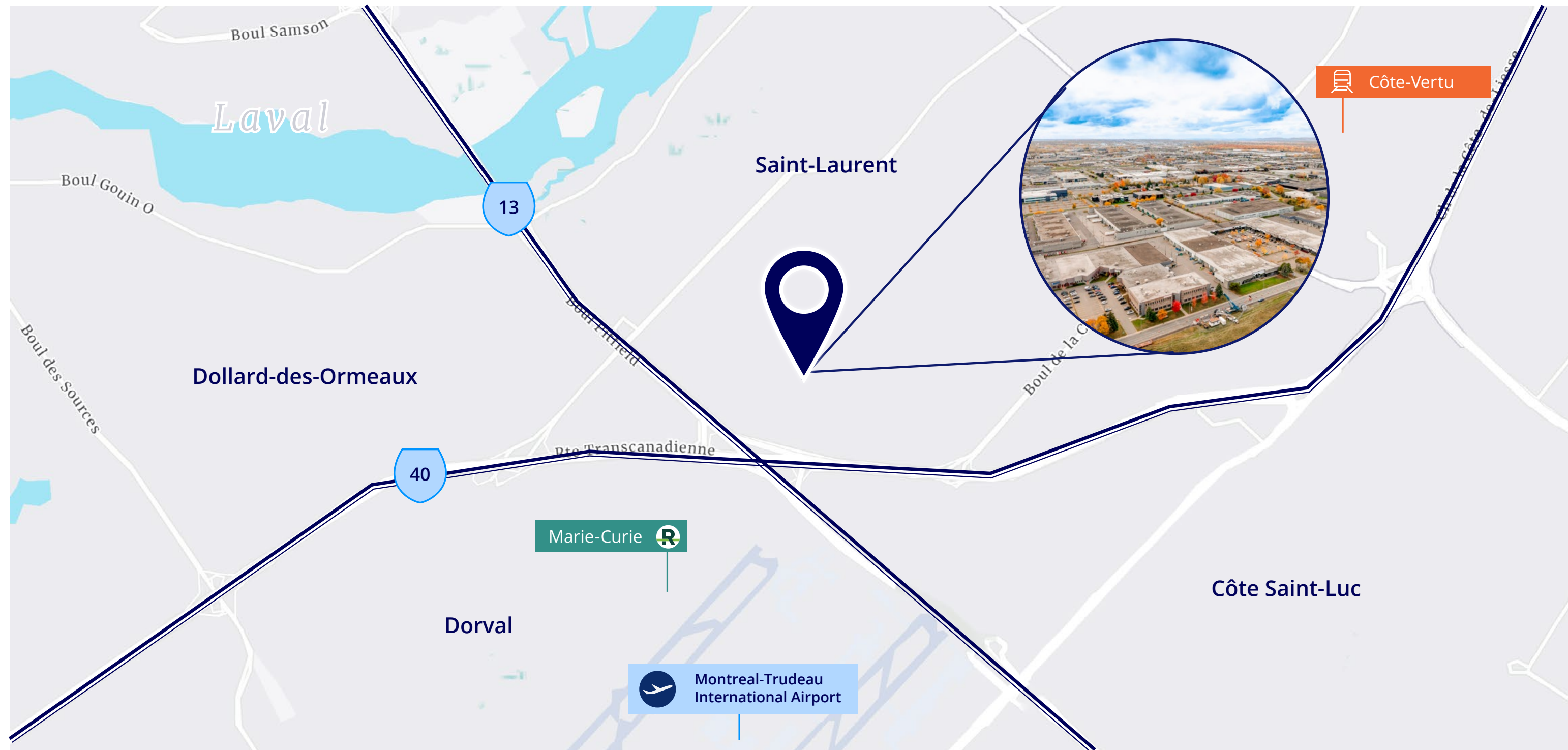


Lease Rate:  
Contact the brokers



Additional Rent:  
Contact the brokers

# Nearby Amenities



- Highway 40 & 13      2 min

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- REM - Marie-Curie      7 min

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- Montreal-Trudeau Airport      10 min

- \* Walmart, Rona, La Cage

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- \* Tim Hortons, McDonalds

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- \* Canadian Tire, Starbucks

- \* Lula Farms, L'Oréal Outlet

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- \* Winners, Dollarama

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- \* Fido, TD Bank, RBC Bank

- \* Grillade Torino, Adonis

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- \* Souvlaki Bar, Scores

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- \* Dormez-vous, Telus



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