



Triovest's groundbreaking, carbon-neutral development powered by design, technology, and innovation strategically located in the industrial hub of Laval.

AVAILABLE FOR LEASE



CBRE Triovest

Welcome to GEO

—
With our commitment to world-class standards and environmental responsibility, this state-of-the-art facility offers unmatched accessibility, ensuring seamless operations for your business.

—
Experience a future where industry meets innovation at our eco-friendly site designed for excellence and efficiency.





Property Overview

 ANTICIPATED DELIVERY: NOVEMBER 2024

 TARGETING LEED CERTIFICATION

 TARGETING ZERO CARBON CERTIFICATION

 TRAILER PARKING AVAILABLE

 UNDERGROUND PARKING AVAILABLE

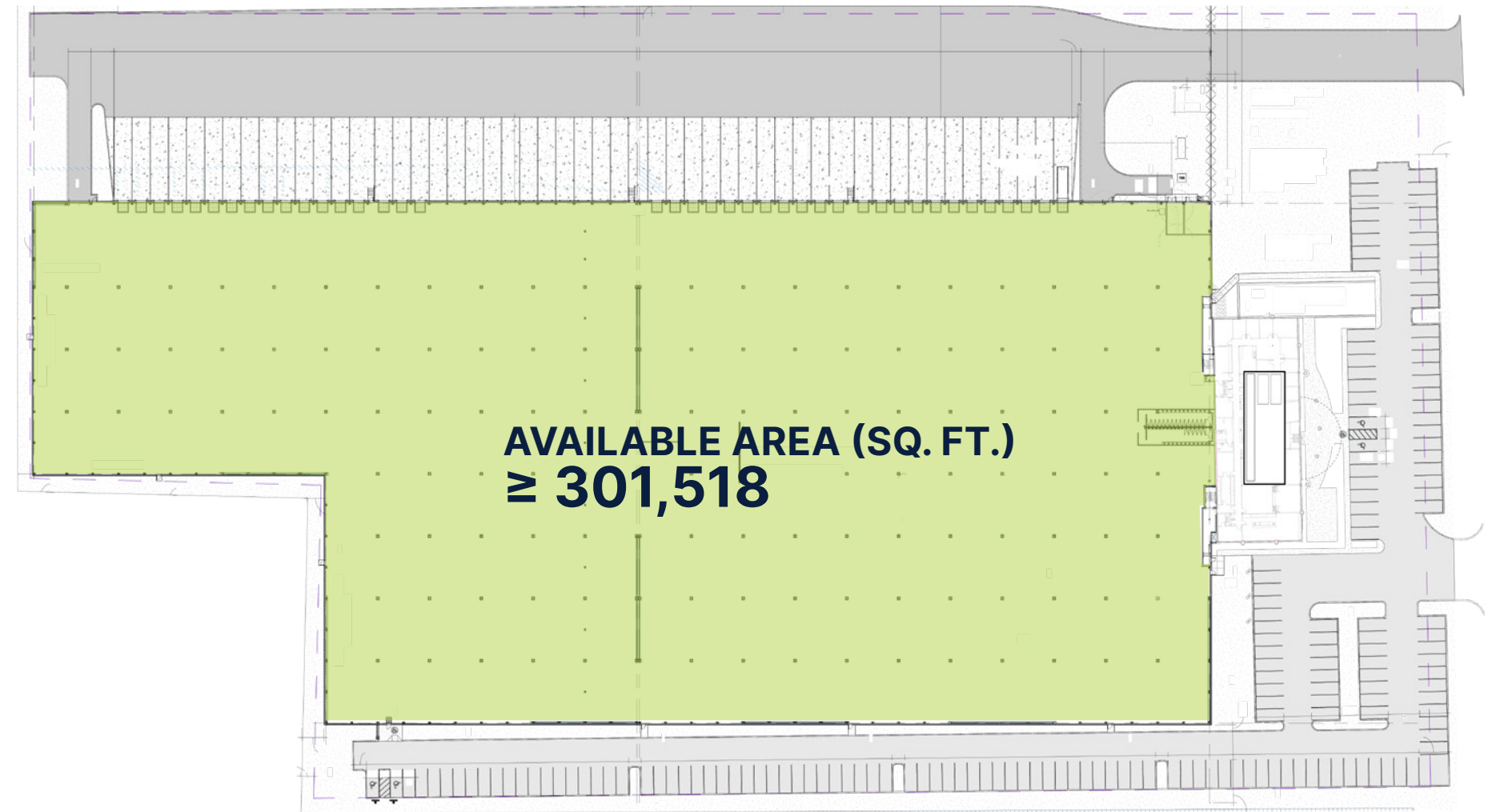
 TAX BREAK AVAILABLE



DESCRIPTION	AREA (SQ. FT.)
EXISTING BASEMENT	9,969
SECOND FLOOR OFFICE	10,883
GROUND FLOOR OFFICE	9,969
NEW INDUSTRIAL SPACE	280,688
TOTAL BUILDING AREA	≥ 311,487
TOTAL LAND AREA	≥ 549,426
ZONING	ZI.2-2026

AVAILABLE SPACE

AVAILABLE DATE	NOVEMBER 2024
AVAILABLE AREA (SQ. FT.)	≥ 301,518
WAREHOUSE AREA (SQ. FT.)	≥ 280,688
OFFICE AREA (SQ. FT.)	≥ 20,830
GROUND FLOOR	≥ 9,947
SECOND FLOOR	≥ 10,883
BASEMENT SIZE	≥ 9,969
PARKING	192
UNDERGROUND PARKING	22
CLEAR HEIGHT	40'
TRUCK-LEVEL DOORS	44
DRIVE-IN DOORS	2
ELECTRICITY	3,000 A
COLUMN SPAN	37' × 45'
