

A strategic address for your industrial operations

**5400-5490 THIMENS BOULEVARD
SAINT-LAURENT, QC**

FOR LEASE

Jean-Marc Dubé, SIOR

Executive Vice President
Chartered Real Estate Broker
+1 514 975 3793
marc.dube@colliers.com

Nicholas Payette

Vice President
Commercial Real Estate Broker
+1 514 562 6370
nicholas.payette@colliers.com

Colliers

 **BGO**
Properties

What sets this property apart



Direct highway access

Quick access to major transportation routes, facilitating distribution and reducing transit times.



Immediate occupancy

Enables a rapid move-in and seamless business continuity without delays.



Distribution-optimized spaces

Layouts designed to support a wide range of industrial, warehousing, and logistics operations.



Flexible occupancy options

Adaptable spaces that can evolve with your operational needs and support your company's growth.



Grow your business at the heart of Québec's economy

Located in the heart of Saint-Laurent's industrial hub, the property at 5400-5490 Thimens Boulevard offers prime access to major transportation corridors, a skilled talent pool, and North American markets.



ACCESS TO OVER 100 MILLION CONSUMERS

Montréal is within a one-day trucking distance of major North American economic centres, including Toronto, Ottawa, Boston, New York, and Philadelphia.

100 M+

Consumers accessible
within 24 hours



SKILLED AND DIVERSE WORKFORCE

The metropolitan area offers a broad talent pool across logistics, manufacturing, technology, and professional services sectors.

2.5 M

Workers in the Greater
Montréal Area



DYNAMIC BUSINESS ECOSYSTEM

Montréal is home to a diverse mix of local and international businesses, supported by modern infrastructure and a business environment that fosters investment and growth.

4.4 M

Residents in the Greater
Montréal Area



COMPETITIVE OPERATING COSTS

Compared to many major North American markets, Montréal provides cost-competitive occupancy and operating conditions, helping businesses grow.

56%

Of Québec's GDP generated
in the Greater Montréal Area



A space designed for efficiency

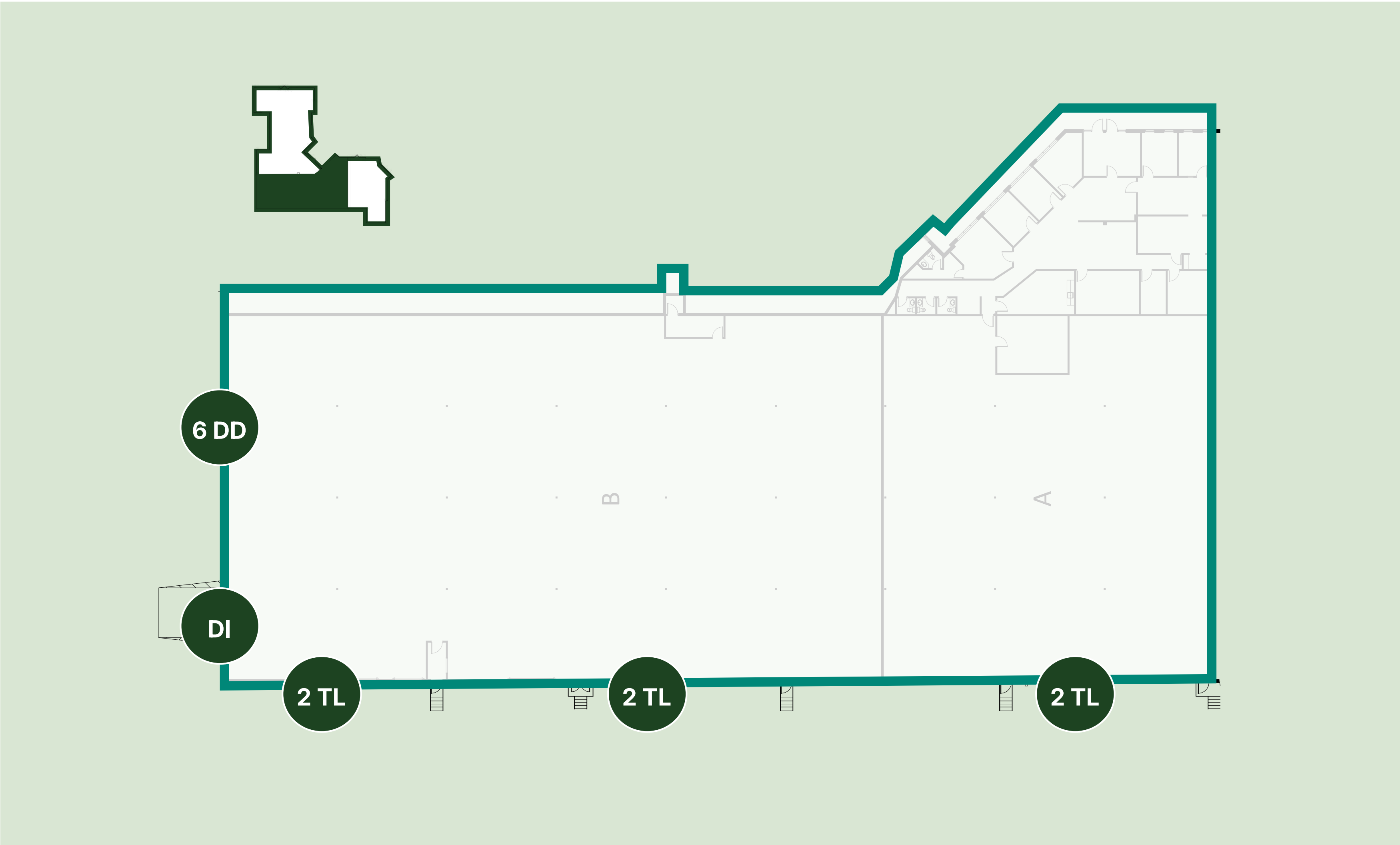
SUITE #	5430
TOTAL AREA	± 31,594 SF
WAREHOUSE AREA	± 27,868 SF
OFFICE AREA	± 3,726 SF
SHIPPING	6 TL 1 DI * 6 Delivery Doors
CLEAR HEIGHT	18'
POWER	250 A 600 V
AVAILABILITY	Immediate