ESTIMATED TAXES (SQ. FT.)	\$ 2.73
ESTIMATED OPEX (SQ. FT.)	\$ 3.00



Site plan



POWERED BY
**INNOVATION &
SUSTAINABILITY**

Setting new standards for sustainability and environmental responsibility.

GEO is designed with a carbon neutral focus – ensuring zero net carbon emissions will result from the building’s operation.

- This is achieved by harnessing renewable energy sources and implementing efficient energy usage practices.
- A key feature of GEO is its **innovative Geothermal Heating System**, which uses the earth’s natural heat to provide efficient and environmentally friendly heating solutions. This advanced technology significantly reduces our dependence on fossil fuels, thus contributing to our commitment to creating a sustainable future.
- Embrace the future with GEO - where cutting-edge design meets environmental responsibility.

TARGETING LEED AND ZERO CARBON CERTIFICATIONS





POWERED BY
CONNECTIVITY

Unparalleled Location

Perfectly located for ease of access, GEO is within close proximity to the intersections of Autoroutes 440 and 13, and Autoroute 440 and Curé - Labelle Blvd., making the site easy to access by vehicle.

The property is also conveniently accessible from Metro Montmorency via Bus 61 and Bus T-11.

-  Montreal-Pierre Elliott Trudeau International Airport
-  Port of Montreal
-  Bus Line 61
-  Bus Line T11

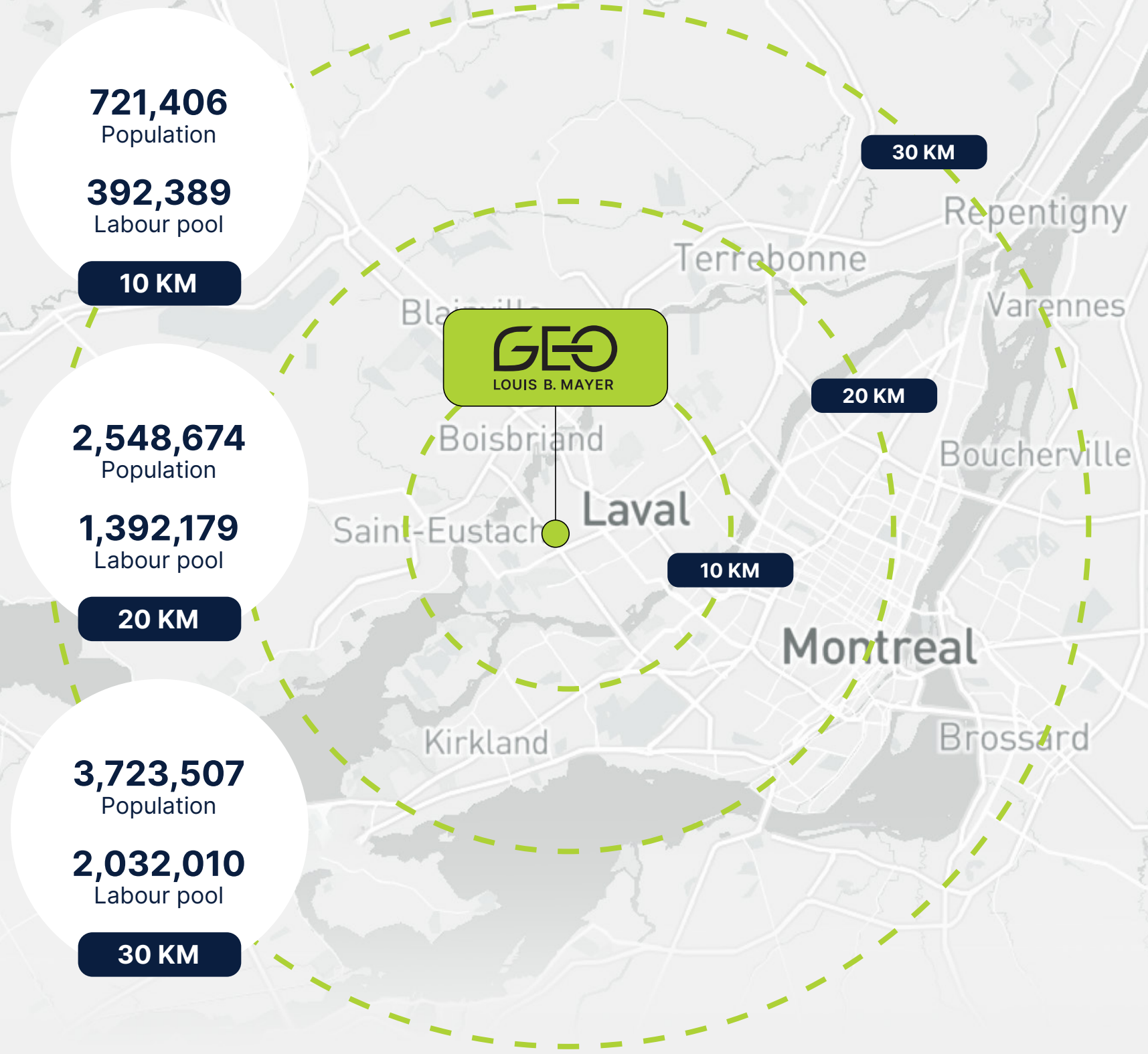


DRIVE TIME

Autoroute 440 1 min	Autoroute 19 10 min	Downtown Montreal 30 min
Autoroute 13 2 min	Intermodal Rail Service Lachine 19 min	Port of Montreal 30 min
Autoroute 15 6 min	Montreal-Pierre Elliott Trudeau International Airport 20 min	U.S. Customs and Border Protection 60 min



POWERED BY
**A DIVERSE
COMMUNITY**



Laval Labour Pool

Occupation in trades, transport and equipment operators and related



Occupations unique to processing, manufacturing and utilities



Laval Highlights



- 3rd largest city in the province of Quebec
- Laval S&P rating AA
- Population expected to increase by **30% over the next 20 years**
- Industrial inventory of Laval **33,000,000 SF**