* Option to add additional loading docks

- 

Lease Rate : Contact the brokers
- 

Additional Rent : Contact the brokers



A location that supports your growth

Located at 5400-5490 Thimens Boulevard in Saint-Laurent, this well-positioned industrial property offers excellent visibility, strong accessibility, and outstanding functionality.

With quick access to Highways 13, 40, and 520, the property is ideally suited for warehousing, order fulfilment, distribution, last-mile delivery, and light industrial uses.

Tenants benefit from ample parking, institutionally managed facilities, and proximity to a wide range of services and amenities.

HIGHLIGHTS



Minutes from a wide range of services and amenities



Close to Montréal-Trudeau International Airport



Immediate access to Highways 13, 40, and 520

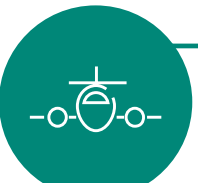


Strategic location

A strategic address at the heart of Québec’s primary economic hub, offering privileged access to North American markets, a large talent pool, and faster time to market.



SHOP AND SERVICES NEARBY
Walmart, Rona, La Cage
Tim Hortons, McDonald's
Canadian Tire, Starbucks
Lufa Farms, L'Oréal Outlet
Winners, Dollarama
Fido, TD Bank, RBC Bank
Dormez-vous, Telus
Grillade Torino, Adonis
Souvlaki bar, Scores

-  Highways 40 and 13 - **2 min**
-  Montréal-Trudeau International Airport - **10 min**
-  REM- Marie-Curie - **7 min**



THE STRENGTH OF AN INSTITUTIONAL PLATFORM

More than 430 properties under management and over 66.5 million square feet of commercial and residential space across Canada.



A SUPERIOR TENANT EXPERIENCE

Institutional standards of quality, safety, and service designed to support operations and business growth.



ONGOING INVESTMENT IN ASSETS

Buildings that are maintained and modernized to preserve their performance, functionality, and competitiveness.



STABILITY AND LONG-TERM VISION

An institutional owner offering a sustainable approach and long-term investment capacity, rather than short-term focused management.



BEST-IN-CLASS PROPERTY MANAGEMENT

A team of more than 940 professionals dedicated to management, maintenance, and the continuous improvement of properties.



PROACTIVITY AND LOCAL PRESENCE

Local teams and structured processes enabling efficient management and consistent service for tenants.



A TRUSTED PARTNER

BGO's global expertise combined with a strong local presence, offering tenants the confidence of a real estate partner recognized internationally.

Why choose a property managed by BGO Properties?

Professional management, recognized expertise



PROPERTY MANAGEMENT

BGO Properties is a leading provider of commercial property management and leasing services in Canada, with a broad range of real estate services aimed at creating sustainable value for our clients. With over 430 properties under our management representing over 66.5 million square feet of commercial and residential property (as of March 31, 2026), our clients have trusted BGO Properties to deliver an institutional standard of quality and discipline to their real estate management needs for more than three decades. Our trusted team of over 920 industry experts professionals deliver strategies and on-the-ground services to help transform our clients' office, industrial, retail, and multi-family properties into destinations of choice for tenants.

BGO Properties is the Canadian real estate property management and leasing division of BentallGreenOak (Canada) Limited Partnership. BGO is a global real estate investment management advisor, real estate lender, and globally recognized provider of real estate services. BGO is a part of SLC Management, the institutional alternatives and traditional asset management business of Sun Life.



COLLIERS COMMERCIAL LEASING

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management.

With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership – driving strong alignment and sustained value creation for our shareholders.

With \$5.7 billion in annual revenues, 24,000 professionals, and \$109 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com.



Jean-Marc Dubé, SIOR

Executive Vice President
Chartered Real Estate Broker
+1 514 975 3793
marc.dube@colliers.com

Nicholas Payette

Vice President
Commercial Real Estate Broker
+1 514 562 6370
nicholas.payette@colliers.com