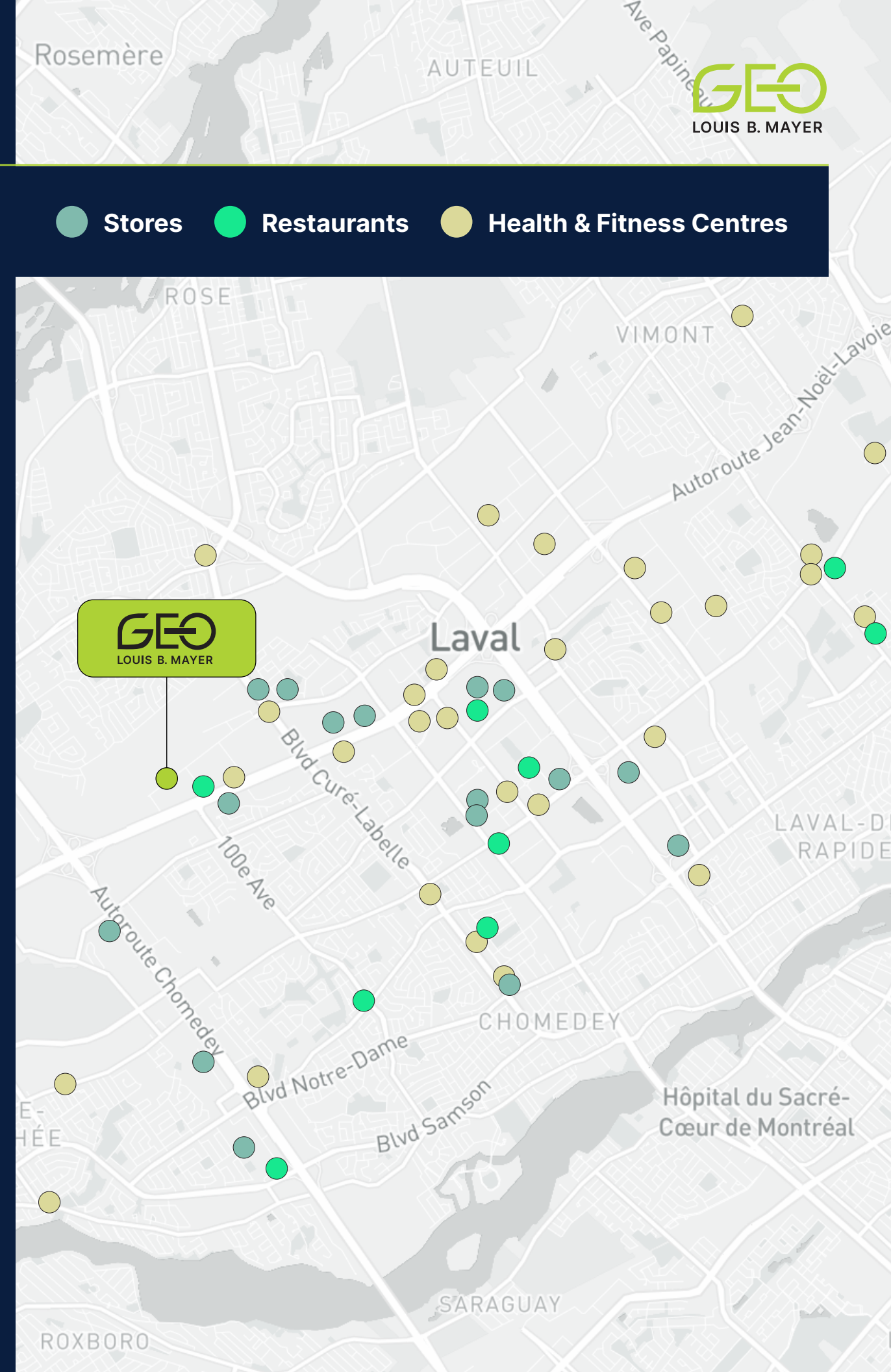
POWERED BY A DIVERSE COMMUNITY

In addition to a robust labour pool, GEO is complemented by a plethora of esteemed **corporate neighbours and local amenities.**

GEO's strategic positioning not only provides a vibrant commercial environment but also easy access to local amenities. GEO combines sustainable development, strong business prospects, and local conveniences, offering an unparalleled workplace experience.

GEO | INDUSTRIAL | FOR LEASE





POWERED BY
TRUSTED EXPERTS

Triovest is a vertically integrated commercial real estate company that offers its clients customized solutions and services in:

- Investment Management
- Asset Management
- Private Equity
- Development
- Construction Management
- Property Management
- Leasing
- Sustainability
- Co-Investment Capabilities

Triovest

They are one of the largest privately-owned commercial real estate companies in Canada, managing a substantial portfolio of real estate assets on behalf of institutional and private investors.



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CBRE **Triovest**

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